

## Rancho Fontana Specific Plan Amendments Added

Specific Plan regulations	Ordinance 736	December 7 <sup>th</sup> 1982
Amendment #1	Ordinance 899	November 17 <sup>th</sup> 1987
Amendment #2-	Ordinance 876	June 2 <sup>nd</sup> 1989
Amendment #3-	Resolution # 88-23	February 2 <sup>nd</sup> 1988
Amendment #4-	Resolution #89-45	March 7 <sup>th</sup> 1989
Amendment #5-	Ordinance 1305	October 5 <sup>th</sup> 1999.
Amendment #6-	Ordinance 1323	July 18 <sup>th</sup> 2000
Amendment #7-	Resolution #2001-02	January 16 <sup>th</sup> 2001
Amendment #8-	Ordinance 1341	February 6 <sup>th</sup> 2001
Amendment #9-	Resolution # 2001-34	May 15 <sup>th</sup> 2001
Amendment #10-	Ordinance 1348	June 5 <sup>th</sup> 2001
Amendment #11-	Resolution 2001-89	July 17 <sup>th</sup> 2001
Amendment #12-	Ordinance 1411	June 17 <sup>th</sup> 2003



AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA  
ADDING ARTICLE 3 TO CHAPTER 34 OF THE CODE OF THE CITY  
OF FONTANA, CALIFORNIA, PROVIDING REGULATIONS FOR RANCHO  
FONTANA SPECIFIC PLAN (SPECIFIC PLAN #1).

Added  
SP

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

SECTION 1. Chapter 34, Article 3 of the Code of the City of  
Fontana is hereby added to read as follows:

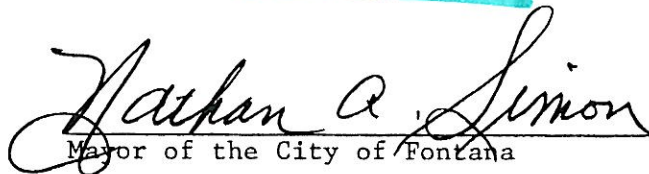
Article 3. Rancho Fontana Specific Plan Regulations

Introduction  
Statistical Summary  
General Notes  
Definitions  
Development Regulations  
    General Provisions  
    Low Density Residential  
    Medium Density Residential  
    Commercial  
    Community Facilities  
    Mixed-Use

SECTION 2. The development regulations stated herein shall be  
adopted by reference as if appearing in this Chapter in their entirety - to be  
found in Specific Plan #1 and Master EIR 81-6 document, dated June 1982, on file  
in the City Clerk's office and Planning Department.

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 7th day of December, 1982.

  
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 16th of November, 1982, was finally passed and adopted not less than  
5 days thereafter on the 7th day of December, 1982 by the following vote

Amendment  
#1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA AMENDING THE RANCHO FONTANA SPECIFIC PLAN, AMENDMENT NO. 1, AND ASSOCIATED ENVIRONMENTAL IMPACT REPORT ADDING THE REQUIREMENT THAT ALL FUTURE DEVELOPMENT WILL PROVIDE NECESSARY FUNDING FOR CONSTRUCTION OF REQUIRED SCHOOL FACILITIES WITHIN THE SPECIFIC PLAN AREA.


THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:  
THAT THE FOLLOWING CHANGES TO THE SUBJECT SPECIFIC PLAN AND EIR BE MADE:

SECTION I. Paragraph 4.0 The Specific Plan, Part IV-36, Sub-paragraph 4.3.8.1 School Facilities Plan add the following sub-paragraph following....to be reserved for public school purposes. "Prior to the recording of any tract map or parcel map within the Rancho Fontana Specific Plan Area, the developer shall prepare a Schools Financing Plan which shall provide for the construction of all school facilities required by the project. The School's Financing Plan shall be approved by the City Council and School District. The Schools Financing Plan shall include, but not be limited to one or more of the following funding mechanisms: payment of school impact fees, State funding, and/or establishment of Mello-Roos Community Facilities District for schools."

SECTION II: Paragraph 7.0 Master Environmental Impact Report, Subparagraph 7.3.14.7, Page VII 83, delete all text under Mitigating Measures replace with the following..."Prior to the recording of any tract map or parcel within the Rancho Fontana Specific Plan Area, the developer shall prepare a Schools Financing Plan which shall provide for the construction of all school facilities required by the project. The Schools Financing Plan shall be approved by the City Council and School District. The Schools Financing Plan shall include, but not be limited to one or more of the following funding mechanisms: payment of school impact fees, state funding, and/or establishment of Mello-Roos Community Facilities District for schools."

SECTION III: 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 17th day of November, 1987.

  
Mayor of the City of Fontana



#2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
FONTANA ADOPTING THE RANCHO FONTANA SPECIFIC PLAN  
AMENDMENT NO. 2.


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

SECTION 1: The Rancho Fontana Specific Plan Amendment No. 2 in its entirety is hereby adopted by reference, a copy of which is on file in the City Clerk's office.

SECTION 2: The Mitigating Negative Declaration measures were incorporated within the Rancho Fontana E.I.R. and do mitigate impacts associated with said project.

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 2nd day of June, 1987.

  
Mayor of the City of Fontana

ATTEST:

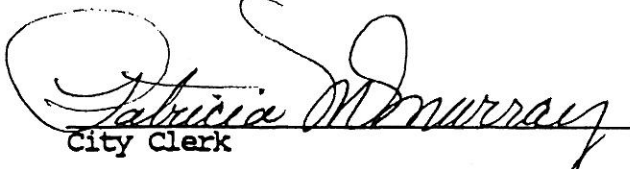
  
City Clerk

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 5th day of May, 1987, was finally passed and adopted not less than five days thereafter on the 2nd day of June 1987, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Boyles, Day, Kragness

NOES: None

ABSENT: Councilman Koehler

  
City Clerk

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA  
REQUESTING A TIME EXTENSION FROM THE STATE OF  
CALIFORNIA, OFFICE OF PLANNING AND RESEARCH FOR THE  
COMPLETION OF THE REVISION TO THE 1981 GENERAL PLAN

BE IT RESOLVED that the City Council of the City of Fontana hereby requests tht the State of California Office of Planning and Research grant a one (1) year time extension for the revision and adoption of the Land Use, Circulation, Conservation, Open Space, Noise, Safety and other Elements of the 1981 General Plan as set forth in the Request for General Plan Element Extension attached hereto.

This request is based upon the following facts:

1. The City has experienced a rapid rate of growth since the adoption of the 1981 General Plan. The population of the City has increased 50% from the period 1981-1987. (39,852 to 59,970 based on State Department of Finance figures). Estimated 1988 population is 67,500. The 1981 General Plan did not envision this rate of growth. The current 1988 population already exceeds the projected 1988 population as estimated by SCAG in the 1981 General Plan. (Exhibit B-1) Because of this significant growth, the 1981 General Plan needs to be revised to adequately address this significant population growth.
2. A review of the 1981 General Plan conducted by Cotton/Beland/Associates, Inc., the City's General Plan Revision consultant, has indicated that the Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety Elements are in need of revision either because of new requirements since the 1981 General Plan was adopted or because of changes in the social, physical and economic characteristics of the City.
3. A management/fiscal audit conducted by Arthur Young has resulted in a recommendation that the City's 1981 General Plan be revised. The report indicates the City's current General Plan needs to be revised to provide the necessary policy guidance required for growth presently being experienced in the City.
4. The City finds it necessary to revise the 1981 General Plan because of changes in the City's financial resources because of Proposition 13 and the devleopment policies contained in the General Plan. A report conducted by Arthur Young states in part "two key economic factors have served to erode the financial position of the City's General Fund and threaten to undermine the City's short and long term financial stability: (1) rapidly escalating costs, and (2) the financial imbalance caused by the City's current development projects".
5. The City is facing significant pressure for approval and/or development of major specific plans in North Fontana that are permitted under the existing General Plan. These plans encompass approximately (2,674) acres and would generate approximately (10,231) additional dwelling units. The Arthur Young report indicates that the current General Plan needs to be revised to provide sufficient direction in the preparation of the North Fontana Specific Plans since the overall design and functional aspects in North Fontana are not well defined. As a result, the specific plans prepared to date and the analysis included in these plans tend to be formulated independent from other



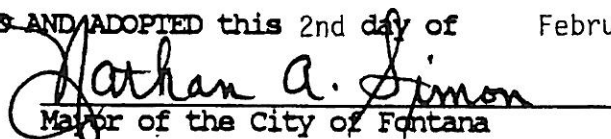
8. The City is in need of information from the County of San Bernardino regarding land use, traffic, employment, infrastructure and population forecasts relative to the City's LAFCO sphere of influence. The County of San Bernardino is presently engaged in a comprehensive General Plan update which will result in the generation of substantial new data of relevance to the City of Fontana's General Plan. As of this date, all of the new information is not available, and the information directly relates to the General Plan requirements applicable to the City of Fontana.
9. The City continues to face continued growth pressures. In conjunction with these pressures, the City of Fontana Planning Department has suffered a 38% reduction in the number of staff. These vacant positions have not yet been filled. Although a consultant has been hired to assist the City in the revision to the 1981 General Plan, significant staff resources are still needed to review the various aspects of the General Plan and to conduct a detailed parcel by parcel land use and housing inventory of the 55 square miles of the planning area. A time extension would allow concentration of remaining staff resources and assist in the preparation of a complete, integrated and internally consistent revised General Plan.
10. The City needs to revise the General Plan to address the fiscal implications of multi-family development. A study conducted by Natelson, Levander, Whitney, Inc., indicates that the cost of providing services per net acre of multi-family development is approximately 3 times greater than the costs for single-family development: (Exhibit B-3) The existing General Plan would allow a large number of multi-family units to be developed which would have a negative impact on the City's financial position.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Fontana finds as follows, based on the above described facts and attached exhibits:

1. Data required for the General Plan Revision shall be provided in part by another agency, and has not yet been provided; and
2. The 1981 General Plan needs to be revised to reflect changes in the City's financial resources that weren't envisioned after the adoption of Proposition 13 and to address the fiscal concerns caused by imbalanced development.
3. The 1981 General Plan is inadequate to deal with the growth pressures and the rapid rate of growth facing the City.
4. Significant staff resources are needed to assist in the preparation of a complete, integrated and internally consistent revised General Plan.
5. The 1981 General Plan needs to be revised to conform to the requirements of the Surface Mining and Reclamation Act.

During the period of the extension, the City of Fontana will follow the policies set forth in Exhibit C, attached hereto and incorporated herein, regulating development in the City of Fontana until the revision to the 1981 General Plan is adopted.

APPROVED AND ADOPTED this 2nd day of February 1988.

  
Mayor of the City of Fontana

Councilman Kragness asked City Manager O'Sullivan if he felt developers and the city could work together for the betterment of the community. He responded that he was committed to making his office accessible to developers and keeping the lines of communication open.

Planning Consultant Dale Baland, in response to a request for his opinion by the City Council, stated that he felt that the interim policies action was positive not negative and would begin a creative and constructive process whereby specific plans are not fragmented and inwardly focused but knit together for an overall framework. Also, this would provide time for the city to make a reasoned and comprehensive judgment for the future. In response to Mayor Simon, Mr. Baland stated that he pledges to work with any developer.

City Manager O'Sullivan stated that he felt the Council should go ahead with the resolution as it now stands and identify a place in the development process where a project is either in or out for future projects.

Mayor Simon then requested that Mr. Bower be allowed to speak. Mr. Bower stated that Presley and Citation Homes had been working with the City for seven to ten years and had prepared a specific plan which was insisted upon by city in early 80's and requested Rancho Fontana be exempt from process.

Councilman Day stated that as it would be September before anything was actually done, the whole question of the inadequacy of the General Plan will become a campaign question during the elections with pro-growth and no growth people, and a clear message needed to be sent to developers. Therefore, he withdrew his second of the motion to accept the resolution with an amendment to include La Cuesta, Rancho Fontana and Highland Lytle Creek projects.

Councilman Kragness withdrew his amendment stating Mr. Baland and City Manager O'Sullivan have shown that a vehicle will be provided for open communication between the city and developers and things will be moved along.

Motion was made by Councilman Boyles, seconded by Councilman Kragness to adopt Resolution 88-23 and was carried by the following vote:

AYES: Councilmen Boyles, Day, Koehler, Kragness

NOES: Mayor Simon

ABSENT: None

Mayor recessed meeting at 9:38 p.m. Meeting re-convened at 10:04 p.m. RECESS

Planning Director Broy advised the Council that by adopting Resolution 88-23, no action was needed on the following Public Hearing items:

REFER SPEC.  
PLANS BACK  
TO PLANING-  
FOR RANCHO,  
SIERRA HTS.,  
WALNUT VIL.  
CODE AMEND.

LA CUESTA SPECIFIC PLAN AMENDMENT #2: (bordered on the south by Highland Avenue, on the east by Sierra Avenue, on the west by Citrus Avenue, and on the north by the S.C.E. easement).

Consideration of an amendment that would restrict residential development to single-family dwelling units on lots a minimum of 7200 net square feet and a minimum size of 1500 square feet.

RANCHO FONTANA SPECIFIC PLAN AMENDMENT #2: (bounded by Walnut Avenue on the north, Miller Avenue on the south, and equidistance between Citrus Avenue on the east and Redwood Avenue on the west). Consideration of an amendment that would restrict residential development to single-family dwelling units on lots a minimum of 7200 net square feet and a minimum size of 1500 square feet.

SIERRA HEIGHTS SPECIFIC PLAN AMENDMENT #1: (bounded on the northwest and west

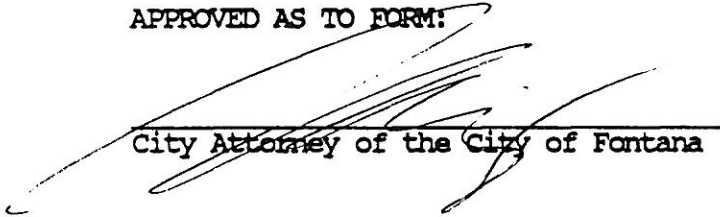
AYES: Councilmen Boyles, Day, Koehler, Kragness

NOES: Mayor Simon

ABSENT: None

  
City Clerk of the City of Fontana

APPROVED AS TO FORM:

  
City Attorney of the City of Fontana

EJP/da

C:OPR.RES

# EXHIBIT B.1

TABLE 2: POPULATION 1970-1980

Year	Population	% Change
1970	20,673	N/A
1971	21,450	3.8*
1972	22,250	3.7
1973	23,000	3.4
1974	23,600	2.6
1975	23,600	0
1976	27,700	4.7
1977	26,200	6.0
1978	27,650	5.5
1979	29,500	6.7
1980	37,105*	26.0
1987	60,000	61.7

\* Census Figures, all other figures are estimates by Department of Finance

The figures in Table 3 indicate population increases in San Bernardino County, as well as cities near Fontana, from 1970 to 1987. Fontana's population, however, had a much faster growth rate than any of these other jurisdictions. In fact, Fontana's growth rate was more than 2 1/2 times the population growth rate of the county as a whole. Most likely, this rate of growth is related to availability and affordability of housing in Fontana.

TABLE 3: POPULATION TRENDS IN FONTANA AND SURROUNDING AREAS

Jurisdiction	1970	1980	1987	Population Change 1970-1987	
				#	% Increase
Fontana	20,673	37,105	60,000	39,327	190.1
Rialto	28,370	37,474	56,400	28,030	98.8
Colton	19,974	26,310	31,650	11,676	58.5
San Bernardino	104,251	118,794	140,900	36,649	35.2
Ontario	64,118	88,820	113,600	49,482	77.2
Upland	32,551	47,647	58,900	26,349	80.9
San Bernardino County	682,233	895,091	1,167,200	484,967	71.1

Source: 1980 U.S. Census, Department of Finance



## EXHIBIT B.2

AT THE COUNCIL MEETING OF JANUARY 5, 1988, THE COUNCIL WAS PROVIDED WITH LEGAL OPINIONS FROM THE FIRM OF RUTAN & TUCKER ON BEHALF OF THEIR CLIENTS, PRESLEY OF SOUTHERN CALIFORNIA (RANCHO FONTANA) AND CENTENNIAL GROUP (LA CUESTA) IN REGARD TO THE 7200 SQ. FT. LOT ORDINANCES.

THESE DOCUMENTS IN ESSENCE THREATEN THE CITY WITH LEGAL ACTION IF THE 7200 SQ. FT. ORDINANCES ARE ADOPTED. COPIES OF THE DOCUMENTS WERE PROVIDED TO MEMBERS OF THE COMMISSION WHO REQUESTED THEM. BECAUSE THE DOCUMENTS ARE VERY LENGTHY THEY HAVE NOT BEEN INSERTED INTO THE STAFF REPORT.

IN THE APPLICATION FOR TIME EXTENSION THAT IS TO BE SUBMITTED TO THE STATE OFFICE OF PLANNING AND RESEARCH, THE ENTIRE TEXT OF THESE DOCUMENTS WILL BE SUBMITTED.

IF ANY MEMEBER OF THE COMMISSION WOULD LIKE COPIES OF THESE DOCUMENTS, PLEASE NOTIFY THE DEPARTMENT AND COPIES WILL BE PROVIDED.

# EXHIBIT B.3

allows input of a selected rate of inflation, although we have presented the model in constant dollars to assess the fiscal impact of our projected acreage absorption levels. For all costs and revenues, a determination was made as to whether or specific land use type (industrial, commercial, or residential) generated that cost or revenue. Then, the total budget was allocated to the appropriate land use type. Recreation costs, for example, were assigned to the residential sector. In those cases, (most cases) where more than one land use was determined to generate the impact, the total cost or revenue was allocated to each land use type based on the relative propensity of the use to generate specific revenues or result in municipal expenditures. Cost and revenues by land use are presented in Tables A-2 and A-3.

The average cost and revenue dollar figures were then divided by total acreages for industrial, commercial, residential, and other land uses. The following existing land use distribution in the City of Fontana is shown in Table A-1 of the fiscal impact model<sup>6</sup>. Approximately 1,554 acres, or 6 percent of the total acreage of 24,500 are devoted to industrial uses. An estimated 686 acres, or about 3 percent is land in commercial use. An estimated 5,215 acres, or 21% is land in residential use (4,745 or 91% in single family use, and 470, or 9% in multi-family/other residential uses). Because we estimate that nearly 57 percent of Fontana's total estimated acreage (approximately 13,965 of 24,500 acres) is vacant land, municipal costs and expenditures are allocated primarily on the basis of total assessed valuation for each land use. Total current assessed valuation was obtained from City Staff. Distribution of assessed valuation by land use category is presented in Table A-1 and is based on average land and construction cost, and lot coverage ratios for industrial and commercial acreage. The origin of these averages are discussed in Section 5 of the Industrial and Office Analysis. Estimated residential valuation is based on average unitized residential valuations found in Arthur Young's Southridge Village financial impact study, average multi-family density of ten units per acre, and an estimate of the single versus multi-family housing inventory. Because estimates of total land use distribution were only available for the Planning Area, we have estimated that the City comprises 70 percent of the Planning Area. This is also shown in Table A-1 and is an input which can be modified based on more precise land use data.

➔ Table A-4 presents unitized (per acre) cost and revenue multipliers by land use category. As expected, the largest net revenue per acre stems from the commercial land use category (\$3,509 per acre). Fontana industrial land uses show a small annual net fiscal gain of \$777 per acre. While residential land uses typically generate relatively small annual net fiscal losses per acre, Table A-4 reflects a comparatively large net deficit per acre of multi-family residential land. NLW's analysis and allocation of costs and revenues to residential acreage has incorporated the findings of Arthur Young and Company's Management Audit and Southridge Village financial impact study for the City of Fontana. In Fontana, where single-family development is relatively dense, multi-family development, with its accompanying population demands for services and greater infrastructure carrying capacity, is expected to result in higher City expenditures per acre. This would certainly be the case in a project in a redevelopment area like Southridge Village, for example, where the property tax revenue increment is diverted from the City's General Fund.

Table A-4  
CITY OF FONTANA  
SUMMARY COST/REVENUE ELEMENTS

	Residential							
	Industrial		Commercial		Single Family		Multi-Family	
	<u>\$/Acre</u>	<u>Dollars</u>	<u>\$/Acre</u>	<u>Dollars</u>	<u>\$/Acre</u>	<u>Dollars</u>	<u>\$/Acre</u>	<u>Dollars</u>
TOTAL REVENUES	\$1,578	\$2,452,246	\$8,883	\$6,839,040	\$1,204	\$5,713,785	\$2,462	\$1,156,244
TOTAL COSTS	\$881	\$1,245,490	\$5,295	\$3,632,883	\$1,813	\$8,681,455	\$4,159	\$1,953,555
NET REVENUE/(COST)								
Dollars Per Acre	\$777		\$3,589		(\$689)		(\$1,697)	
Total Dollars		\$1,206,756		\$2,406,957		(\$2,887,751)		(\$797,312)

Source: Natelson Levander Whitney, Inc.  
City of Fontana 1986-1987 Budget

# EXHIBIT C

## INTERIM POLICIES AND PROCEDURES DURING THE REVISION TO THE 1981 GENERAL PLAN

The City of Fontana needs to temporarily limit the approval of certain kinds of development projects as an initial action during the revision to the 1981 General Plan. Certain projects, if approved while the General Plan is being revised may substantially interfere with the new plan's provisions before they have a chance to take effect, thus rendering the General Plan Revision effort a waste of time and money.

Pursuant to Government Code Section 65361 et. seq., the State of California Office of Planning and Research is authorized to grant the City a time extension for the completion of the General Plan Revision. During the time extension period, development shall be guided by the interim policies and procedures as described below.

### MATRIX

The following matrix shall be used to determine which of the following interim policies apply to each sub area below. The numbered areas correspond to the map entitled "General Plan Revision Interim Policy Areas".

<u>AREA #</u>	<u>DESCRIPTION</u>	<u>APPLICABLE POLICIES</u>
1	Proposed Hunter's Ridge Specific Plan	None
2	Portion of North Fontana	1, 2, 3, 4, 6, 9
3	Walnut Village	None
4	Rancho Fontana	1c, 7, 9
5	Village of Heritage	None
6	Infill Area	1d, 2b, 2c, 3, 4, 6, 9
7	Southern Pacific Business Park Specific Plan	5, 9
8a	SWIP (Jurupa Industrial Park)	None
8b	SWIP (Southwest Industrial Park)	None
9	Fontana Gateway	None
10	Southridge Village	None
11	South Park (Tentative Tract #13332)	2b, 3, 8
12	Fontana Estates (Tentative Tract #13594)	2b, 2c, 3
13	Rural Area	1, 2b, 2c, 3, 6, 9
14	LAFCO Sphere Areas	6

INTERIM POLICIES

1. During the effective period of this extension, the City shall not approve applications for:

- a. Specific plans
- b. Zone district changes
- c. Amendments or revisions to an adopted specific plan
- d. General plan amendments
- e. Development agreements or other such agreement or document which vests and legally limitis the City's ability to amend its rules, regulations and policies governing uses of land
- f. Tentative tract and/or parcel maps
- g. Design reviews
- h. Conditional use permits

Unless the following findings are made based upon sufficient evidence entered in the record:

- (a) The proposal is consisent with the preferred land use alternative selected by the City Council in Phase 4 of the General Plan Revision Work Program; and

- (b) The proposal will not be in conflict with all other proposed elements of the General Plan Revision, including, but not limited to the Infrastructure, Circulation, and Housing Elements.

- (1) In no case shall any of the above applications be formally adopted until the revision to the 1981 General Plan is adopted by the City Council.

2. During the effective period of this extension the City shall not approve any of the following:

- a. Building permits in a specific plan.
- b. Building permits for multi-family projects, including, but not limited to duplexes, tri-plexes, four-plexes, apartments, attached or detached condominiums, unless the project has received approval from the Planning Commission and/or City Council prior to the Office of Planning and Research approving this time extension.
- c. Building permits for any subdivision which permits residential lots of less than 7,200 net square feet.

3. Appropriate mitigation measures, as approved by the City and applicable school district, shall be provided for any development that contributes to school impaction. Impaction shall be determined by the applicable school district.

4. During the period of this extension, the City shall neither approve, nor accept for processing, development applications in any "M" zoning district. Any projects which have received Planning Commission approval prior to the effective date of this time extension shall be exempt from this restriction.

5. Applications may be filed and processed and development entitlements issued in Area 7 as shown on the map entitled "General Plan Revision

1. There is a reasonable probability that the proposed project will be consistent with the Fontana General Plan Revision currently in progress; and
  2. The proposed project poses little or no probability of substantial detriment to or interference with the future adopted Fontana General Plan.
7. For property within the Rancho Fontana Specific Plan, no applications shall be approved. Development applications approved by the Planning Commission prior to the effective date of this time extension shall be exempt from this restriction.
  8. No amendments to the plan approved by the Planning Commission on January 11, 1988 reducing the lot sizes shall be approved.
  9. Applications for public facilities may be filed, processed and permits issued. Public facilities are defined as those facilities which are necessary for the preservation of the public health, safety and welfare and include, but are not limited to government buildings, schools and fire and police facilities. The appropriate decision making body shall make findings that a proposed facility is necessary for the public health, safety and welfare and that such facility is needed prior to the adoption of the General Plan Revision.

EJP/dma

POLCIES. EJP

H-4

**RESOLUTION NO. 89- 45**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
FONTANA DIRECTING STAFF TO PROCESS AN AMENDMENT TO  
THE RANCHO FONTANA SPECIFIC PLAN.**

**WHEREAS**, prior approved development within the Rancho Fontana Specific Area has not been in conformance with the development guidelines outlined in the Specific Plan; and

**WHEREAS**, this non-conforming development has modified the proposed Circulation and Parks and Recreation Elements of the Plan; and

**WHEREAS**, failure to amend the Specific Plan at this time could jeopardize future development within the area; and

**WHEREAS**, the present Plan does not contain specific development standards and guidelines for projects within the areas designated for Low-Medium density development; and

**WHEREAS**, continued development in these areas in the absence of specific guidelines could prove to be counter-productive to the long range interests of the City; and

**WHEREAS**, as part of the amendment process a requirement would be added to the Plan to assure that all future development would join an appropriate Community Facilities District (CFD) or other appropriate funding mechanism to insure that the projects would contribute towards paying for the required municipal service costs; and

**WHEREAS**, the City Planning Commission has recognized the need for this amendment and had directed that Staff request City Council approval to proceed with the proposed amendment.

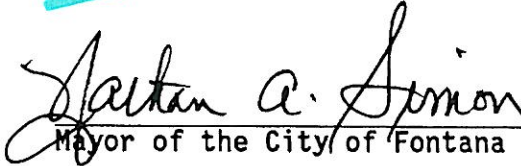
**NOW, THEREFORE**, the City Council of the City of Fontana hereby resolves; that it

1. Direct Staff to initiate the preparation of the required amendment to the Rancho Fontana that would address Planning Commission and Staff concerns.



2. Direct Staff to process the proposed draft amendment through the Planning Commission and City Council in accordance with the guidelines as specified in the City Municipal Code.

**ADOPTED AND APPROVED** this 7th day of March,  
1989.

  
Mayor of the City of Fontana

ATTEST:

  
City Clerk

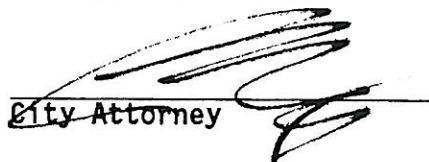
I, Martha Steenbock, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Council of the City of Fontana at a regular meeting thereof, held on the 7th day of March, 1989, by the following vote, to-wit:

AYES: Mayor Simon, Council Members, Abernathy, Boyles, Murray.

NOES: None. Absent: Council Member Kragness.

  
City Clerk of the City of Fontana

APPROVED AS TO FORM:

  
City Attorney



ORDINANCE NO. 1305 #5

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING  
SPECIFIC PLAN AMENDMENT #99-02, AN AMENDMENT TO  
THE RANCHO FONTANA SPECIFIC PLAN REGARDING LOT  
COVERAGE FOR SINGLE-STORY, SINGLE FAMILY, HOMES**

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

**Section 1.** Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

**Section 2.** Specific Plan Amendment #99-02 is consistent with the goals and policies of the General Plan.

**Section 3.** Specific Plan Amendment #99-02 is hereby approved and Rancho Fontana Specific Plan, Section 6.5.2.4 (Building Site Coverage), is amended to change lot coverage requirements from 40% to 50% for single-story, single family, homes.

**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 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 5th day of October, 1999.**

**READ AND APPROVED AS TO LEGAL FORM:**

\_\_\_\_\_  
City Attorney

ORDINANCE NO. 1323

AN ORDINANCE OF THE CITY OF FONTANA  
APPROVING RANCHO FONTANA SPECIFIC PLAN  
AMENDMENT 6 (SPA #99-05), A SPECIFIC PLAN  
AMENDMENT TO THE RANCHO FONTANA  
SPECIFIC PLAN REGARDING DEVELOPMENT  
REGULATIONS FOR LOW MEDIUM DENSITY  
RESIDENTIAL AND THE ELIMINATION OF A  
PORTION OF THE RANCHO FONTANA VILLAGE  
PARKWAY FROM THE RANCHO FONTANA  
SPECIFIC PLAN CIRCULATION PLAN

#6

PC 00-05

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

**Section 1.** The Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on May 22, 2000, considered Rancho Fontana Specific Plan Amendment 6 (SPA #99-05); and

**Section 2.** The Planning Commission recommended to the City Council that Rancho Fontana Specific Plan Amendment 6 (SPA #99-05) be approved; and

**Section 3.** Notice of the City Council public hearing concerning Rancho Fontana Specific Plan Amendment 6 (SPA #99-05) was given pursuant to the Government Code by publication in the The Herald News, a newspaper of general circulation within the City, on May 25, 2000; and

**Section 4.** Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

**Section 5.** Find that Rancho Fontana Specific Plan Amendment 6 (SPA #99-05) is consistent with the goals and policies of the General Plan.

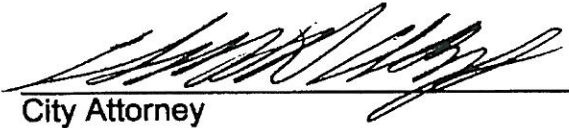
**Section 6.** Add Section 4.3.2.3, Elements of Design, Modified Local Street; amend Section 4.3.2.4, Public Street Design Standards; amend Section 6.5.2, Residential Land Use Application; amend the Circulation Plan, (Exhibit 6); and amend Road Sections, (Exhibit 7) of the Rancho Fontana Specific Plan per the attachment.

**Section 7.** 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 8.** 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 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 18<sup>th</sup> day of July, 2000.

**READ AND APPROVED AS TO LEGAL FORM:**

  
City Attorney

I, Beatrice Watson, 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 introduced at a regular meeting of said City Council on the 20th day of June, 2000, and was finally passed and adopted not less than five (5) days thereafter on the 18<sup>th</sup> day of July, 2000, by the following vote:

**AYES:** Mayor Eshleman, Council Members Gonzales, Mancha, Nuaimi, Roberts

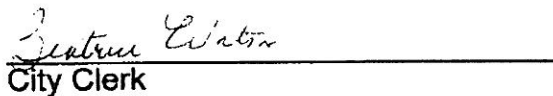
**NOES:** None

**ABSENT:** None

  
City Clerk of the City of Fontana

  
Mayor of the City of Fontana

**ATTEST:**

  
City Clerk

**ATTACHMENT TO ORDINANCE NO. 1323**  
**(Rancho Fontana Specific Plan Amendment 6 (SPA #99-05))**

Add Section 4.3.2.3 as follows:

**Modified Local Street (Road Section "H").** A "Modified" Local Street is similar to a Collector Street with an enlarged street ROW of 75 feet (as opposed to the 68 feet Collector ROW). The extra ROW will be used to accommodate the continuation of an existing bike path (located along the old Village Parkway Alignment east of Beech Avenue. Unlike the Collector Street Standard, this 2 block segment will allow for single sided, residential lot frontage accommodating direct access for north side residents only (southerly residential units are built and separated by a existing wall).

Amend Section 4.3.2.4 as follows:

<u>Facility</u>	<u>Right-of-Way</u>
<b>Modified Local Street</b>	<b>75'</b>

Amend Section 6.5.2 as follows:









**6.5.2 Low Density Residential (0 - 6 DU/AC) &  
Low-Medium Density Residential (0 - 8 DU/AC)**

**Residential Land Use Application:** Except where otherwise expressly written in this Specific Plan, the "Low-Medium Density Residential" land use designation will conform to the standards and regulations outlined in Section 6.5.2. / "Low Density Residential".



PROPOSED CIRCULATION PLAN AMENDMT.  
FOR RANCHO FONTANA SP NO. 1  
DATE OF REVISION: 3/16/00

LEGEND

- (A) DIVIDED MAJOR HIGHWAY 
- (B) MAJOR HIGHWAY 
- (C) SECONDARY HIGHWAY 
- (D) VILLAGE PARKWAY 
- (E) COLLECTOR STREET 
- (F) LOCAL STREET 
- (G) CUL-de-SAC 
- (H) MODIFIED LOCAL STREET\* 

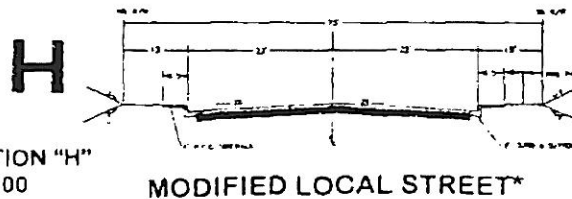
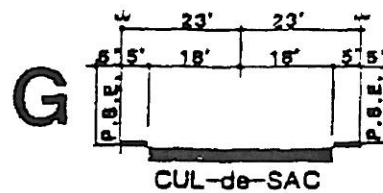
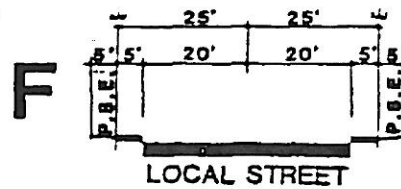
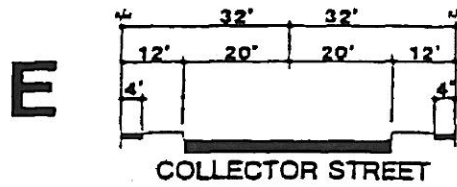
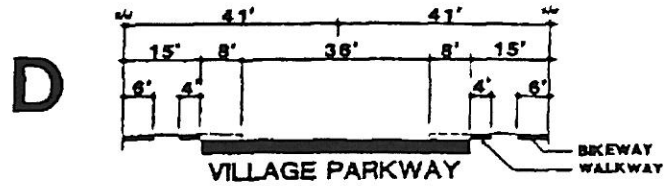
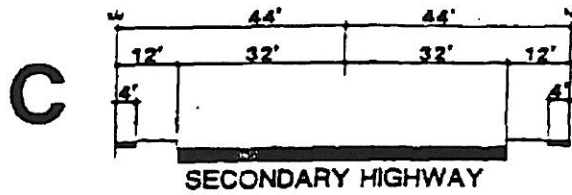
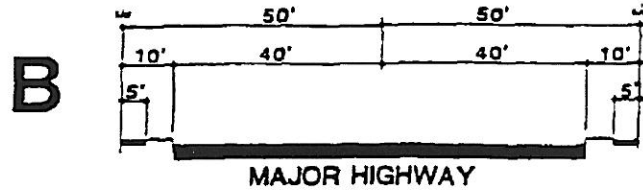
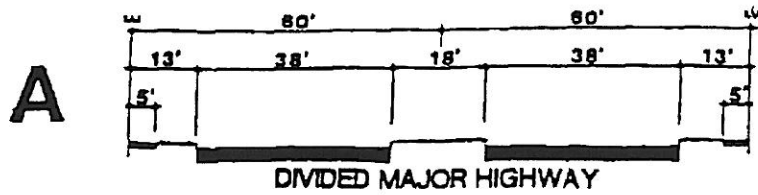
\* Note: a "Modified" Local Street is similar to a Collector Street with an enlarged street ROW of 75 feet (as opposed to the 68 feet Collector ROW). The extra ROW will be used to accommodate the continuation of an existing bike path (located along the old Village Parkway Alignment east of Beech Avenue. Unlike the Collector Street Standard, this 2 block segment will allow for single sided, residential lot frontage accommodating direct access for north side residents only (southerly residential units are built and separated by a existing wall).



CIRCULATION

6

# ROAD SECTIONS



PROPOSED ROAD SECTION "H"  
ADDITION / APRIL 2000

**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 Thursday 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: June 22, 2000.

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

Dated at Fontana, California, this 22nd day of June, 2000.

This space is for the  
County Clerk's stamp

**SUMMARY OF PROPOSED  
ORDINANCE NO. 1323  
P.O.# 00-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

**SUMMARY OF PROPOSED  
ORDINANCE NO. 1323**

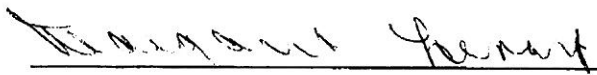
**NOTICE IS HEREBY GIVEN** that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, July 18, 2000, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will consider adoption of Ordinance No. 1323, approving Rancho Fontana Specific Plan Amendment 6 (SPA #99-05 regarding development regulations for low medium density residential and the elimination of a portion of the Rancho Fontana Specific Plan Circulation Plan.

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**  
David R. Eshleman, Mayor

Beatrice Watson  
City Clerk

**Publish: June 22, 2000  
P.O.# 00-0B003**

  
Signature

**FONTANA HERALD NEWS**

16920 Spring Street  
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 Thursday 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 thereof on the following dates, To-wit: July 20, 2000.

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

Dated at Fontana, California, this 20th day of July, 2000.

  
\_\_\_\_\_  
Signature

This space is for the  
County Clerk's stamp

**SUMMARY OF ADOPTED  
ORDINANCE NO. 1323  
P.O.# 01-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

**SUMMARY OF ADOPTED  
ORDINANCE NO. 1323**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Fontana, at a regular meeting held on Tuesday, July 18, 2000 in the City Hall Council Chambers, 8353 Sierra Avenue, said Council adopted Ordinance No. 1323, approving Rancho Fontana Specific Plan Amendment #6 (SPA #99-05) regarding development regulations for low medium density residential and the elimination of a portion of the Rancho Fontana Specific Circulation Plan.

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.

**AYES:** Mayor Eshleman, Council Members Gonzales, Mancha, Nuaimi, Roberts  
**NOES:** None  
**ABSENT:** None

**CITY COUNCIL OF THE  
CITY OF FONTANA**  
David R. Eshleman, Mayor

Beatrice Watson  
City Clerk

**Publish: July 20, 2000**  
**P.O.# 01-0B003**

**FONTANA HERALD NEWS**

**16920 Spring Street  
P.O. Box 549**

**Fontana, California 92334**

Phone (909) 822-2231

Fax (909) 355-9358



#7

**RESOLUTION NO. 2001- 02**

**A RESOLUTION APPROVING GENERAL PLAN AMENDMENT #00-001, AN AMENDMENT OF THE LAND USE POLICY MAP TO REFLECT THE CHANGES IN SPECIFIC PLAN AMENDMENT #00-001 (RANCHO FONTANA SPECIFIC PLAN AMENDMENT #7)**

**WHEREAS**, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on November 13, 2000, considered General Plan Amendment #00-001; and

**WHEREAS**, on November 13, 2000, the Planning Commission recommended to the City Council that General Plan Amendment #00-001 be approved; and

**WHEREAS**, Notice of the City Council public hearing concerning General Plan Amendment #00-001 was given pursuant to the Government Code by publication in The Herald News, a newspaper of general circulation within the City, on November 30, 2000.

**NOW THEREFORE**, be it resolved, determined, and ordered by the City Council of the City of Fontana as follows:

- Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination
- Section 2. The General Plan, Land Use Policy Map, is amended as per Specific Plan Amendment #00-001 (Rancho Fontana Specific Plan Amendment #7).

Section 3. This resolution shall take effect when adopted.

**APPROVED AND ADOPTED this 16<sup>th</sup> day of January, 2001.**

**READ AND APPROVED AS TO LEGAL FORM:**

  
\_\_\_\_\_  
City Attorney

PC 00-11

18

**ORDINANCE NO. 1341**

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT #00-001 (RANCHO FONTANA SPECIFIC PLAN AMENDMENT #7), AN AMENDMENT OF THE RANCHO FONTANA SPECIFIC PLAN RELATING TO LAND USES IN PLANNING AREAS AND THE MODIFICATION OF DEVELOPMENT STANDARDS IN THE SPECIFIC PLAN**

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

**Section 1.** Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

**Section 2.** Specific Plan Amendment #00-001 is consistent with the goals and policies of the General Plan.


**Section 3.** Specific Plan Amendment #00-001 is hereby approved and the Rancho Fontana Specific Plan is hereby amended to read per the attached Exhibit "A". The complete Rancho Fontana Specific Plan Chapter 6 (Specific Plan Implementation) is attached. The language for removal is in bold and strikethrough (~~strikethrough~~) type and any new language is in bold and italic (*italic*) type.

**Section 4.** 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 5.** 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 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 6<sup>th</sup> day of February, 2001.

**READ AND APPROVED AS TO LEGAL FORM:**

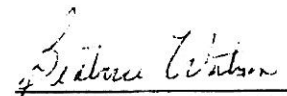
  
\_\_\_\_\_  
City Attorney

I, Beatrice Watson, 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 introduced at a regular meeting of said City Council on the 16th day of January, 2001, and was finally passed and adopted not less than five (5) days thereafter on the 6<sup>th</sup> day of February, 2001, by the following vote:

**AYES:** Mayor Eshleman, Council Members Gonzales, Nuaimi, Roberts, Rutherford

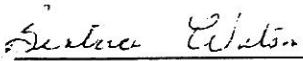
**NOES:** None

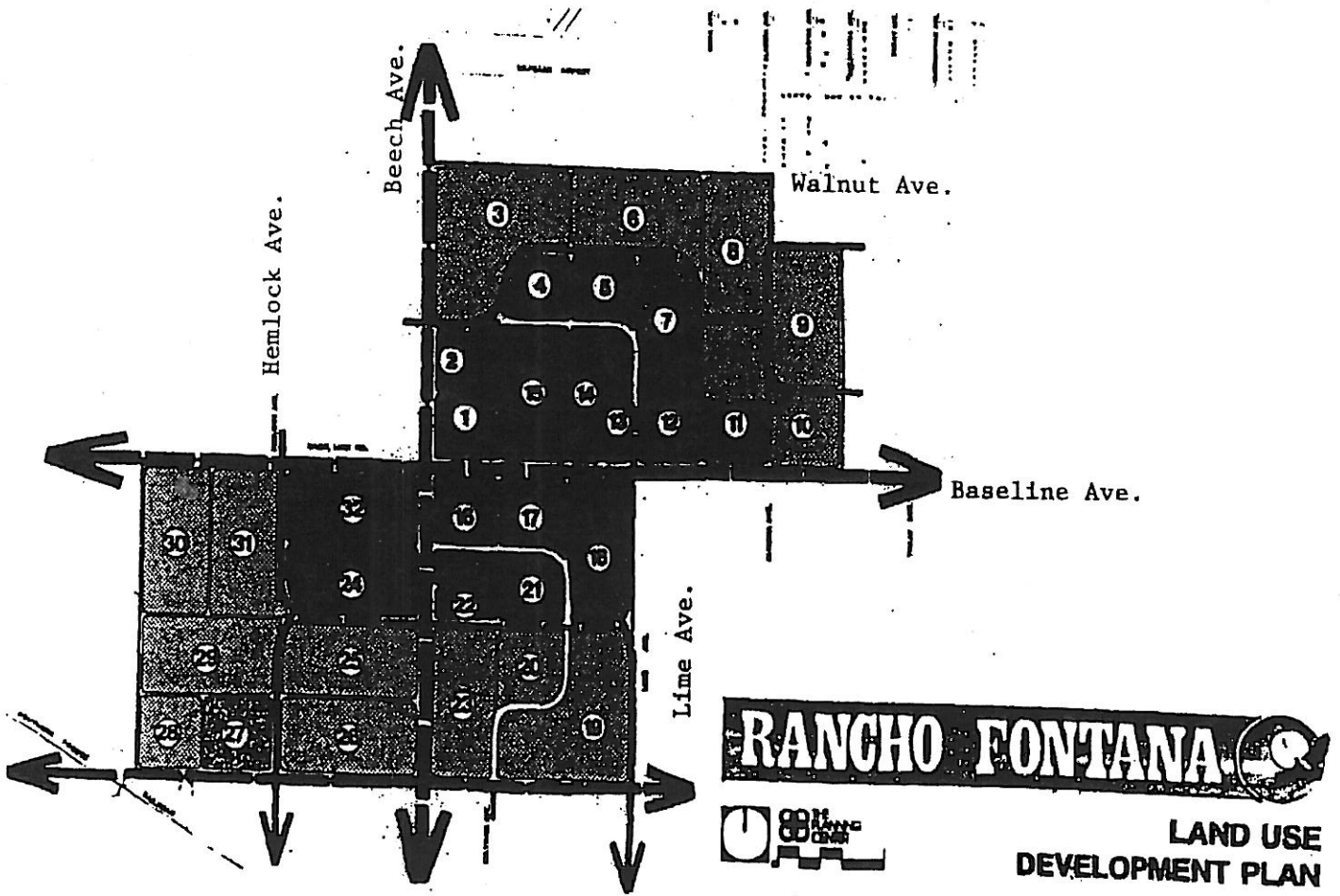
**ABSENT:** None

  
\_\_\_\_\_  
City Clerk of the City of Fontana

  
\_\_\_\_\_  
Mayor of the City of Fontana

**ATTEST:**

  
\_\_\_\_\_  
City Clerk



DEVELOPMENT PLAN  
STATISTICAL SUMMARY

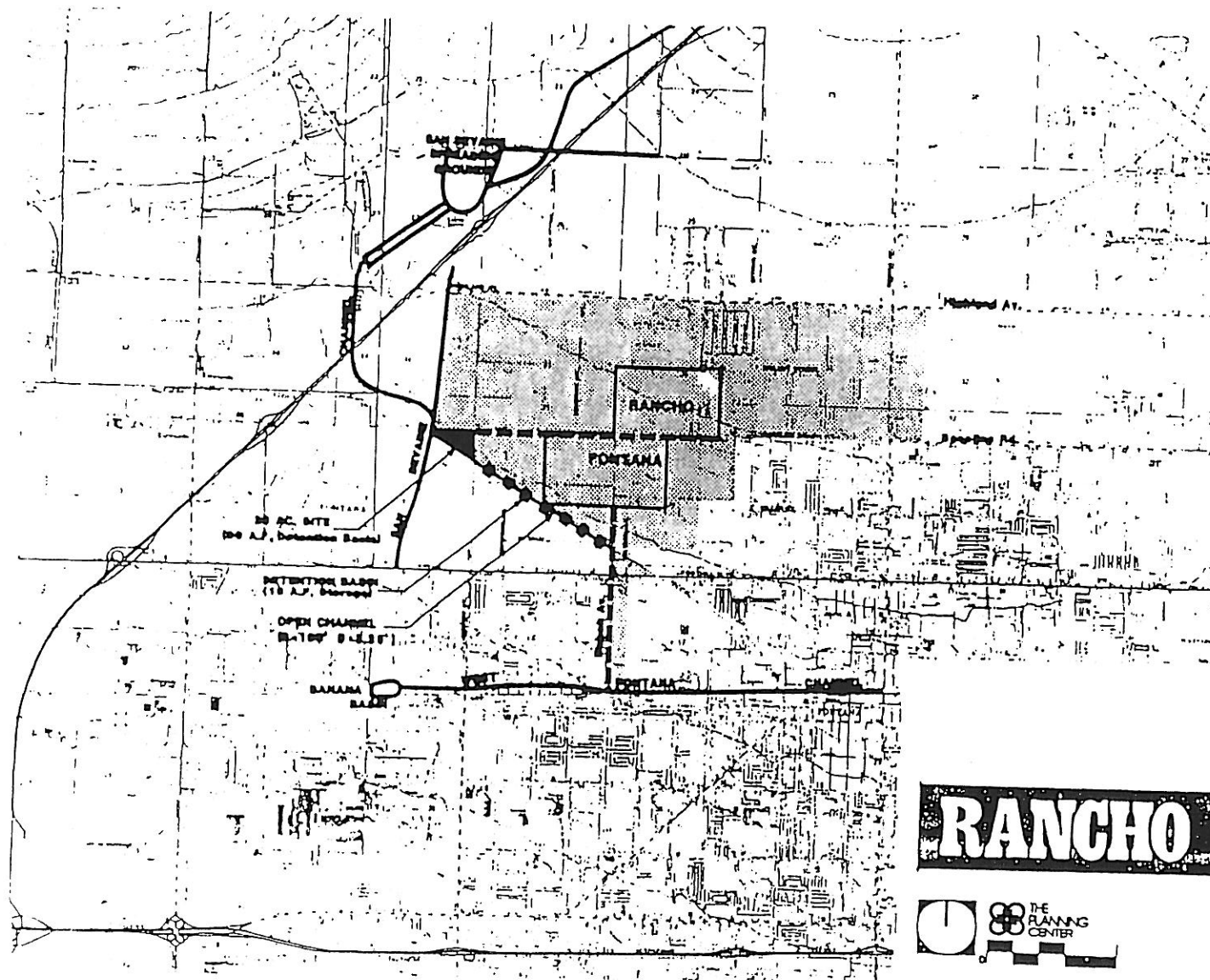
Dev. Area	Land Use	Gross Acres	D.U.'S	Gross Density
1	<del>MEDIUM DENSITY RESIDENTIAL</del> <b>LOW DENSITY RESIDENTIAL</b>	15.3	<del>122</del> <b>91</b>	<del>8.0</del> <b>6.0</b>
2	<del>MIXED USE AREA</del> <b>LOW DENSITY RESIDENTIAL</b>	5.0	<del>40</del> <b>30</b>	<del>8.0</del> <b>6.0</b>
3	LOW DENSITY RESIDENTIAL	30.0	135	4.5
4	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	9.5	57	6.0
5	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	10.0	60	6.0
6	LOW DENSITY RESIDENTIAL	20.5	<del>92</del> <b>123</b>	<del>4.5</del> <b>6.0</b>
7	SCHOOL/PARK	<del>19.5</del> <b>10.0</b>	-	-
8	LOW DENSITY RESIDENTIAL	18.2	82	4.5
9	LOW DENSITY RESIDENTIAL	20.0	90	4.5
10	LOW DENSITY RESIDENTIAL	22.5	101	4.5
11	<b>AGRICULTURE PARK</b>	10.0	-	-
12	<del>MEDIUM DENSITY RESIDENTIAL</del> <b>LOW DENSITY RESIDENTIAL</b>	<del>10.5</del> <b>20.0</b>	<del>84</del> <b>120</b>	<del>8.0</del> <b>6.0</b>
13	<del>MIXED USE AREA</del> <b>LOW DENSITY RESIDENTIAL</b>	5.0	<del>40</del> <b>30</b>	<del>8.0</del> <b>6.0</b>
14	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	15.0	90	6.0
15	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	20.0	120	6.0
16	HIGH DENSITY RESIDENTIAL	<del>9.3</del> <b>4.5</b>	<del>111</del> <b>54</b>	12.0
17	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	10.0	60	6.0
18	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	19.2	115	6.0
19	LOW DENSITY RESIDENTIAL	30.5	137	4.5
20	LOW DENSITY RESIDENTIAL	10.0	45	4.5
21	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	15.0	90	6.0
22	<del>MIXED USE AREA</del> <b>LOW DENSITY RESIDENTIAL</b>	<del>5.0</del> <b>9.8</b>	<del>58</del>	<del>6.0</del>
23	LOW DENSITY RESIDENTIAL	20.0	90	4.5
24	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	19.5	117	6.0
25	LOW DENSITY RESIDENTIAL	20.5	92	4.5
26	LOW DENSITY RESIDENTIAL	20.0	90	4.5
27	SCHOOL/PARK	10.0	-	-
28	LOW DENSITY RESIDENTIAL	10.0	45	4.5
29	LOW DENSITY RESIDENTIAL	20.0	90	4.5
30	LOW DENSITY RESIDENTIAL	20.0	90	4.5
31	LOW DENSITY RESIDENTIAL	20.0	90	4.5
32	COMMERCIAL	20.0	-	-
TOTALS		510.0AC	<del>2295 D.U.</del> <b>2,392 D.U.</b>	4.5 D.U./AC

**\*MIXED USE RESIDENTIAL ALTERNATIVE**

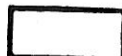
DEV. AREA	LAND USE	GROSS ACRES	D.U.'S	GROSS DENSITY
2	Medium Density Residential	5.0	40	8.0
13	Low Medium Density Residential	5.0	30	6.0
22	Low Medium Density Residential	5.0	30	6.0
SUB-TOTAL		15.0 AC	100 D.U.	7 D.U./AC

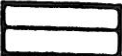
**RANGHO FONMANA**  
BBDO LANDSCAPE & OPEN SPACE  
CONCEPT





# LEGEND

DRAINAGE PLANNING AREA   
 DRAINAGE AREA NORTH OF BASELINE: 2260 AC.  
 DRAINAGE AREA SOUTH OF BASELINE: 765 AC.

PROPOSED STORM DRAINS   
 EXISTING DRAINAGE FACILITIES 

SOURCE:  
 ALBERT A. WEBB ASSOCIATES

# RANCHO FONTANA



## CONCEPTUAL FLOOD CONTROL PLAN



# PLANT LIST

## ENTRIES

**TREES**  
EUCALYPTUS SPECIES  
ALBIZIA JULIBRISSIN  
LAGERSTROMIA INOICA

**SHRUBS**  
DORYLISIA NOELII  
NERE 'COOP'  
NEMOCALLIS HYMIDIS

**GROUND COVER**  
SAZALIA HYMIDIS  
NEMOCALLIS 'NAMI'  
LANTANA SP.

## STREETSCAPE

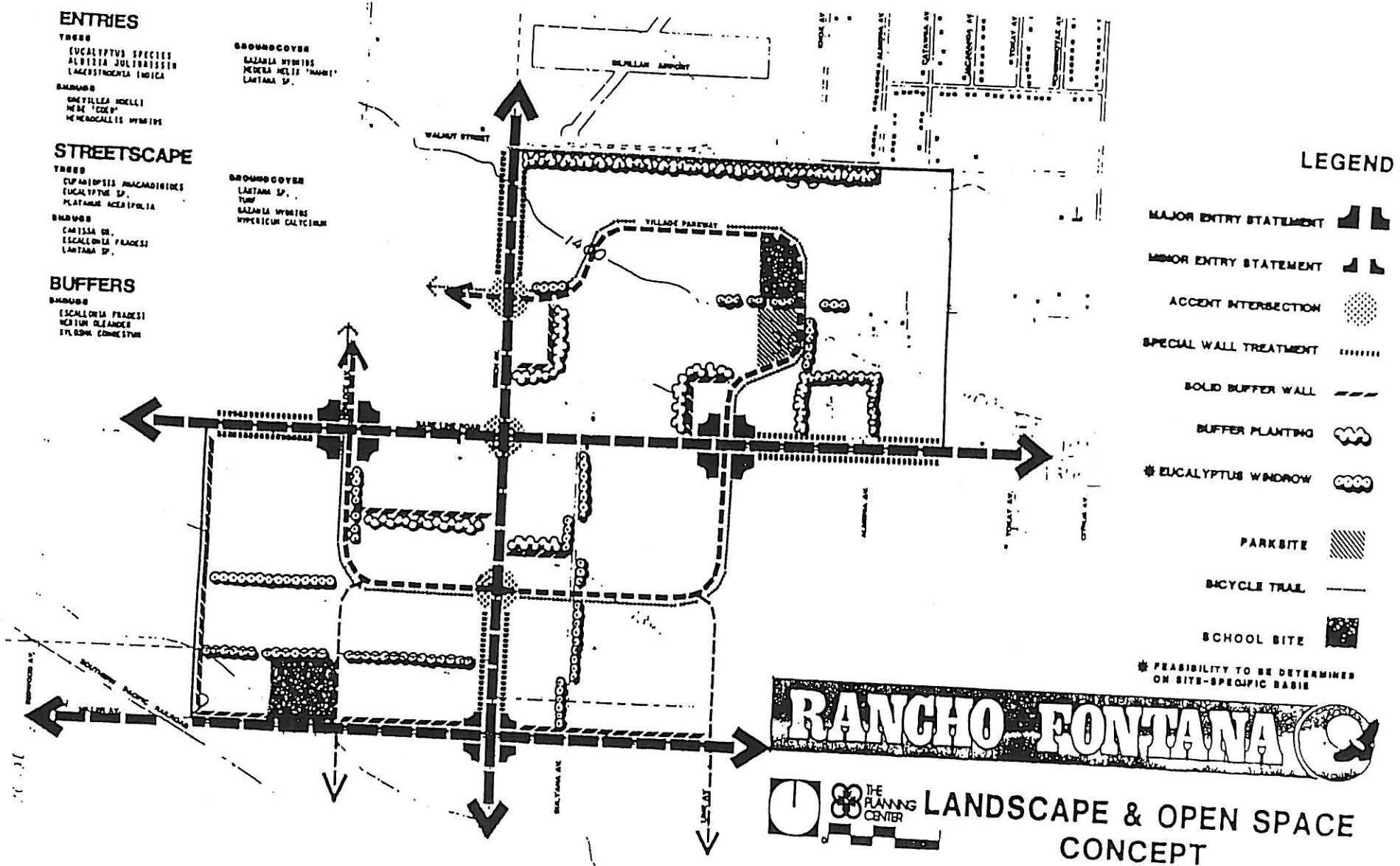
**TREES**  
CUPANOPSIS MACADAMIDES  
EUCALYPTUS SP.  
PLATANUS ACERIFOLIA

**SHRUBS**  
CARISSA DR.  
ESCALONIA FRAGENS  
LANTANA SP.

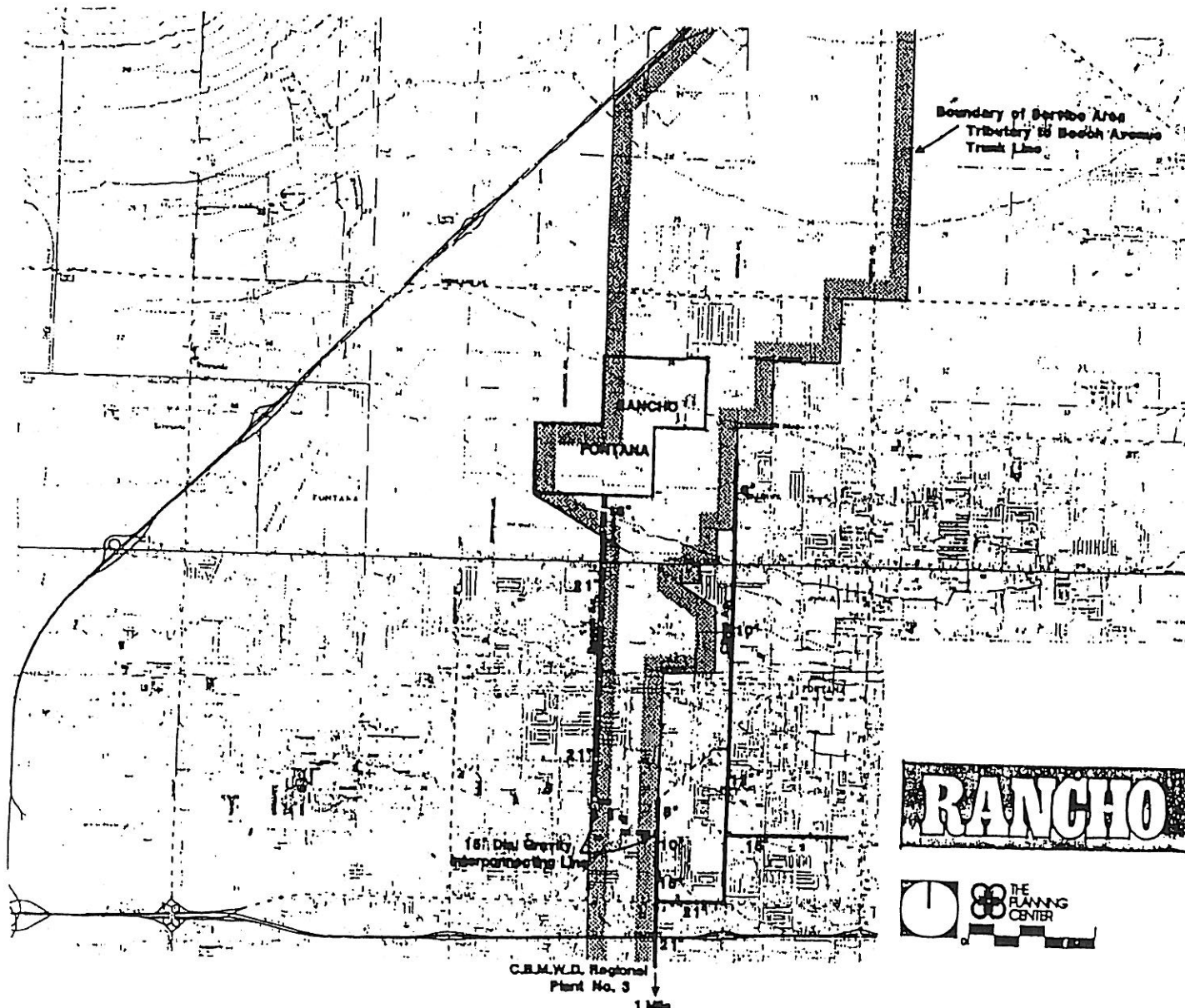
**GROUND COVER**  
LANTANA SP.  
TUM  
SAZALIA HYMIDIS  
HYPERICUM CALTICUM

## BUFFERS

**SHRUBS**  
ESCALONIA FRAGENS  
NERTUM OLIVARIA  
HYDRON COMESTIVUM





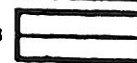


# LEGEND

PROPOSED SEWER LINES



EXISTING SEWER LINES



SOURCE:  
ALBERT A. WEBB ASSOCIATES



## CONCEPTUAL SEWERAGE PLAN

#### 4.3.1.2 Residential

The residential portion of the plan proposes ~~2295~~ **2392** dwelling units, to be constructed in a variety of densities and product types. Table 1 (Land Use Summary) provides a breakdown of the assigned gross densities, acres, and dwelling unit yield for each planning unit. Residential land uses are broken down into four density categories. Each residential planning unit has an assigned density which corresponds with one of the four density categories. This assigned density and the resultant dwelling unit yield based on these densities generates the maximum yield within each planning unit. Cumulatively, the maximum assigned densities for each planning unit yield an average of 4.5 dwelling units per acre over the entire plan area. This average yield is consistent with the General Plan designation for the project area.

The concept of the plan is to allow flexibility during plan implementation. This is provided in several ways. First, the assigned densities are maximum yields for each planning unit and may in fact be built out at lower yields depending on market conditions. Second, the plan allows for a range of residential product types in any residential planning unit, again responding to market conditions as long as the maximum assigned yield is not exceeded. Third, intensification of development may also occur in response to physical design constraints; however, the assigned density and dwelling unit yield cannot be exceeded. For example, the precise planning of Planning Unit 12 may indicate that physical constraints restrict the developable portion of the Unit to 60 percent of its gross area. The dwelling unit yield for Unit 12 must then be intensified on 60 percent of the Planning Unit area which will probably result in the utilization of a different housing product type to achieve the maximum yield than that which could be used if 100 percent of the area were developable. Thus, the plan allows flexibility during precise plan implementation while still providing a maximum plan yield for infrastructure planning purposes.

The concept of the plan in terms of residential allocation is to intensify development within the village loop area of the plan. Intensifying development within and along the village loop reinforces the area within the loop as the focal area or core of

the village with the village loop street acting to tie the activity centers within this area together. The three highest density categories occur within the loop and the planning units outside the loop are almost exclusively the lowest density category.

#### 4.3.1.4 Public/Community Facilities

The public/community portion of the plan is comprised of ~~three~~ **two** use types: schools, **and** public park, ~~and "mixed-use" areas.~~ The location of these public/community uses are primarily along the village loop street to ensure their accessibility within the plan area and to again reinforce the village loop and the area within it as the focal area of the plan.

Schools: Two school sites have been proposed within the Rancho Fontana community in order to ensure that the school district's future needs can be met. These sites have been identified on the development plan to best serve the future residents by providing neighborhood facilities and further promote the community concept.

Parks: In addition to the schools, two park sites have been identified which would provide residents with active public recreational facilities, primarily within the community core. The public facilities would then be supplemented by private facilities which may be proposed as development occurs.

~~Mixed Use: The mixed use areas are intended to be combinations of public service, community, and neighborhood service office/commercial uses located in small enclaves along the village loop street. These mixed use areas will basically function as neighborhood service centers and would include the following types of specific uses: churches, libraries, community meeting facilities, daycare centers, doctor or dentist offices, art or crafts centers, etc. The uses located in mixed use areas are not intended to compete with the 20 acre commercial use area but rather to complement it at the local/neighborhood level.~~

~~In keeping with the intent to provide flexibility within the plan, the mixed use areas have been assigned an underlying residential density which can be exercised in the event that market constraints or other reasons prevent the development of the mixed use areas in the non-residential use types described above. These residential densities and resultant maximum dwelling unit yields are indicated in Table 1.~~



## 6.0 SPECIFIC PLAN IMPLEMENTATION

### 6.1 Introduction

Although the Rancho Fontana development will be implemented through a variety of approval steps, i.e., zoning, Planning Development Permits, parcel and tentative tract maps, etc., the primary implementation tool is the Specific Plan itself which establishes the character of development through the definition of design concepts, plan features and development standards. These concepts, features, and standards provide the framework upon which all subsequent implementing planning decisions are based. As such, the subsequent approval steps outlined elsewhere in this text become somewhat perfunctory in the sense that they are based on concepts and standards already established in the Specific Plan.

### 6.2 Statistical Summary

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

To ensure an orderly and well-balanced community, the gross acreage of Rancho Fontana shall be developed within the allocations listed in the following Statistical Summary. The "acreage" indicated therein are rounded to the nearest tenth 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.

#### STATISTICAL SUMMARY (RESIDENTIAL)

<u>LAND USE DESIGNATION</u>	<u>PLANNING UNIT</u>	<u>GROSS ACRES</u>	<u>MAXIMUM DENSITY</u>	<u>DWELLING UNIT YIELD</u>
Residential <u>Low</u> (LD)	<b>1</b>	<b>15.3</b>	<b>6.0</b>	<b>91</b>
	<b>2</b>	<b>5.0</b>	<b>6.0</b>	<b>30</b>
	3	30.0	4.5	135
	<b>4</b>	<b>9.5</b>	<b>6.0</b>	<b>57</b>
	<b>5</b>	<b>10.0</b>	<b>6.0</b>	<b>60</b>
	6	20.5	<del>4.5</del> <b>6.0</b>	<del>92</del> <b>123</b>

8	18.2	4.5	82
9	20.0	4.5	90
10	22.5	4.5	101
12	20.0	6.0	120
13	5.0	6.0	30
14	15.0	6.0	90
15	20.0	6.0	120
16	4.5	12.0	54
17	10.0	6.0	60
18	10.0	6.0	115
19	30.5	4.5	137
20	10.0	4.5	45
21	15.0	6.0	90
22	9.8	6.0	58
23	20.0	4.5	90
24	19.5	6.0	117
25	20.5	4.5	92
26	20.0	4.5	90
28	10.0	4.5	45
29	20.0	4.5	90
30	20.0	4.5	90
31	20.0	4.5	90
<b>Subtotal (LD)</b>		<b>282.2</b>	<b>1,269</b>
<hr/>			
<b>Residential Low Medium (LMD)</b>	<b>4</b>	<b>9.5</b>	<b>57</b>
	<b>5</b>	<b>10.0</b>	<b>60</b>
	<b>14</b>	<b>15.0</b>	<b>90</b>
	<b>15</b>	<b>20.0</b>	<b>120</b>
	<b>17</b>	<b>10.0</b>	<b>60</b>
	<b>18</b>	<b>19.2</b>	<b>115</b>
	<b>21</b>	<b>15.0</b>	<b>90</b>
	<b>24</b>	<b>19.5</b>	<b>117</b>
<b>Subtotal (LMD)</b>		<b>118.2</b>	<b>709</b>
<hr/>			
<b>Residential Medium Low (M LD)</b>	<b>1</b>	<b>15.3</b>	<b>12291</b>
	<b>12</b>	<b>10.5 20.0</b>	<b>84120</b>
<b>Subtotal (M LD)</b>		<b>25.8</b>	<b>206 211</b>
<hr/>			
<b>Residential High Low (H LD)</b>	<b>16</b>	<b>9.3</b>	<b>11155</b>
<b>Subtotal (HD)</b>		<b>9.3</b>	<b>11155</b>
<hr/>			
<b>=====</b>			
<hr/>			
<b>Aggregate Residential total</b>		<b>435.5</b>	<b>2,295*</b>
		<b>460.0</b>	<b>2,392</b>

~~\* If residential densities are allocated to mixed use areas, the following densities and unit yields shall prevail.~~

<u>Planning Unit</u>	<u>Maximum Density</u>	<u>Dwelling Unit Yield</u>
<u>2</u>	<u>8.0</u>	<u>40</u>
<u>13</u>	<u>6.0</u>	<u>30</u>
<u>22</u>	<u>6.0</u>	<u>30</u>

~~Total Additional Residential (No Other Mixed Use) = 100~~

#### STATISTICAL SUMMARY (AGGREGATE LAND USE TOTALS)

<u>LAND USE DESIGNATION</u>	<u>PLANNING UNIT</u>	<u>GROSS ACRES</u>	<u>MAXIMUM DENSITY</u>	<u>DWELLING UNIT YIELD</u>
Commercial	32	20.0	N/A	N/A
<del>Mixed Use</del>	<del>2</del>	<del>5.0</del>	<del>8.0</del>	<del>40 *</del>
	<del>13</del>	<del>5.0</del>	<del>6.0</del>	<del>30 *</del>
	<del>22</del>	<del>5.0</del>	<del>6.0</del>	<del>30 *</del>
Public School/Park	7	<del>19.5</del> 10.0	N/A	N/A
School/Park	27	10.0	N/A	N/A
<del>Agriculture Park</del>	11	10.0	N/A	N/A
All Residential Units		<del>495.0</del> 460.0	(0- <del>126</del> DU/AC)	<del>2,295</del> 2,392
Project Totals		510.0		<del>2,295 *</del> 2,392

~~\* Note: The above "total" excludes Mixed Use residential units which could raise the total dwelling units to 2,395.~~

#### 6.3 General Notes

6.3.1 Within the Specific Plan area, the continued use of the land for agricultural purposes, with uses, structures and appurtenances accessory thereto shall be permitted subject to the provision of Section 33-27 through 33-33.

6.3.2 All grading shall be subject to an environmental evaluation by the Director, of Community Development prior to the issuance of grading permits. Grading shall be permitted within

areas having approved site plans and securing of a grading permit. Grading for "borrow and fill" sites outside of the area of immediate development will require approval by the director of community development and the obtaining of a grading permit. During site development, preparation, and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours including maintenance work that might be required on any equipment used in grading and/or construction unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units. At the time of actual development of any portion of this planned community, a report of the preliminary engineering geological and soil engineering investigation showing evidence of a safe and stable development is to be submitted with the individual site plans. The engineering geologist and the soils engineer must recommend the surficial and gross stability of all slopes and pads and these recommendations shall be incorporated into the grading plans.

6.3.3 Water Service and Sewage Disposal Facilities within the Specific Plan area shall be furnished by agencies identified in the plan.

6.3.4 The property lies within the boundaries of the San Bernardino County Master Plan of Drainage for the drainage areas which have been adopted by the City of Fontana. These plans are presently administered for the City of Fontana by the San Bernardino County Flood Control District. Developers of the land will be required by the City to participate in this master plan in a manner meeting the approval of the chief engineer of the San Bernardino County Flood Control District. Said participation may include the construction of master plan facilities and/or the dedication of rights-of-way.

6.3.5 All areas designated for residential use may not exceed the maximum dwelling unit yield as indicated in the statistical analysis. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis, but may be developed below those densities.

6.3.6 Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Specific Plan except that which applies with all provisions of applicable building codes and the various mechanical codes related thereto.

6.3.7 Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Fontana governing said uses and activities.

6.3.8 Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Fontana Zoning Ordinance.

6.3.9 Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

6.3.10 Low density residential development shall be defined as areas in which the gross density does not exceed six (6) dwelling units per acre.

**6.3.11 High Medium** density residential shall be defined as areas in which the gross density is **above** ~~six (6) but does not exceed~~ twelve (12) dwelling units per acre.

6.3.12 With respect to all residential developments in this Specific Plan, sales literature in sales and

rental offices shall bear conspicuous notification of planned or permitted development within at least one mile of this planned community.

6.3.13 All acreage designated as private open space, or recreational amenities shall be privately owned and maintained.

6.3.14 At such time as site plan review is considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials, if noise attenuation is indicated based on city requirements. Whenever possible, noise attenuation solutions will be combined with open space and trail systems. The plans are subject to the approval of the Director of Community Development and shall be in conformance with any city adopted noise standards and policies in effect at the time of review. All development within the planned community shall conform with the sound transmission classification and shall incorporate the energy conservation guidelines established by the State of California.

6.3.15 Dedication and improvements of all rights-of-way shall meet with the approval of the Director of Public Works.

6.3.16 At the site plan review stage, EIR information will be updated to that level of specificity which is equivalent to that level of information in proposed plans and specifications. Capabilities of the arterial roadways contiguous to the development to absorb additional motor vehicle traffic resulting from the development of this project and others nearby shall be fully explored in the updated EIR Initial study presented as part of the tentative tract map and site plan review stages.

6.3.17 Gross acreage is denoted as the total land area within a defined boundary. Acreage measurements are made to the centerline of the streets.

6.3.18 Density:



- a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.
- b) The total number of dwelling units permitted in any residential planning unit as shown on the statistical analysis shall not be exceeded.

6.3.19 The developer shall be responsible to provide the city, and school district with an accurate accounting of the residential units constructed, under construction or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

6.3.20 All access points shall be submitted for approval by the Director of Public Works, and in addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the Director of Public Works or the Planning Commission.

6.3.21 Definition for "building height": Building height shall be defined as the vertical distance, excluding foundations or under structures, between the finished ground surface adjacent to the structure at any point and the highest point of the structure directly above, provided that a roof shall be measured to the average height of the roof but that no part of the roof shall extend more than five (5) feet above the permitted height limitation zone. However, in commercial areas architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features, shall be allowed in excess of the stated heights, subject to the approval of the Director of Community Development.

6.3.22 Whenever the regulations contained herein conflict with the regulations of Chapter ~~33, Articles 1 through 29~~ **Planned Community District Regulations 30** of the City of Fontana Zoning Ordinance, the regulations contained herein shall take precedence.

6.3.23 All areas designated for residential use may be developed at a lower residential density than that indicated for the numbered area without subsequent Plan amendment.

6.3.24 Prior to, or concurrently with, final site plan review, the builder will consult with the crime prevention unit of the Police Department and a fire protection analyst of the Central Valley Fire Protection District.

6.3.25 Recognizing that a lower than normal parking ratio is appropriate for elderly housing, a reduced parking ratio may be determined and approved by the Planning Commission during final site plan review for projects occupied exclusively or by a majority of elderly residents

6.3.26 At the time of site plan review, the applicant shall demonstrate how measures for non-mechanical ventilation of structures, optimum building orientation to maximize solar orientation and other energy conservation measures shall be incorporated into the project design. Until an energy policy is adopted by the City, these measures will be balanced with other site planning criteria in achieving acceptable site designs and the objectives of this project in concert with adopted State standards.

6.3.27 In addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the Director of Public Works or the Planning Commission. The developer shall utilize monitoring points as required by the Director of Public Works which provide the City with an accurate accounting of vehicular traffic generated by all existing development with any tentative tract map, parcel map, division of land, or conditional use permit submitted for that area along with an estimate of additional traffic generated by the new development proposal.

6.3.28 All residential units shall be insulated in accordance with the California of state insulation standards (Title 24).

6.3.29 Prior to the approval of any tract map, detailed geologic investigation reports shall be submitted to the Planning Commission to determine if geologic hazards exist. If such hazards exist, uses may be limited or conditions may be applied to mitigate the possible effects of any geologic hazards.

6.3.30 The trails shown in the land use plan shall be built, dedicated and maintained in conformance with the Specific Plan guidelines and standards.

#### 6.4 Definitions

Definitions applicable to the Rancho Fontana Specific Plan are included in the Support Documents Chapter, Section 8.6.

#### 6.5 Development Regulations

##### 6.5.1 General Provisions

###### 6.5.1.1 Building Setbacks from Streets:

The minimum setbacks outlined in subsections of this section shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

###### 6.5.1.2 Garage and Carport Placement:

Garages and carports may be set back a minimum of ten (10) feet of the ultimate right-of-way line. However, when less than a twenty (20) foot setback is utilized for front-on garages, automatic garage door openers shall be required. Where garages and carports are entered directly from an alley, the setback may be zero (0).

###### 6.5.1.3 Fences, Hedges and Walls:

FENCES  
WALLS

Fences shall be limited to a maximum height of six (6) feet. Location of fences proposed within residential front setback areas shall not exceed 42 inches.

6.5.1.4 Trellis:

Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling.

6.5.1.5 Off-Street Parking:

Parking for all uses shall be as required by City of Fontana Zoning Ordinance, ~~Article 22, Off-Street Parking Regulations~~.

6.5.1.6 Private Street Standards:

Private streets shall be in accordance with the following standards:

1. Private streets serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width of twenty (20) feet.
2. Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-four (24) feet.
3. Private streets where on-street parking will be limited to one (1) side only shall have a minimum paved width of twenty-eight (28) feet.
4. Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36) feet.
5. The paved street width shall constitute the total right-of-way for purposes of establishing setback lines for structures.
6. Streets of 150 feet length or less, if serving four (4) or more dwelling units shall have a minimum width of 24 feet.

Street width deviating from the above may be approved in keeping with approved guidelines and/or ordinances

LOW  
DENSITY  
RES.

by the Director of Public Works and Director of Planning and Community Development.

6.5.1.7 Residential Land Use Application: Except where otherwise expressly written in this Specific Plan, the "Low-Medium Density Residential" land use designation will conform to the standards and regulations outlined below in Section 6.5.2. / "Low Density Residential".

#### 6.5.2 Low Density Residential (0 - 6 DU/AC)

##### 6.5.2.1 Permitted Uses

1. Single-family dwelling units, (detached and attached).
2. Schools, churches, community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking and bicycle trails and related facilities of a noncommercial nature.
3. Fire stations.
4. Accessory buildings, structures and uses where related and incidental to a permitted use.

##### 6.5.2.2 Building Height:

Maximum height for all buildings shall be two (2) stories not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

##### 6.5.2.3 Building Site Area:

The minimum site area for each dwelling shall not be less than 5,000 square feet.

##### 6.5.2.4 Building Site Coverage:

The maximum building site coverage shall be ~~forty (40)~~ **fifty (50)** percent of the net area of the site.



6.5.2.5 Building Setback.

1. Conventional Subdivision

a. Front yard: The distance from the front property line to the:

- (1) Dwelling shall be not less than twenty (20) feet.
- (2) Front-on garages shall be set back a minimum of twenty (20) feet from the ultimate street right-of-way, provided, however, that this minimum may be decreased to within ten (10) feet of the ultimate street right-of-way if adequate parking is otherwise provided.

b. Side yard: There shall be at least ten (10) feet between adjacent structures, five (5) feet minimum to the property line, except:

- (1) Garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport dwelling unit.

c. Rear yard: The distance from the rear property line to the:

- (1) Dwelling shall be ~~not less than an average of twenty (20) feet (for the entire tract), subject to granting of an administrative deviation by the Director of Planning and Community Development~~ **15 (fifteen) feet for Planning Areas 1, 2, 4, 5, 6, 12, 13, 14, 15, 17, 18, 21, and 22.**
- (2) Garage or carport detached a minimum of six (6) feet from the dwelling unit shall be set back not less than five (5) feet.
- (3) If the depth of the lot is greater than one hundred (100) feet, the, rear yard shall be

not less than 15 percent of the depth of the lot.

~~2. Patio/Attached Housing~~

~~a. Front yard: The distance from the front property line to the:~~

~~(1) Dwelling shall be not less than fifteen (15) feet.~~

~~(2) Garage or carport shall be not less than ten (10) feet.~~

~~b. Side yard: There shall be at least ten (10) feet between adjacent structures, five (5) feet minimum distance to the property line except:~~

~~(1) Where there are no doors, windows or other openings on a given side of a structure, that may be placed on the property line, and may abut a structure on an adjoining lot.~~

~~(2) Garage or carport attached to the dwelling unit may abut a side property line or another structure provided that no doors, windows or other openings are located on the surface abutting said appurtenances.~~

~~(3) Garage or carport detached a minimum of six (6) feet may abut a side property line or another structure provided that no doors, windows or other openings are located on the surface abutting said appurtenances.~~

~~c. Rear yard: The distance from the rear property line to the:~~

~~(1) Dwelling shall be not less than fifteen (15) feet.~~

~~(2) Garage or carport shall not be less than five (5) feet.~~

~~d. Structures which abut upon a right of way which abuts a plaza, park, mall or other permanent open green space may abut the common property line.~~

~~e. Fences and walls greater than 42 inches in height shall be setback from the front property line a distance equal to the dwelling, garage, or carport setback.~~

6.5.3 ~~High Medium~~ Density Residential (6— 12 DU/AC)

6.5.3.1 Permitted Uses

1. Low density residential of this section subject to the standards contained in Section D2 of this chapter.
2. Single and multiple family dwellings, attached and detached.
3. Schools, churches, community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking and bicycle trails and related facilities of a noncommercial nature.
4. Fire stations
5. Accessory buildings, structures and uses where related and incidental to a permitted use.

6.5.3.2 Uses Subject to a Conditional Use Permit:

None

6.5.3.3 Building Height:

Maximum height for all Dwellings shall be two and one-half (2 1/2) stories not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of application building codes.

6.5.3.4 Building Site Area:

The minimum number of area required for each square feet of and dwelling unit shall be one thousand (1000) square feet.

6.5.3.5 Building Site Coverage:

The maximum building site coverage shall be fifty (50) percent of the net area of the site.

6.5.3.6 Setback from Street:

The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

<u>Street Designation</u>	<u>Minimum Setback</u>
Major	25 ft.
Primary	20 ft.
Collector	15 ft.
Local	15 ft.

6.5.3.7 Building Setbacks:

Conventional Subdivisions

1. Front yard: The distance from the front property line to the:
  - a. Dwelling shall be not less than fifteen (15) feet, except where specified in subsection 6.5.3.5 (1a.2) above.
2. Side Yard: There shall be at least ten feet between adjacent structures, five (5) feet minimum to the property line, except:
  - a. A zero lot line product type does not require a side yard setback.
  - b. A garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport to the dwelling unit.

3. Rear Yard: The distance from the rear property line to the:

- a. Dwelling shall be not less than ten (10) feet, except at exterior boundaries where it shall be fifteen (15) feet.
- b. Garage or carport detached a minimum of eight (8) feet from the dwelling unit shall be set back not less than five (5) feet.
- c. If the depth of the lot is greater than one hundred (100) feet the rear yard shall be not less than 15 percent of the depth of the lot.

#### 6.5.4 Commercial

##### 6.5.4.1 General Provisions

#### 1. Landscaping:

- a. General: All improved building sites shall have a minimum landscaped coverage of twenty (20) percent. Landscaping shall consist of an effective combination of sculpturing street trees, trees, ground cover, and shrubbery, and shall be provided with an irrigation system. Dry landscape materials may be used in side and rear setback areas only. All unpaved, non work areas (excluding vacant lots) shall be landscaped.
- b. Boundary Areas: Boundary landscaping is required on all interior property lines. The landscaping shall be placed along the entire length of these property lines and shall be of a minimum width of five (5) feet. One (1) tree per thirty (30) lineal feet of each interior property line, which may be clustered or grouped, shall be planted in the boundary area in addition to required ground cover and shrub material.
- c. Driveway and Parking Areas
  - (1) Driveway and parking areas will be separated from adjacent landscaping by a wall or curb



at least four (4) inches high, but not more than three feet six inches (3'6") high.

(2) Parking areas will be screened so as to minimize the effect from all adjacent access streets, freeways, and other properties. Plant materials used for screening shall consist of bermed, linear or grouped masses of shrubs and/or trees or a sufficient size and height to meet this requirement.

(3) One (1) tree per each five (5) parking stalls, which may be clustered or grouped, shall be installed within the parking area. Boundary plantings will not be counted towards this requirement. Trees should be placed so as to give relief to the monotony of rows of parked vehicles.

d. Undeveloped Areas: ("Landscaping" Continues)

(1) Landscaping plans will incorporate provisions for erosion control on all graded sites which will remain vacant prior to building construction.

(2) Undeveloped areas will be maintained in a weed-free condition.

e. Landscaping Maintenance:

(1) Lawn and ground covers are to be trimmed or mowed regularly. All planting areas are to be kept free of weeds and debris.

(2) All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning shall be a part of regular maintenance.

(3) Irrigation systems shall be kept in working condition. Adjustments, replacements, repair and cleaning shall be a part of regular maintenance.

- (4) Stakes, guys, ties on trees shall be checked regularly for correct function. Ties are to be adjusted to avoid creating abrasions or girdlings on trunks or branches.

2. Signs: Signs shall be allowed subject to the provision of the:

- a. The design of identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the City in accordance with the existing sign ordinance except as noted herein.
- b. Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.
- c. Each entryway shall have not more than one ground sign on each side.
- d. All ground signs shall not be located closer than 5 feet to any property line.
- e. All monument signs shall not exceed a height of 7 feet measured vertically from the base at ground level to the apex of the sign.
- f. The area of each directional sign may not exceed 4 square feet. Maximum height shall be 7 feet. The sign area shall be used for directional purposes only.
- g. Billboard signs shall not be permitted

3. Parking Facilities:

- a. Location of parking required parking shall be provided on the site of the use served.

- b. Parking Standards and Requirements: Parking standards and requirements shall be as required by off-street parking requirements, Article 22 of the Fontana Municipal Code.
- 4. Storage and Refuse Collection Areas:
  - a. All outdoor storage areas and refuse collection areas shall be screened so that materials stores within these areas shall not be visible from access streets, freeways, and adjacent properties.
  - b. Outdoor storage of all company owned and operated motor vehicles, except for passenger vehicles shall be screened from view from access streets, freeways, and adjacent properties.
  - c. Storage or refuse collection shall not be permitted within setback areas.
- 5. Loading Areas: Streetside loading may be allowed subject to the approval of the Director of Planning. Streetside loading areas shall be screened from view of adjacent streets.
- 6. Telephone and Electrical Service Facilities: All telephone and electrical lines of twelve (12) KV or less will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties.
- 7. Maintenance:
  - a. All structures will be maintained in a neat and orderly manner.
  - b. All permitted signs will be maintained in a neat and orderly manner.
  - c. In all publicly maintained areas the City shall have the right to remove any non-conforming signs.

8. Sidewalk and Pedestrian Access: If other than normal city requirements for sidewalks and pedestrian access is desired, the Planning Commission shall review and approve any such proposed deviation at the time of site plan review.

#### 6.5.4.2 Retail Commercial

##### 1. Uses Permitted:

- a. Retail and service businesses.
- b. Administrative and professional offices.
- c. Institutional, financial and government facilities.
- d. Accessory structures and uses necessary and customarily incidental to permitted uses.
- e. Signs identifying or giving directions to communities, uses and facilities.

2. Uses Permitted Subject to a Conditional Use Permit: Automobile service stations; automobile repair shops and sales agencies; civic, cultural, commercial recreational and recreational facilities; and parking lots, structures and facilities.

3. Building Height: Maximum height for all Buildings shall be fifty (50) feet building height shall also be limited by provisions of applicable building codes.

4. Building Setbacks: A minimum twenty (20) foot building setback shall be maintained from all property lines with the following exceptions:

- a. If the subject site is adjacent to a commercially zoned parcel, no setback shall be required between said parcels.
- b. No structures shall be located closer to a residential structure on an adjacent site than a

RETAIL  
COMMERCIAL

distance equal to twice the height of the commercial structure.

5. Landscaping:

- a. Streets: A continuous area, a minimum of ten (10) feet in depth, shall be landscaped and maintained adjacent to street or highway rights-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except trees, shall not exceed three and one-half (3 1/2) feet in height within twenty (20) feet of an intersection or access drive.
- b. Interior Property Lines: A continuous area, a minimum of five (5) feet in depth forming a visual screen, shall be maintained adjacent to all interior property lines which abut areas zoned for residential uses. Screening shall be a minimum of six (6) feet in height and may be provided by means of fences, walls, berms, changes in elevation or plant materials.
- c. Parking Areas: A minimum of ten (10) percent of the total building site shall be devoted to landscaping.

COMM.  
FACILITIES

6. Off-Street Parking: The requirements of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.
7. Signs: A Master ID sign program shall be required and approved by the Planning Commission prior to the issuance of building permits for any retail commercial use.
8. Trash Collection Areas: All trash collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.

6.5.5 Community Facilities

1. Uses Permitted: The following uses shall be allowed in all land use districts:



- a. Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.
  - b. Schools and churches.
  - c. Fire stations.
  - d. Accessory buildings, structures and uses related and incidental to a permitted use.
2. Uses Permitted Subject to a Conditional Use Permit: Establishments for the care of preschool children.
  3. Building Height: Maximum height for all buildings shall be fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.
  4. Building Setbacks: Twenty-five (25) feet from all residential property lines and fifteen (15) feet from any street side property line. No building structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the nonresidential building. The height of nonresidential structure above the grade elevation of the residential site shall apply.
  5. Off-Street Parking: The requirement of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.

~~6.5.6 Mixed Use~~

- ~~1. Uses Permitted: The following uses shall be allowed:~~
  - ~~a. Civic, cultural, commercial recreational and recreational facilities.~~
  - ~~b. Private schools and churches.~~
  - ~~c. Community meeting facilities.~~
  - ~~d. Medical offices~~
  - ~~e. Arts and crafts centers~~

~~f. Other local neighborhood support facilities, which are similar in nature to the above listed uses, as determined by the Planning Commission.~~

~~2. Uses Permitted Subject to a Conditional Use Permit: Residential, pre-school and day care facilities.~~

~~3. Building Height: Maximum height for all buildings shall be thirty five (35) feet. Building height shall also be limited by provisions of applicable building codes. Residential uses shall be subject to the height requirements of the applicable Low, Low Medium, or Medium Density use regulations.~~

~~4. Building Setbacks: A minimum twenty (20) foot building setback shall be maintained from all property lines with the following exceptions:~~

~~a. If the subject site is adjacent to a commercially zoned parcel, no setback shall be required between said parcels~~

~~b. No structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the commercial structure.~~

~~c. Residential uses shall be subject to the setback requirements of the applicable Low or Medium Density use regulations.~~

~~5. Landscaping: (Not applicable to residential uses)~~

~~a. Streets: A continuous area, a minimum of ten (10) feet in depth, shall be landscaped and maintained adjacent to street or highway rights-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except trees, shall not exceed three and one half (3 1/2) feet in height within twenty (20) feet of an intersection or access drive.~~

~~b. Interior Property Lines: A continuous area, a minimum of ten (10) feet in depth forming a visual screen, shall be maintained adjacent to~~

~~all interior property lines which abut areas zoned for residential uses. Screening shall be a minimum of six (6) feet in height and may be provided by means of fences, walls, berms, changes in elevation or plant materials. Where such screening has been provided on the residential side of the property line, this requirement is waived.~~

~~c. Parking Areas: A minimum of fifteen (15) percent of the total building site shall be devoted to landscaping.~~

~~6. Off-Street Parking: The requirements of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.~~

~~7. Signs: A Master ID sign program shall be required and approved by the Planning Commission prior to the issuance of building permits for any mixed use.~~

~~8. Trash Collection Areas: All trash collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.~~

**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 Thursday 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 thereof on the following dates, To-wit, January 18, 2001.

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

Dated at Fontana, California, this 18th day of January.



Signature

This space is for the  
County Clerk's stamp

**SUMMARY OF PROPOSED  
ORDINANCE NO. 1341  
P.O.# 01-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

**SUMMARY OF PROPOSED  
ORDINANCE NO. 1341**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, February 6, 2001, in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1341, approving Specific Plan Amendment #00-001 (Rancho Fontana Specific Plan Amendment #7), an amendment of the Rancho Fontana Specific Plan relating to land uses in Planning areas and the modification of the development standards in the Rancho Fontana Specific Plan, as amended.

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**  
David R. Eshleman, Mayor

Beatrice Watson  
City Clerk

**Publish: January 18, 2001  
P.O.# 01-0B003**

**FONTANA HERALD NEWS**

16920 Spring Street  
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

This space is for the  
County Clerk's stamp

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 Thursday 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, February 8, 2001.

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

Dated at Fontana, California, this 8th day  
of February.

**SUMMARY OF ADOPTED  
ORDINANCE NO. 1341  
P.O.# 01-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

## SUMMARY OF ADOPTED ORDINANCE NO. 1341

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Fontana, at a regular meeting held on Tuesday, February 8, 2001 in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1341, approving Specific Plan Amendment #00-001 (Rancho Fontana Specific Plan Amendment #7) an amendment of the Rancho Fontana Specific Plan relating to land uses in planning areas, and the modification of the development standards in Specific Plan.

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.

AYES: Mayor Eshleman, Council Members Gonzales, Nuaimi, Roberts, Rutherford  
NOES: None  
ABSENT: None

**CITY COUNCIL OF THE  
CITY OF FONTANA**  
David R. Eshleman, Mayor

Beatrice Watson  
City Clerk

Publish: February 8, 2001  
P.O.# 01-0B003

# FONTANA HERALD NEWS

16920 Spring Street  
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

Signature



**CITY OF FONTANA**  
Planning Division

**MEMORANDUM**

**To: Cheryl Cabaruvias, Senior Administrative Analyst**

**From: Craig Bruorton, Principal Planner**  
**Paul Gonzales, Associate Planner**

**Date: July 8, 2009**

**Subject: Requested Refund for sign deposit for ASP No. 07-061 and CUP No. 08-011 for a recycling center.**

The applicant would like to be refunded the \$300 deposit for the 4' by 8' notification sign that may be requested after the sign has been taken down. Staff has determined the sign has been removed and a refund of the sign deposit is appropriate.

Please process the necessary paperwork in order for the applicant to receive the deposit.

If you have any questions please call Paul Gonzales at 350-6658.

Enclosed is a copy of the request and permit invoice.

**RESOLUTION NO. 2001-34**

**A RESOLUTION APPROVING GENERAL PLAN AMENDMENT #01-001,  
AN AMENDMENT OF THE LAND USE POLICY MAP TO REFLECT THE  
CHANGES IN SPECIFIC PLAN AMENDMENT #01-001 (RANCHO  
FONTANA SPECIFIC PLAN AMENDMENT #8)**

**WHEREAS**, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on March 26, 2001, considered General Plan Amendment #01-001; and

**WHEREAS**, on March 26, 2001, the Planning Commission recommended to the City Council that General Plan Amendment #01-001 be approved; and

**WHEREAS**, Notice of the City Council public hearing concerning General Plan Amendment #01-001 was given pursuant to the Government Code by publication in The Herald News, a newspaper of general circulation within the City, on April 12, 2001.

**NOW THEREFORE**, be it resolved, determined, and ordered by the City Council of the City of Fontana as follows:

- Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination
- Section 2. The General Plan is amended as per Specific Plan Amendment #01-001 (Rancho Fontana Specific Plan Amendment #8).
- Section 3. This resolution shall take effect when adopted.

**APPROVED AND ADOPTED** this 15<sup>th</sup> day of May, 2001.

**READ AND APPROVED AS TO LEGAL FORM:**

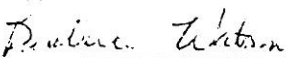
  
City Attorney

I, Beatrice Watson, City Clerk of the City of Fontana and Ex-Officio of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 15<sup>th</sup> day of May, 2001, by the following vote to-wit:

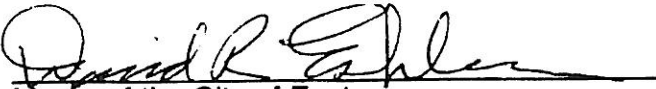
**AYES:** Mayor Eshleman, Council Members Gonzales, Nuaimi, Roberts, Rutherford

**NOES:** None

**ABSENT:** None

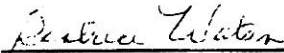


Clerk of the City of Fontana



Mayor of the City of Fontana

**ATTEST:**



City Clerk

**ORDINANCE NO. 1348**

#10

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT #01-001 (RANCHO FONTANA SPECIFIC PLAN AMENDMENT #8), AN AMENDMENT OF THE RANCHO FONTANA SPECIFIC PLAN TO MODIFY THE LAND USE IN PLANNING #16 FROM RESIDENTIAL TO COMMERCIAL**

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

**Section 1.** Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

**Section 2.** Find Specific Plan Amendment #01-001 is consistent with the goals and policies of the General Plan.

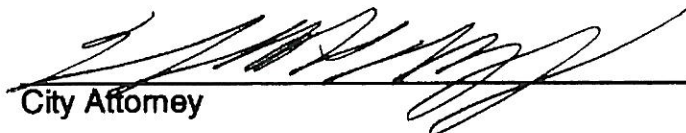
**Section 3.** Specific Plan Amendment #01-001 is hereby approved and the Rancho Fontana Specific Plan is hereby amended to read per Attachment "A".

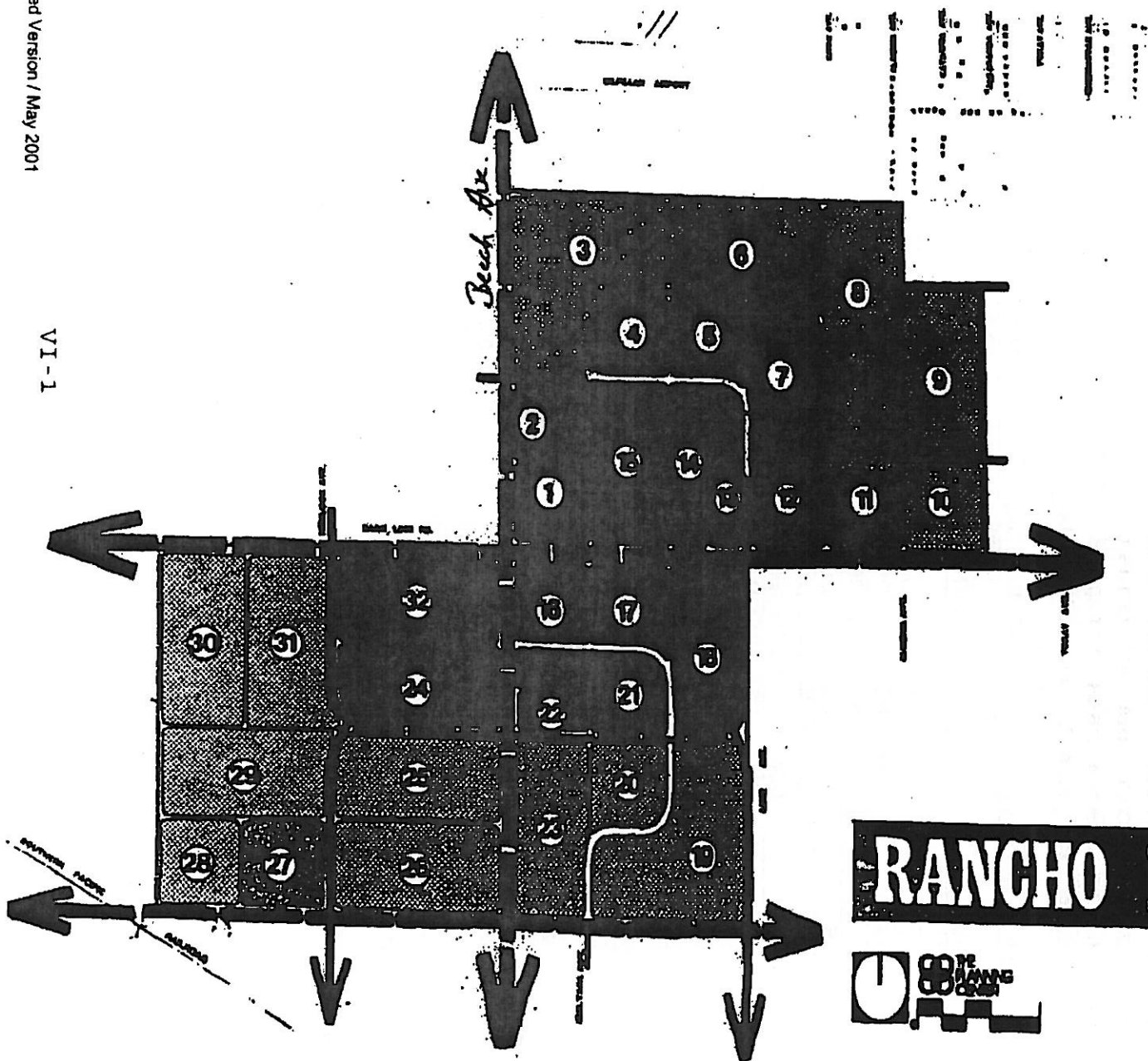
**Section 4.** Any provision of this Ordinance which is declared by a court of competent jurisdiction to be void, invalid or unlawful may be stricken from this Ordinance and the remainder of this Ordinance enforced in accordance with its terms. The Council declares that it would have adopted this Ordinance, such severance notwithstanding.

**Section 5.** 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 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 5<sup>th</sup> day of June, 2001.

**READ AND APPROVED AS TO LEGAL FORM:**

  
City Attorney



**RANCHO FONTANA**



**LAND USE  
DEVELOPMENT PLAN**



#### 4.3.1.2 Residential

The residential portion of the plan proposes ~~2392~~ 2337 dwelling units, to be constructed in a variety of densities and product types. Table 1 (Land Use Summary) provides a breakdown of the assigned gross densities, acres, and dwelling unit yield for each planning unit. Residential land uses are broken down into four density categories. Each residential planning unit has an assigned density which corresponds with one of the four density categories. This assigned density and the resultant dwelling unit yield based on these densities generates the maximum yield within each planning unit. Cumulatively, the maximum assigned densities for each planning unit yield an average of 4.5 dwelling units per acre over the entire plan area. This average yield is consistent with the General Plan designation for the project area.

The concept of the plan is to allow flexibility during plan implementation. This is provided in several ways. First, the assigned densities are maximum yields for each planning unit and may in fact be built out at lower yields depending on market conditions. Second, the plan allows for a range of residential product types in any residential planning unit, again responding to market conditions as long as the maximum assigned yield is not exceeded. Third, intensification of development may also occur in response to physical design constraints; however, the assigned density and dwelling unit yield cannot be exceeded. For example, the precise planning of Planning Unit 12 may indicate that physical constraints restrict the developable portion of the Unit to 60 percent of its gross area. The dwelling unit yield for Unit 12 must then be intensified on 60 percent of the Planning Unit area which will probably result in the utilization of a different housing product type to achieve the maximum yield than that which could be used if 100 percent of the area were developable. Thus, the plan allows flexibility during precise plan implementation while still providing a maximum plan yield for infrastructure planning purposes.

The concept of the plan in terms of residential allocation is to intensify development within the village loop area of the plan. Intensifying development within and along the village loop reinforces the area within the loop as the focal area or core of the village with the village loop street acting to tie the

#### 4.3.1.4 Public/Community Facilities

The public/community portion of the plan is comprised of two use types: schools, and public park. The location of these public/community uses are primarily along the village loop street to ensure their accessibility within the plan area and to again reinforce the village loop and the area within it as the focal area of the plan.

Schools: Two school sites have been proposed within the Rancho Fontana community in order to ensure that the school district's future needs can be met. These sites have been identified on the development plan to best serve the future residents by providing neighborhood facilities and further promote the community concept.

Parks: In addition to the schools, two park sites have been identified which would provide residents with active public recreational facilities, primarily within the community core. The public facilities would then be supplemented by private facilities which may be proposed as development occurs.

## 6.0 SPECIFIC PLAN IMPLEMENTATION

### 6.1 Introduction

Although the Rancho Fontana development will be implemented through a variety of approval steps, i.e., zoning, Planning Development Permits, parcel and tentative tract maps, etc., the primary implementation tool is the Specific Plan itself which establishes the character of development through the definition of design concepts, plan features and development standards. These concepts, features, and standards provide the framework upon which all subsequent implementing planning decisions are based. As such, the subsequent approval steps outlined elsewhere in this text become somewhat perfunctory in the sense that they are based on concepts and standards already established in the Specific Plan.

### 6.2 Statistical Summary

=====

Aggregate Residential total	<del>460.0</del>	<del>2,392</del>
	455.5	2,337

STATISTICAL SUMMARY (AGGREGATE LAND USE TOTALS)

LAND USE DESIGNATION	PLANNING UNIT	GROSS ACRES	MAXIMUM DENSITY	DWELLING UNIT YIELD
Commercial	32	20.0	N/A	N/A
Commercial	16	4.5	N/A	N/A
School/Park	7	10.0	N/A	N/A
School/Park	27	10.0	N/A	N/A
Park	11	10.0	N/A	N/A
All Residential Units		455.5		<del>2,392</del> 2,338

Project Totals	<del>510.0</del>	<del>2,392</del>
	505.5	2,337

6.3 General Notes

6.3.1 Within the Specific Plan area, the continued use of the land for agricultural purposes, with uses, structures and appurtenances accessory thereto shall be permitted subject to the provision of Section 33-27 through 33-33.

6.3.2 All grading shall be subject to an environmental evaluation by the Director, of Community Development prior to the issuance of grading permits. Grading shall be permitted within areas having approved site plans and securing of a grading permit. Grading for "borrow and fill" sites outside of the area of immediate development will require approval by the director of community development and the obtaining of a grading permit.

in the statistical analysis, but may be developed below those densities.

6.3.6 Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Specific Plan except that which applies with all provisions of applicable building codes and the various mechanical codes related thereto.

6.3.7 Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Fontana governing said uses and activities.

6.3.8 Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Fontana Zoning Ordinance.

6.3.9 Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

6.3.10 Low density residential development shall be defined as areas in which the gross density does not exceed six (6) dwelling units per acre.

6.3.11 ~~High density residential shall be defined as areas in which the gross density is twelve (12) dwelling units per acre. Section eliminated.~~

6.3.12 With respect to all residential developments in this Specific Plan, sales literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one mile of this planned community.

- a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.
- b) The total number of dwelling units permitted in any residential planning unit as shown on the statistical analysis shall not be exceeded.

6.3.19 The developer shall be responsible to provide the city, and school district with an accurate accounting of the residential units constructed, under construction or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

6.3.20 All access points shall be submitted for approval by the Director of Public Works, and in addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the Director of Public Works or the Planning Commission.

6.3.21 Definition for "building height": Building height shall be defined as the vertical distance, excluding foundations or under structures, between the finished ground surface adjacent to the structure at any point and the highest point of the structure directly above, provided that a roof shall be measured to the average height of the roof but that no part of the roof shall extend more than five (5) feet above the permitted height limitation zone. However, in commercial areas architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features, shall be allowed in excess of the stated heights, subject to the approval of the Director of Community Development.

6.3.22 Whenever the regulations contained herein conflict with the regulations of Chapter 30 of the



with an estimate of additional traffic generated by the new development proposal.

6.3.28 All residential units shall be insulated in accordance with the California of state insulation standards (Title 24).

6.3.29 Prior to the approval of any tract map, detailed geologic investigation reports shall be submitted to the Planning Commission to determine if geologic hazards exist. If such hazards exist, uses may be limited or conditions may be applied to mitigate the possible effects of any geologic hazards.

6.3.30 The trails shown in the land use plan shall be built, dedicated and maintained in conformance with the Specific Plan guidelines and standards.

#### 6.4 Definitions

Definitions applicable to the Rancho Fontana Specific Plan are included in the Support Documents Chapter, Section 8.6.

#### 6.5 Development Regulations

##### 6.5.1 General Provisions

##### 6.5.1.1 Building Setbacks from Streets:

The minimum setbacks outlined in subsections of this section shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

##### 6.5.1.2 Garage and Carport Placement:

Garages and carports may be set back a minimum of ten (10) feet of the ultimate right-of-way line. However, when less than a twenty (20) foot setback is utilized for front-on garages, automatic garage door openers shall be required. Where garages and carports are

The minimum site area for each dwelling shall not be less than 5,000 square feet.

6.5.2.4 Building Site Coverage:

The maximum building site coverage shall be fifty (50) percent of the net area of the site.

6.5.2.5 Building Setback.

1. Conventional Subdivision

a. Front yard: The distance from the front property line to the:

(1) Dwelling shall be not less than twenty (20) feet.

(2) Front-on garages shall be set back a minimum of twenty (20) feet from the ultimate street right-of-way, provided, however, that this minimum may be decreased to within ten (10) feet of the ultimate street right-of-way if adequate parking is otherwise provided.

b. Side yard: There shall be at least ten (10) feet between adjacent structures, five (5) feet minimum to the property line, except:

(1) Garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport dwelling unit.

c. Rear yard: The distance from the rear property line to the:

(1) Dwelling shall be 15 (fifteen) feet for Planning Areas 1, 2, 4, 5, 6, 12, 13, 14, 15, 17, 18, 21, and 22.

- (2) Garage or carport detached a minimum of six (6) feet from the dwelling unit shall be set back not less than five (5) feet.
- (3) If the depth of the lot is greater than one hundred (100) feet, the, rear yard shall be not less than 15 percent of the depth of the lot.

~~6.5.3 High Density Residential (12 DU/AC)~~

~~6.5.3.1 Permitted Uses~~

- ~~1. Low density residential of this section subject to the standards contained in Section D2 of this chapter.~~
- ~~2. Single and multiple family dwellings, attached and detached.~~
- ~~3. Schools, churches, community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking and bicycle trails and related facilities of a noncommercial nature.~~
- ~~4. Fire stations~~
- ~~5. Accessory buildings, structures and uses where related and incidental to a permitted use.~~

~~6.5.3.2 Uses Subject to a Conditional Use Permit.~~

~~—None~~

~~6.5.3.3 Building Height.~~

~~Maximum height for all Dwellings shall be two and one-half (2 1/2) stories not to exceed thirty five (35) feet. Building height shall also be limited by provisions of application building codes.~~

~~detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport to the dwelling unit.~~

~~3. Rear Yard: The distance from the rear property line to the:~~

~~a. Dwelling shall be not less than ten (10) feet, except at exterior boundaries where it shall be fifteen (15) feet.~~

~~b. Garage or carport detached a minimum of eight (8) feet from the dwelling unit shall be set back not less than five (5) feet.~~

~~c. If the depth of the lot is greater than one hundred (100) feet the rear yard shall be not less than 15 percent of the depth of the lot.~~

#### 6.5.4 Commercial

***The development of Planning Area #16 shall conform to the requirements of the C-2 (Community Commercial) regulations as contained in the Zoning & Development Code. Signage shall be per Advertising & Signs Code.***

##### 6.5.4.1 General Provisions

###### 1. Landscaping:

a. General: All improved building sites shall have a minimum landscaped coverage of twenty (20) percent. Landscaping shall consist of an effective combination of sculpturing street trees, trees, ground cover, and shrubbery, and shall be provided with an irrigation system. Dry landscape materials may be used in side and rear setback areas only. All unpaved, non work areas (excluding vacant lots) shall be landscaped.

b. Boundary Areas: Boundary landscaping is required on all interior property lines. The landscaping shall be placed along the entire length of these

- (1) Lawn and ground covers are to be trimmed or mowed regularly. All planting areas are to be kept free of weeds and debris.
- (2) All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning shall be a part of regular maintenance.
- (3) Irrigation systems shall be kept in working condition. Adjustments, replacements, repair and cleaning shall be a part of regular maintenance.
- (4) Stakes, guys, ties on trees shall be checked regularly for correct function. Ties are to be adjusted to avoid creating abrasions or girdlings on trunks or branches.

2. Signs: Signs shall be allowed subject to the provision of the:

- a. The design of identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the City in accordance with the existing sign ordinance except as noted herein.
- b. Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.
- c. Each entryway shall have not more than one ground sign on each side.
- d. All ground signs shall not be located closer than 5 feet to any property line.



6. Telephone and Electrical Service Facilities: All telephone and electrical lines of twelve (12) KV or less will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties.
7. Maintenance:
  - a. All structures will be maintained in a neat and orderly manner.
  - b. All permitted signs will be maintained in a neat and orderly manner.
  - c. In all publicly maintained areas the City shall have the right to remove any non-conforming signs.
8. Sidewalk and Pedestrian Access: If other than normal city requirements for sidewalks and pedestrian access is desired, the Planning Commission shall review and approve any such proposed deviation at the time of site plan review.

6.5.4.2 Retail Commercial

***The development of Planning Area #16 shall conform to the requirements of the C-2 (Community Commercial) regulations as contained in the Zoning & Development Code. Signage shall be per the Advertising & Signs Code.***

1. Uses Permitted:
  - a. Retail and service businesses.
  - b. Administrative and professional offices.
  - c. Institutional, financial and government facilities.
  - d. Accessory structures and uses necessary and customarily incidental to permitted uses.

zoned for residential uses. Screening shall be a minimum of six (6) feet in height and may be provided by means of fences, walls, berms, changes in elevation or plant materials.

c. Parking Areas: A minimum of ten (10) percent of the total building site shall be devoted to landscaping.

6. Off-Street Parking: The requirements of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.

7. Signs: A Master ID sign program shall be required and approved by the Planning Commission prior to the issuance of building permits for any retail commercial use.

8. Trash Collection Areas: All trash collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.

#### 6.5.5 Community Facilities

1. Uses Permitted: The following uses shall be allowed in all land use districts:

a. Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.

b. Schools and churches.

c. Fire stations.

d. Accessory buildings, structures and uses related and incidental to a permitted use.

2. Uses Permitted Subject to a Conditional Use Permit: Establishments for the care of preschool children.

**Table 30-202.A**  
**Permitted Uses in Commercial Districts**

<i>Use</i>	<i>C-1</i>	<i>✓ C-2</i>	<i>C-3</i>	<i>C-O</i>
<b>A. Retail sales.</b>				
Adult book store	—	—	—	—
Antique shop	—	P	P	—
Art supply store	—	P	P	—
Auctions	—	C	C	C
Auctions, livestock	—	—	—	—
Automobile sales agency with incidental re- pairing and sales display area	—	C	C	—
Automobile supply store (no machine shop)	—	P	P	—
Bakery goods store (employing not more than five persons with all goods sold on premises)	P	P	P	—
Bar, tavern, cocktail lounge	—	—	C	—
Bicycle shop	—	P	P	—
Book store	P	P	P	—
Building materials, retail sale of (if contained within a completely enclosed building)	—	—	P	—
Building materials with outdoor storage	—	—	P*	—
Blueprinting establishment	—	—	P	—
Boat sales	—	—	P	—
Carnivals	—	—	—	—
Caterer	—	P	P	—
Clothing store	P	P	P	—
Confectionery store	P	P	P	—
Computer store	—	P	P	—
Convenience store	—	P	P	—
Crematory	—	—	—	—
Department store	—	—	P	—
Discount store	—	P	P	—
Drugstore	P	P	P	—
Dry goods or notions store	P	P	P	—
Electrical supply store (no outdoor storage of supplies and equipment)	—	P	P	—
Feed store	—	P	P	—
Floor covering store	—	P	P	—
Florist shop	P	P	P	—
Food locker (for individual home locker rental only; no slaughtering permitted)	—	P	P	—
Furniture store	—	P*	P	—
Garden supplies store	—	P*	P	—
Garden furniture and landscape gardening supplies	—	P	P	—
Gift shop	P	—	P	—
Glass or mirror store	—	P	P	—

Use	C-1	✓ C-2	C-3	C-0
Wholesale stores and distributors in a completely enclosed building	—	—	P*	—
Variety store	P	P	P	—
Video rental store	P	P	P	—
<b>B. Business and professional offices</b>				
Administrative and professional offices involving no retail trade	—	P	P	P
Art gallery	—	P	P	P
Banks	C	P	P	P
Clinic, medical or dental	—	P	P	P
Credit unions	C	P	P	P
Government offices	—	P	P	P
Laboratory, medical or biological	—	—	P	P
Optician	P	P	P	P
Pharmacy (related and incidental to a professional building)	P	P	P	P
Pharmacy (not related to a professional building)	P	P	P	—
Radio/television studio (with transmitter)	—	—	C	—
Radio/television studio (without transmitter)	—	P	P	P
Savings and loan institutions	C	P	P	P
Studios for professional work or teaching of any form of fine art	—	P	P	P
<b>C. Service establishments</b>				
Ambulance service	—	P	P	—
Animal hospital, small animals	—	C	C	—
Animal hospital, large animals	—	—	C	—
Auditorium or meeting hall for lodges, fraternal organizations, private clubs, labor unions or similar groups	—	C	C	C
Automobile service station	—	C	C	C
Automobile and truck rental, two-ton, single unit maximum	—	—	P	—
Automobile/vehicle body and fender repair shop	—	—	C	—
Automobile/vehicle repair	—	C	C	—
Automobile wash, mechanical	—	—	P	—
Automobile, passenger van, and pick-up truck rated one-ton or less (carrying weight) rental	—	—	P	—
Barber shop or beauty parlor	P	P	P	C
Chemical substance abuse facility	C	C	C	—
Church	C	C	C	C
Cleaners and laundry(s)	—	P*	P*	—
Clothing and costume rental establishment	—	P	P	—
Community care facility	C	C	C	—
Community center	C	C	C	—

Use	C-1	✓C-2	C-3	C-O
Schools, public	P	P	P	P
Stenographic services	—	P	P	P
Swimming pool, commercial	—	P	P	—
Sign painting shop in enclosed structure	—	—	P	—
Tailor	P	P	P	—
Taxidermist	—	P	P	—
Telegraph office	—	P	P	P
Telephone answering service or exchange	—	P	P	P
Ticket agency	—	P	P	P
Tire shop	—	C	C	—
Tire recapping shop	—	—	C	—
Travel bureau	P	P	P	P
Truck repair service	—	—	—	—
Truck storage yard	—	—	—	—
Upholstery shop	—	—	P	—
Wedding chapel	—	P	P	—
<i>D. Amusement establishments</i>				
Amusement enterprise for children including pony rides (no stables), merry-go-round, and the like when incidental to a permitted use	—	P	P	—
Amusement park	—	—	C	—
Arcades—Pinball, video, and the like	—	—	C	—
Archery range	—	—	C	—
Baseball; batting range	—	—	C	—
Bowling alley	—	—	C	—
Boxing arena	—	—	C	—
Circus or other amusement enterprise of a similar type, transient in character, on areas of two or more acres	—	—	C	—
Dance hall	—	—	C	—
Game rooms	—	—	C	—
Golf, driving range, miniature, pitch and putt	—	—	C	—
Gymnasiums, health spas, or physical culture establishments	—	C	C	—
Pool hall, billiard center	—	—	C	—
Skating rink, roller or ice	—	—	C	—
Theater, drive-in	—	—	C	—
Theater, indoor	—	—	C	—
<i>E. Residential uses</i>				
Senior housing	C	C	C	C
Apartments	—	—	—	C
Condominiums	—	—	—	C
<i>F. Other uses</i>				
Antenna, transmitting	C	C	C	—
Construction trailer	P*	P*	P*	P*
Museum and art galleries	—	—	C	C



**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 Thursday 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, May 17, 2001.

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

Dated at Fontana, California, this 17th day of May

\_\_\_\_\_  
Signature

This space is for the  
County Clerk's stamp

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**SUMMARY OF PROPOSED  
ORDINANCE NO. 1348  
P.O.# 01-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

**SUMMARY OF PROPOSED  
ORDINANCE NO. 1348**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, June 5, 2001, in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1348, an Ordinance of the City of Fontana, approving Specific Plan Amendment #01-001 (Rancho Fontana Specific Plan Amendment #8), an amendment to the Rancho Fontana Plan to modify the land use in Planning #16 from Residential to Commercial.

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**  
David R. Eshleman, Mayor

Beatrice Watson  
City Clerk

**Publish: May 17, 2001  
P.O. # 01-0B003**

**FONTANA HERALD NEWS**

16920 Spring Street  
P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

RESOLUTION NO. 2001-89

CERTIFIED TRUE COPY

*Linca S. Munn*  
DEPUTY CITY CLERK, CITY OF FONTANA

A RESOLUTION APPROVING GENERAL PLAN AMENDMENT #00-001, AN AMENDMENT MODIFYING LAND USES IN THE RANCHO FONTANA SPECIFIC PLAN; GENERAL PLAN AMENDMENT #00-006, AN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF THE NEW PLANNING AREA 11 IN THE SUMMIT HEIGHTS SPECIFIC PLAN; AND GENERAL PLAN AMENDMENT #00-007, AN AMENDMENT TO THE LAND USE POLICY MAP TO CHANGE THE GENERAL PLAN FROM R-E (RESIDENTIAL ESTATES) TO R-PC (RESIDENTIAL PLANNED COMMUNITY) AND MODIFY THE LAND USE ELEMENT FOR THE COYOTE CANYON SPECIFIC PLAN

**WHEREAS**, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on October 23, 2000, June 25, 2001, and May 30, 2001 considered General Plan Amendment #00-001, General Plan Amendment #00-006, and General Plan Amendment #00-007 respectively; and

**WHEREAS**, on October 23, 2000, June 25, 2001, and May 30, 2001, the Planning Commission recommended to the City Council that General Plan Amendment #00-001, General Plan Amendment #00-006, and General Plan Amendment #00-007 be approved; and

**WHEREAS**, Notice of the City Council public hearing concerning General Plan Amendment #00-001, General Plan Amendment #00-006, and General Plan Amendment #00-007 was given pursuant to the Government Code by publication in The Herald News, a newspaper of general circulation within the City, on June 28, 2001.

**NOW THEREFORE**, be it resolved, determined, and ordered by the City Council of the City of Fontana as follows:

- Section 1. The General Plan designations for the Rancho Fontana Specific Plan shall be amended per Specific Plan Amendment #00-001 (Rancho Fontana Specific Plan Amendment #7), General Plan Amendment #00-001, and per Attachment A.
- Section 2. The General Plan designations for the Summit Heights Specific Plan shall be amended per Specific Plan Amendment #00-005 (Summit Heights Specific Plan Amendment #1), General Plan Amendment #00-006, and per Attachment B.
- Section 3. The General Plan designations for the Coyote Canyon Specific Plan shall be per Specific Plan #00-002 (Coyote Canyon Specific Plan), General Plan Amendment #00-007, and per Attachment C.
- Section 4. The General Plan, Land Use Element, Specific Plan Designations, shall be amended as follows:

The Coyote Canyon Specific Plan is primarily a residential development. The Specific Plan is located in north Fontana between Hunter's Ridge and the I-15 freeway on approximately 283 acres. Land uses include single-family residential and parks.

Section 5. The General Plan, Land Use Element, Table LU-1, shall be amended as follows:

Land Use by Acreage

Land Use Characteristic		City of Fontana	Sphere of Influence	Total Area
R-PC	Planned Community/Resid.	3,430	3,430	3,430
P-UL	Utility Corridor	824	325	1,149
OS-R	Open Space-Resource	428	92	520

Section 6. This resolution shall take effect when adopted.

**APPROVED AND ADOPTED** this 17<sup>th</sup> day of July, 2001.

**READ AND APPROVED AS TO LEGAL FORM:**

/s/ Clark Alsop  
City Attorney

I, Beatrice Watson, City Clerk and Ex-Officio Clerk of the City of Fontana, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 17<sup>th</sup> day of July, 2001, by the following vote to-wit:

**AYES:** Mayor Eshleman, Council Members Gonzales, Nuaimi, Roberts, Rutherford

**NOES:** None

**ABSENT:** None

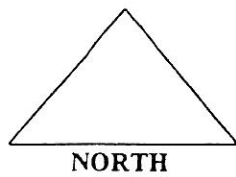
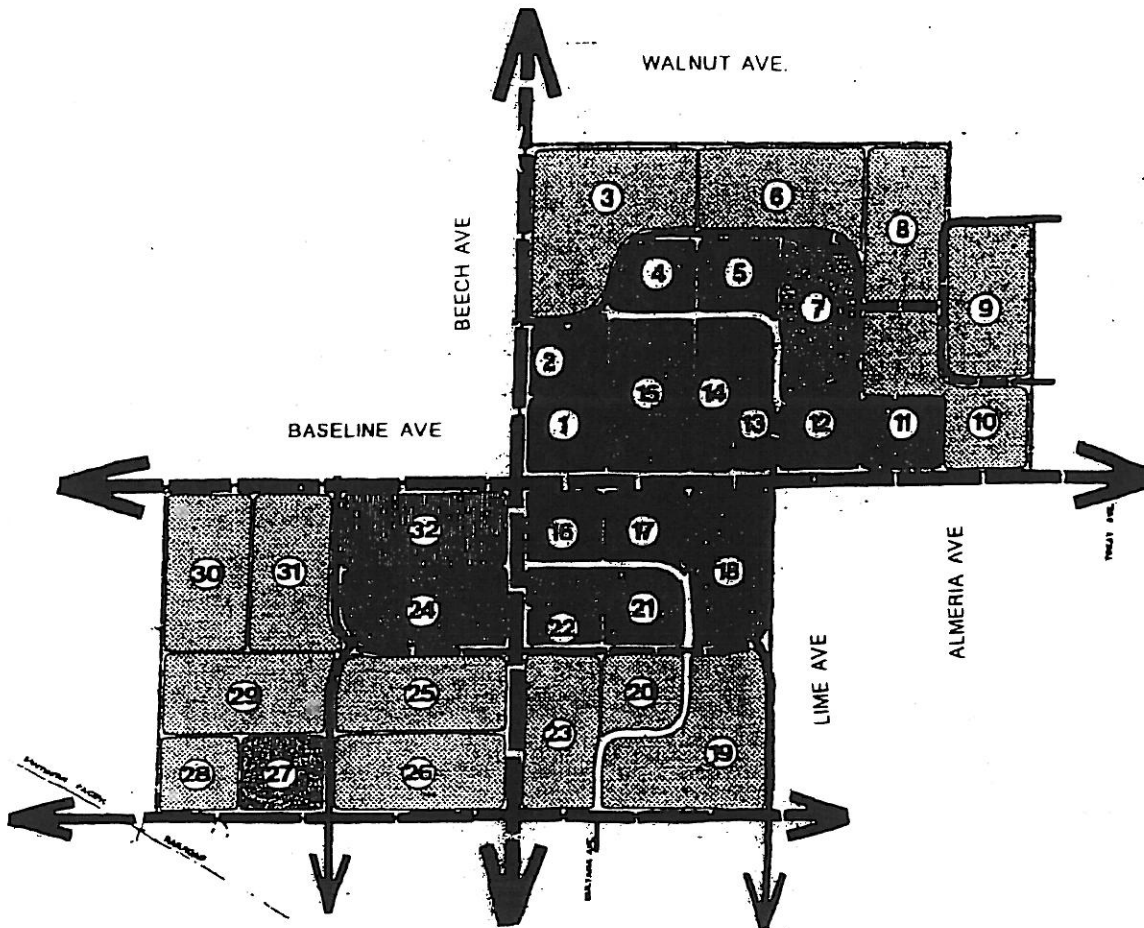
/s/ Beatrice Watson  
Clerk of the City of Fontana

/s/ David R. Eshleman  
Mayor of the City of Fontana

**ATTEST:**

/s/ Beatrice Watson  
City Clerk

CITY OF FONTANA PLANNING DIVISION

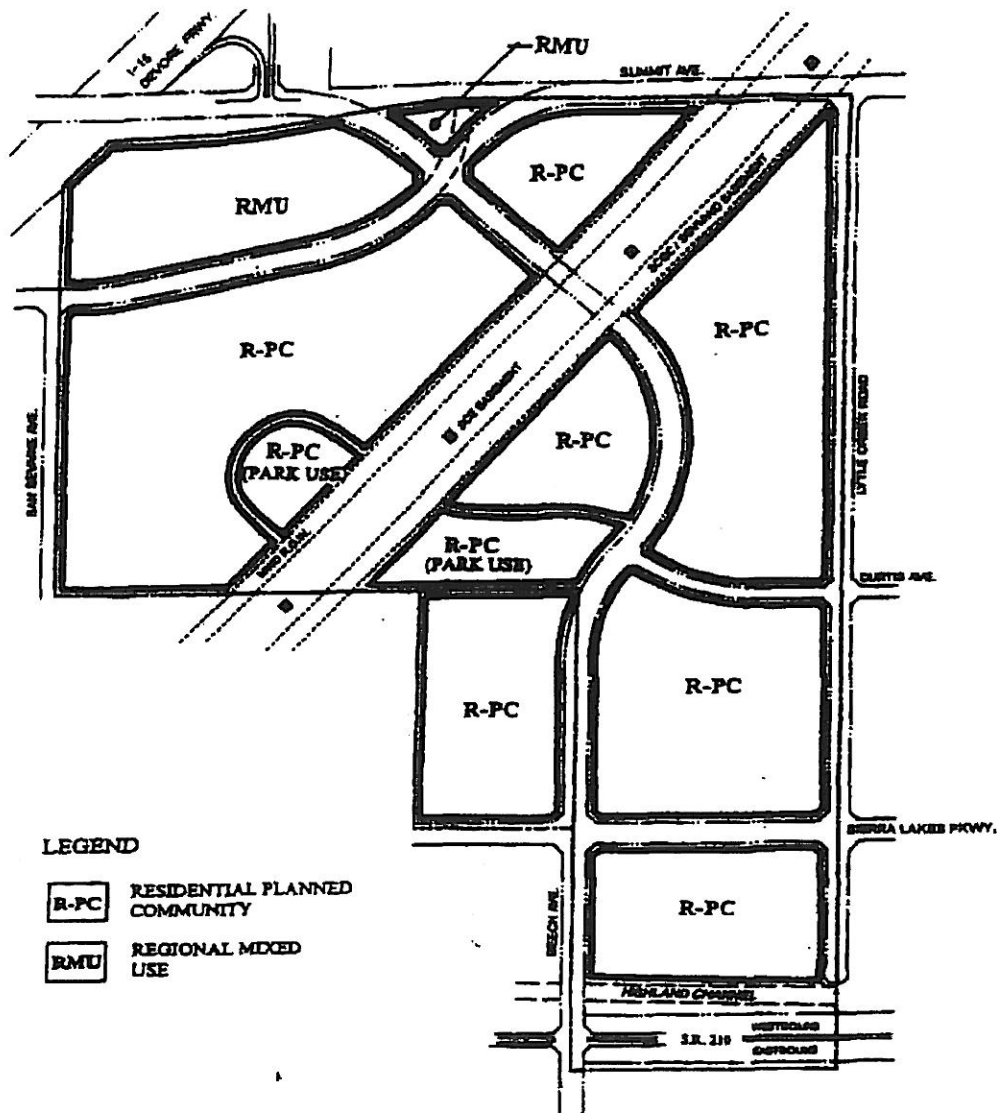


# ATTACHMENT A

(Rancho Fontana Specific Plan)

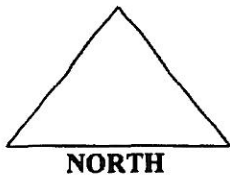
DATE: July 17, 2001

CASE: General Plan  
Amendment #00-001



LEGEND

- R-PC RESIDENTIAL PLANNED COMMUNITY
- RMU REGIONAL MIXED USE

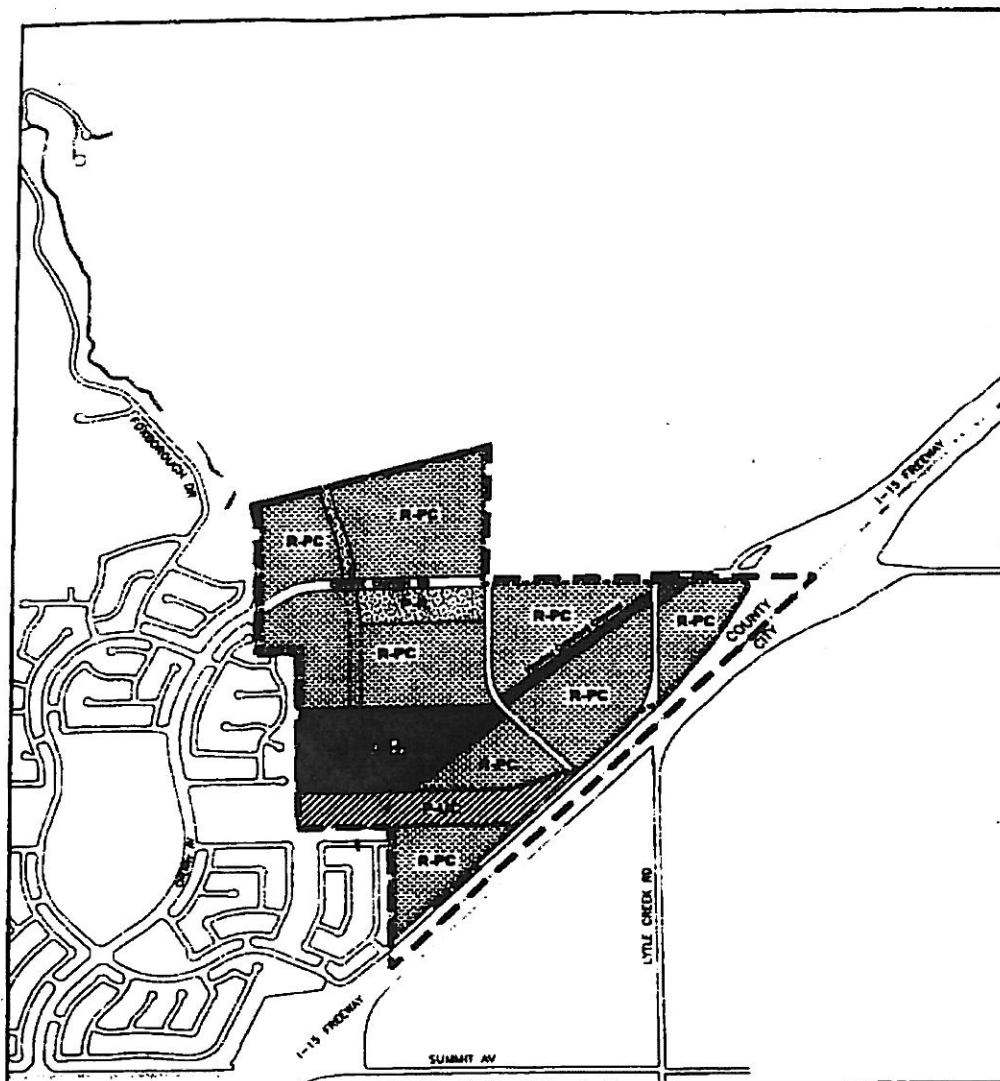


# ATTACHMENT B

(Summit Heights Specific Plan)

DATE: July 17, 2001  
CASE: General Plan  
Amendment #00-006



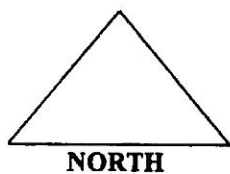


----- Proposed Project Development Site  
 --- Proposed Annexation Boundary

Public Utility Corridor  
 Residential Planned Community  
 Recreational

Open Space-Resource Area

Proposed City General Plan Designations



## ATTACHMENT C

(Coyote Canyon Specific Plan)

DATE: July 17, 2001

CASE: General Plan  
 Amendment #00-007



#12

**ORDINANCE NO. 1411**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT NO. 03-004 (RANCHO FONTANA SPECIFIC PLAN AMENDMENT NO. 8), AN AMENDMENT OF THE RANCHO FONTANA SPECIFIC PLAN TO INCORPORATE APPROXIMATELY TEN ACRES OF PROPERTY (APNS 0228-131-08 AND 09); ESTABLISH A MINIMUM SQUARE FOOTAGE OF 1,765 FOR SINGLE-FAMILY HOMES WITHIN THE LOW DENSITY RESIDENTIAL LAND USE DESIGNATION; ESTABLISH MINIMUM STANDARDS FOR PATIO COVERS AND SIMILAR ACCESSORY STRUCTURES THROUGHOUT THE RANCHO FONTANA SPECIFIC PLAN.**

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

**Section 1.** After the publication of notice as required by law, the Planning Commission and City Council of the City of Fontana, California conducted public hearings on Specific Plan Amendment No. 03-004 (APNs. 0228-131-08 and 09).

**Section 2.** Pursuant to the Local Guidelines for Implementing the California Environmental Quality Act (2003), adopt a Negative Declaration of Environmental Impact and a State of California Fish and Game Department de Minimis Impact Finding and Direct staff to file a Notice of Determination for Specific Plan Amendment No. 03-004.

**Section 3.** On May 12, 2003, the Planning Commission adopted Resolution 2003-08 forwarding a recommendation to the City Council to approve Specific Plan Amendment No. 03-004.

**Section 4.** Specific Plan Amendment No. 03-004 is consistent with the goals and policies of the City of Fontana General Plan.

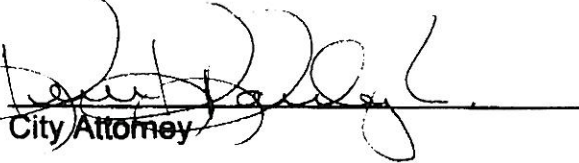
**Section 5.** Specific Plan Amendment No. 03-004, which amends the City of Fontana Land Use Zoning Map designation for parcel numbers 0228-131-08 and 09 from "R-PC" (Residential Planned Community) to Rancho Fontana Specific Plan, establishes a minimum square footage of 1,765 for single-family homes within the Low Density Residential land use designation; and establishes minimum standards for patio covers and similar accessory structures throughout the Rancho Fontana Specific Plan is hereby approved as discussed in Exhibit "A" attached hereto and incorporated herein by reference.

**Section 6.** Specific Plan Amendment No. 03-004 will not be adopted until General Plan Amendment No. 03-004 is adopted by the City Council.

**Section 7.** 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 Herald News, a local newspaper of the general circulation, published and circulation in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

**APPROVED AND ADOPTED** this 17<sup>th</sup> day of June, 2003.

**READ AND APPROVED AS TO LEGAL FORM:**

  
City Attorney

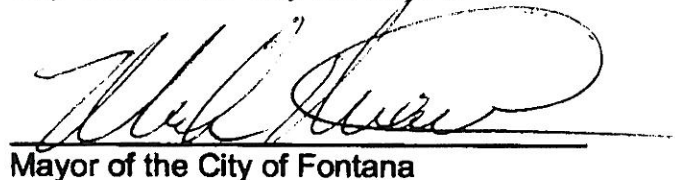
I, Beatrice Watson, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance introduced at a regular meeting of said City Council on the 3<sup>rd</sup> day of June, 2003, and was finally passed and adopted not less than five (5) days thereafter on the 17<sup>th</sup> day of June, 2003 by the following vote to wit:

**AYES:** Mayor Nuaimi, Council Members Gonzales, Roberts, Rutherford, Warren

**NOES:** None

**ABSENT:** None

  
City Clerk of the City of Fontana

  
Mayor of the City of Fontana

**ATTEST:**

  
City Clerk





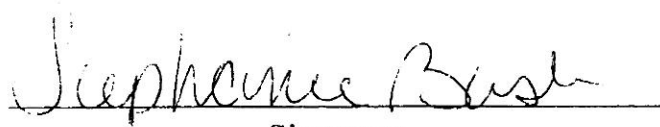
**PROOF OF PUBLICATION  
(2015.5 C.C.P.)**

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 Thursday 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, June 5, 2003,

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

Dated at Fontana, California, this 5th day of June.

  
Signature

This space is for the  
County Clerk's stamp

**SUMMARY OF PROPOSED  
ORDINANCE NO. 1411**

**P.O.# 03-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

**Publish: June 5, 2003  
P.O.# 03-0B003**

**SUMMARY OF PRO-  
POSED ORDINANCE NO.  
1411**

**NOTICE IS HEREBY  
GIVEN** that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, June 17, 2003, in the City Hall Council Chambers, 8353 Sierra Avenue, will consider adoption of Ordinance No. 1411, an Ordinance of the City of Fontana, approving Specific Plan Amendment #03-004 (Rancho Fontana Specific Plan Amendment No. 8) an amendment of the Rancho Fontana Specific Plan to modify the boundary of the Rancho Fontana Specific Plan to include approximately ten acres adjacent to Planning Area No. 8, establish minimum square footage of 1,765 for single-family homes within the Low Density Residential Land Use Designation, and establish minimum standards for patio covers and similar accessory structures throughout the Rancho Fontana Specific Plan.

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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**  
Mark N. Nuaimi, Mayor

Beatrice Watson  
City Clerk

**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 Thursday 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, June 19, 2003,

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

Dated at Fontana, California, this 19th day of June.

  
Signature

This space is for the  
County Clerk's stamp

**NOTICE OF PUBLIC HEARING  
Summary of Adopted Ordinance  
No. 1411**

**P.O.# 03-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

Mark N. Nuaimi, Mayor

Beatrice Watson  
City Clerk

**SUMMARY OF ADOPTED  
ORDINANCE NO. 1411**

Publish: June 19, 2003  
**P.O.# 03-0B003**

**NOTICE IS HEREBY  
GIVEN** that the City Council of the City of Fontana, at a regular meeting held on Tuesday, JUNE 17, 2003 in the City Hall Council Chambers, 8353 Sierra Avenue, adopted Ordinance No. 1411, an Ordinance of the City of Fontana approving Specific Plan Amendment #03-004 (Rancho Fontana Specific Plan Amendment No. 8) an amendment of the Rancho Fontana Specific Plan to modify the boundary of the Rancho Fontana Specific Plan to include approximately ten acres adjacent to Planning Area No. 8, establish minimum square footage of 1,765 for single-family homes within the Low Density Residential Land Use Designation, and establish minimum standards for patio covers and similar accessory structures throughout the Rancho Fontana Specific Plan.

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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.

AYES: Mayor Nuaimi, Council Members Gonzales, Roberts, Rutherford, Warren  
NOES: None  
ABSENT: None

**CITY COUNCIL OF THE  
CITY OF FONTANA**

**FONTANA HERALD NEWS**

16981 Foothill Boulevard, Suite N

P.O. Box 549

Fontana, California 92334

Phone (909) 822-2231

Fax (909) 355-9358

**Table 30-202.A.**  
**Permitted Uses in Commercial Districts**

<i>Use</i>	<i>C-1</i>	<i>✓ C-2</i>	<i>C-3</i>	<i>C-O</i>
<b>A. Retail sales.</b>				
Adult book store	—	—	—	—
Antique shop	—	P	P	—
Art supply store	—	P	P	—
Auctions	—	C	C	C
Auctions, livestock	—	—	—	—
Automobile sales agency with incidental re- pairing and sales display area	—	C	C	—
Automobile supply store (no machine shop)	—	P	P	—
Bakery goods store (employing not more than five persons with all goods sold on premises)	P	P	P	—
Bar, tavern, cocktail lounge	—	—	C	—
Bicycle shop	—	P	P	—
Book store	P	P	P	—
Building materials, retail sale of (if contained within a completely enclosed building)	—	—	P	—
Building materials with outdoor storage	—	—	P*	—
Blueprinting establishment	—	—	P	—
Boat sales	—	—	P	—
Carnivals	—	—	—	—
Caterer	—	P	P	—
Clothing store	P	P	P	—
Confectionery store	P	P	P	—
Computer store	—	P	P	—
Convenience store	—	P	P	—
Crematory	—	—	—	—
Department store	—	—	P	—
Discount store	—	P	P	—
Drugstore	P	P	P	—
Dry goods or notions store	P	P	P	—
Electrical supply store (no outdoor storage of supplies and equipment)	—	P	P	—
Feed store	—	P	P	—
Floor covering store	—	P	P	—
Florist shop	P	P	P	—
Food locker (for individual home locker rental only; no slaughtering permitted)	—	P	P	—
Furniture store	—	P*	P	—
Garden supplies store	—	P*	P	—
Garden furniture and landscape gardening supplies	—	P	P	—
Gift shop	P	—	P	—
Glass or mirror store	—	P	P	—



## FONTANA CITY CODE

Use	C-1	✓ C-2	C-3	C-0
Grocery, fruit, vegetable, meat, fish, poultry, or delicatessen store, including the sale of alcoholic beverages as an incidental part of a permitted use	C	P*	P	—
Hardware store	P	P*	P*	—
Hobby supplies store	P	P	P	—
Home furnishing store	—	P	P	—
Household appliance store	—	P	P	—
Ice cream store	P	P	P	—
Ice storage locker (if not more than five-ton capacity)	—	P	P	—
Interior decorating shop	—	P	P	—
Jewelry store	P	P	P	—
Leather goods store	—	P	P	—
Liquor store	C	C	C	C
Newsstand	P	P	P	P
Novelties store	—	P	P*	—
Nursery, plant	—	P*	P*	—
Office equipment store	—	P	P	—
Paint and wallpaper shop	—	P	P	—
Pawn shop	—	—	P	—
Pet shop	P	P	P	—
Photographic supplies store	P	P	P	—
Plumbing supply store (no outdoor storage of supplies and equipment)	—	—	P	—
Radio, television, and small electrical appliance shop (including repair when incidental to retail sales)	P	P	P	—
Radio, television, and small electrical appliance shop (including repair when incidental to retail sales)	P	P	P	—
Restaurant and cafe, excluding those having dancing and/or floor shows. Alcoholic beverages are not permitted.	P	P	P	—
Restaurant and cafe with entertainment and/or dancing. Alcoholic beverages permitted.	—	C	C	—
Restaurant, take-out	—	P*	P*	—
Restaurant, drive-thru and take out	—	P*	P*	—
Sewing machine shop	—	P	P	—
Secondhand store	—	—	P	—
Shoe store	P	P	P	—
Sporting goods store	—	P	P	—
Stamp and coin store	P	P	P	—
Stationery store	P	P	P	—
Trailer and mobile home sales and rental	—	—	P*	—
Used vehicle lot	—	C	C	—

Use	C-1	✓ C-2	C-3	C-0
Wholesale stores and distributors in a completely enclosed building	—	—	P*	—
Variety store	P	P	P	—
Video rental store	P	P	P	—
<i>B. Business and professional offices</i>				
Administrative and professional offices involving no retail trade	—	P	P	P
Art gallery	—	P	P	P
Banks	C	P	P	P
Clinic, medical or dental	—	P	P	P
Credit unions	C	P	P	P
Government offices	—	P	P	P
Laboratory, medical or biological	—	—	P	P
Optician	P	P	P	P
Pharmacy (related and incidental to a professional building)	P	P	P	P
Pharmacy (not related to a professional building)	P	P	P	—
Radio/television studio (with transmitter)	—	—	C	—
Radio/television studio (without transmitter)	—	P	P	P
Savings and loan institutions	C	P	P	P
Studios for professional work or teaching of any form of fine art	—	P	P	P
<i>C. Service establishments</i>				
Ambulance service	—	P	P	—
Animal hospital, small animals	—	C	C	—
Animal hospital, large animals	—	—	C	—
Auditorium or meeting hall for lodges, fraternal organizations, private clubs, labor unions or similar groups	—	C	C	C
Automobile service station	—	C	C	C
Automobile and truck rental, two-ton, single unit maximum	—	—	P	—
Automobile/vehicle body and fender repair shop	—	—	C	—
Automobile/vehicle repair	—	C	C	C
Automobile wash, mechanical	—	—	P	—
Automobile, passenger van, and pick-up truck rated one-ton or less (carrying weight) rental	—	—	P	—
Barber shop or beauty parlor	P	P	P	C
Chemical substance abuse facility	C	C	C	C
Church	C	C	C	C
Cleaners and laundry(s)	—	P*	P*	—
Clothing and costume rental establishment	—	P	P	—
Community care facility	C	C	C	—
Community center	C	C	C	—

Use	C-1	✓C-2	C-3	C-0
Contractor's yard such as painting, building, plumbing, and electrical	—	—	—	—
Convalescent hospital	—	C	C	—
Day care/child care	C	C	C	C
Decorating, paperhanging and upholstery shop	—	P	P	—
Depot—Bus, railway, park-and-ride	—	C	C	C
Diaper supply service	—	P	P	—
Dressmaker or millinery shop	—	P	P	—
Equipment rental	—	—	P	—
Fortunetelling	—	C	C	—
Heavy contractor's equipment rental	—	—	C	—
Gunsmith	—	P	P	—
Hospitals	—	—	C	C
Hotel	—	—	P	—
Laundromat, self service	P	P	P	—
Laundry, retail, or clothes cleaning agency or pressing establishment	C	C	P	—
Library	C	C	C	P
Locksmith	P	P	P	—
Machine shop	—	—	C	—
Masseur or masseuse	—	—	P	—
Mini warehouse	—	—	C	—
Mortuaries	—	—	C	—
Motel	—	—	C	—
Music and vocal instruction	P	P	P	P
Nightclub	—	—	C	—
Nursing home	—	C	C	—
Photographic developing and finishing store (must include retail)	—	P	P	—
Parks	P	P	P	P
Photographer	—	P	P	P
Pick-up truck rated over one ton (carrying weight), commercial truck or van, or tractor trailer rental	—	—	C	—
Picture framing store	—	P	P	—
Post office	C	C	C	C
Printer, blueprint shop	—	—	P	—
Private schools	C	C	C	C
Public utility structures and facilities	C	C	C	C
Publishing establishments	—	—	P	—
Repair shop for household appliances	—	P	P	—
Reducing salon	—	P	P	—
Shoe repair	P	P	P	—
Schools such as business colleges, music conservatories, dancing schools, and other schools that offer training in nonindustrial professions	C	P	P	P

Use	C-1	✓C-2	C-3	C-O
Schools, public	P	P	P	P
Stenographic services	—	P	P	P
Swimming pool, commercial	—	P	P	—
Sign painting shop in enclosed structure	—	—	P	—
Tailor	P	P	P	—
Taxidermist	—	P	P	—
Telegraph office	—	P	P	P
Telephone answering service or exchange	—	P	P	P
Ticket agency	—	P	P	P
Tire shop	—	C	C	—
Tire recapping shop	—	—	C	—
Travel bureau	P	P	P	P
Truck repair service	—	—	—	—
Truck storage yard	—	—	—	—
Upholstery shop	—	—	P	—
Wedding chapel	—	P	P	—
<i>D. Amusement establishments</i>				
Amusement enterprise for children including pony rides (no stables), merry-go-round, and the like when incidental to a permitted use	—	P	P	—
Amusement park	—	—	C	—
Arcades—Pinball, video, and the like	—	—	C	—
Archery range	—	—	C	—
Baseball; batting range	—	—	C	—
Bowling alley	—	—	C	—
Boxing arena	—	—	C	—
Circus or other amusement enterprise of a similar type, transient in character, on areas of two or more acres	—	—	C	—
Dance hall	—	—	C	—
Game rooms	—	—	C	—
Golf, driving range, miniature, pitch and putt	—	—	C	—
Gymnasiums, health spas, or physical culture establishments	—	C	C	—
Pool hall, billiard center	—	—	C	—
Skating rink, roller or ice	—	—	C	—
Theater, drive-in	—	—	C	—
Theater, indoor	—	—	C	—
<i>E. Residential uses</i>				
Senior housing	C	C	C	C
Apartments	—	—	—	C
Condominiums	—	—	—	C
<i>F. Other uses</i>				
Antenna, transmitting	C	C	C	—
Construction trailer	P*	P*	P*	P*
Museum and art galleries	—	—	C	C

Use	C-1	✓ C-2	C-3	C-O
Parking lots (not related to use on same property)	—	—	P	P
Parking structures	—	—	P	P
RV park	—	—	—	—

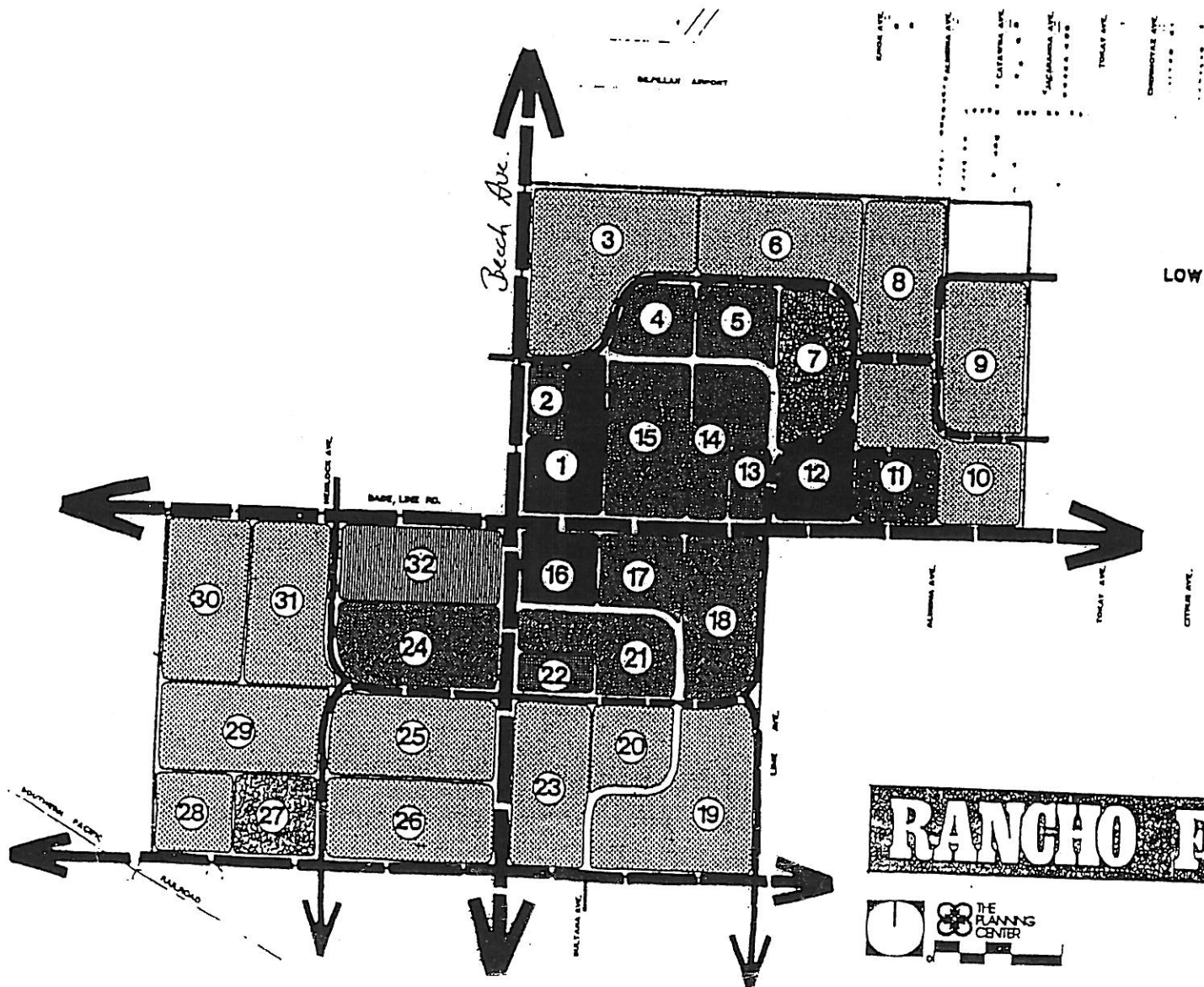
Abbreviations: P = Permitted by right, subject to Design Review by the Planning Commission or Administrative Site Plan Review by the Community Development Director

— = Not permitted

C = Conditional use permit required. Refer to article II, division 7 for procedural requirements and section 30-205 for requirements.

\* = Special use conditions apply. Refer to section 30-204.

(Ord. No. 1223, § 3, 8-5-97; Ord. No. 1248, § 20, 7-7-98; Ord. No. 1275, § 4, 2-2-99; Ord. No. 1278, § 3, 4-6-99)



# LEGEND

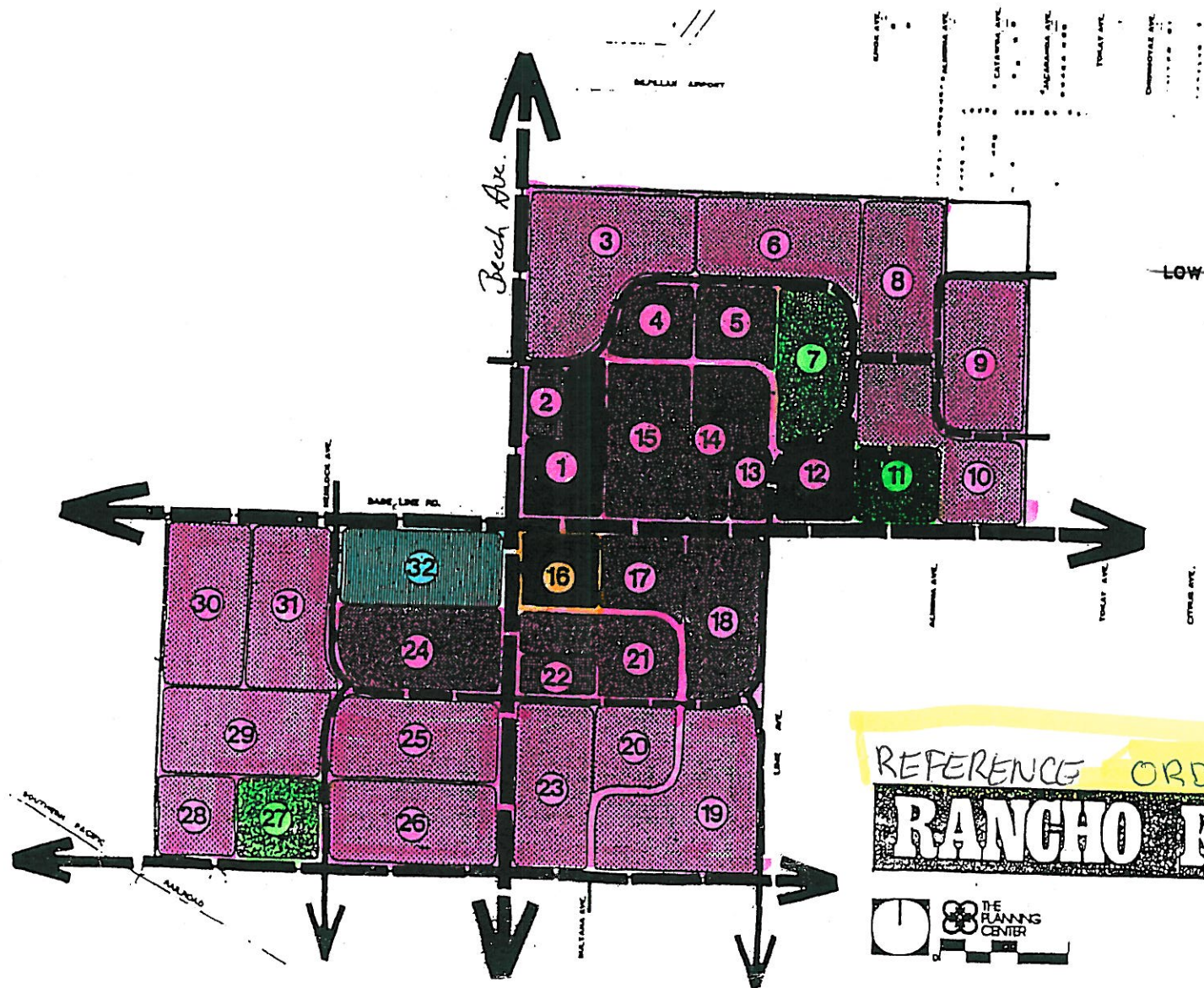
- LOW DENSITY RESIDENTIAL
- LOW MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- MIXED USE AREA
- SCHOOL / PARK
- AGRICULTURE

**RANCHO FONTANA**



LAND USE  
DEVELOPMENT PLAN





# LEGEND

- LOW DENSITY RESIDENTIAL
- LOW-MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- MIXED-USE AREA
- SCHOOL / PARK
- AGRICULTURE

REFERENCE ORDINANCE No. 1341  
**RANCHO FONTANA**

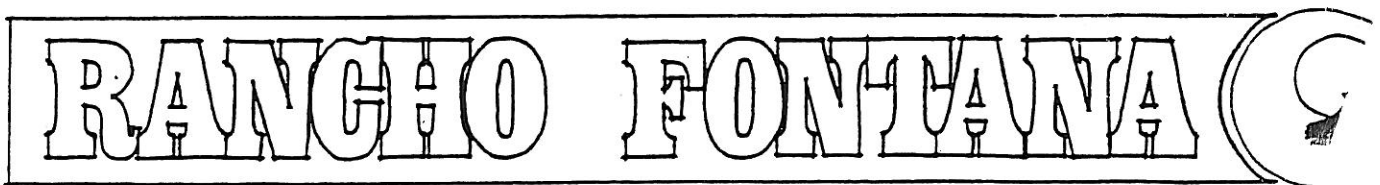


LAND USE  
 DEVELOPMENT PLAN

LAND  
 USE  
 MAP

**Specific Plan No. One  
and  
Master EIR 81-6**

**City of Fontana**



**The Planning C**

RANCHO FONTANA  
SPECIFIC PLAN NO. 1  
AND  
ENVIRONMENTAL IMPACT REPORT NO. 81-6

The City of Fontana, California

Nathan A. Simon  
**Mayor**

Dr. Charles A. Koehler  
**Mayor Pro Tem**

Donald Day  
Bill Freeman  
Dr. William Kragness  
**Councilmen**

Gilbert Tokuhara  
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Adopted December 7, 1982  
**REVISED SP NO. 1 / Amended June 2000**

RANCHO FONTANA SPECIFIC PLAN  
TABLE OF CONTENTS

<u>1.0</u>	<u>Introduction</u>	<u>Page</u>
1.1	Background .....	I-1
1.2	Purpose .....	I-1
1.3	Reason for Specific Plan .....	I-2
1.4	Authority .....	I-3
1.5	Application .....	I-3
<u>2.0</u>	<u>Project Description &amp; Setting</u>	
2.1	Type of Project .....	II-1
2.2	Location .....	II-2
2.3	Community Setting/Area Development Trends ....	II-2
<u>3.0</u>	<u>Planning Framework</u>	
3.1	Methodology .....	III-1
3.2	Issues, Constraints & Opportunities .....	III-1
3.3	Goals & Objectives .....	III-4
<u>4.0</u>	<u>The Specific Plan</u>	
4.1	Introduction .....	IV-1
4.2	Plan Concept & Design Objectives .....	IV-1
4.3	Development Plan Components .....	IV-3
4.3.1	Land Use Master Plan .....	IV-3
4.3.2	Circulation Master Plan .....	IV-10
4.3.3	Open Space & Recreation Concept .....	IV-17
4.3.4	Landscape Concept .....	IV-21
4.3.5	Water Service Concept .....	IV-27
4.3.6	Wastewater Concept Plan .....	IV-29
4.3.7	Drainage & Flood Control Concept Plan .....	IV-31
4.3.8	Community Facilities Plan .....	IV-34
4.3.9	Development Phasing .....	IV-36
<u>5.0</u>	<u>Relationship to General Plan</u>	
5.1	Land Use .....	V-2
5.2	Circulation .....	V-3
5.3	Housing .....	V-3
5.4	Services & Infrastructure .....	V-4
5.5	Community Design .....	V-4

RANCHO FONTANA SPECIFIC PLAN  
TABLE OF CONTENTS (Continued)

6.0	<u>Specific Plan Implementation</u>	<u>Page</u>
6.1	Introduction .....	VI-1
6.2	Statistical Summary .....	VI-1
6.3	General Notes .....	VI-3
6.4	Definitions .....	VI-8
6.5	Development Regulations .....	VI-8
6.5.1	General Provisions .....	VI-8
6.5.2	Low-Density Residential .....	VI-10
6.5.3	Medium Density Residential .....	VI-13
6.5.4	Commercial .....	VI-15
6.5.5	Community Facilities .....	VI-20
6.5.6	Mixed-Use .....	VI-21
7.0	<u>Master Environmental Impact Report</u>	
7.1	Introduction and Summary .....	VII-1
7.2	Project Description .....	VII-10
7.3	Environmental Setting/Potential Impacts and Mitigation Measures .....	VII-12
7.3.1	Topography .....	VII-12
7.3.2	Geology .....	VII-13
7.3.3	Land Resources .....	VII-17
7.3.4	Land Use/Relevant Planning .....	VII-20
7.3.5	Noise .....	VII-26
7.3.6	Cultural/Scientific Resource .....	VII-30
7.3.7	Biological Resources .....	VII-34
7.3.8	Hydrology/Flood Control .....	VII-37
7.3.9	Climate and Air Quality .....	VII-43
7.3.10	Traffic Circulation .....	VII-52
7.3.11	Scenic Resources .....	VII-57
7.3.12	Population/Socio-Economic Characteristics .....	VII-58
7.3.13	Energy Consumption/Conservation .....	VII-62
7.3.14	Community Services .....	VII-65
	Solid Waste Collection .....	VII-65
	Fire Protection .....	VII-67
	Police Protection .....	VII-69
	Library Services .....	VII-72
	Parks/Recreation/Open Space .....	VII-74
	Health and Emergency Services .....	VII-77
	School Facilities .....	VII-79

RANCHO FONTANA SPECIFIC PLAN  
TABLE OF CONTENTS (Continued)

<u>Master Environmental Impact Report (Cont.)</u>	<u>Page</u>
7.3.15 Public Utilities .....	VII-87
Water Facilities .....	VII-87
Sewer Facilities .....	VII-92
Telephone Services .....	VII-95
Electricity .....	VII-96
Natural Gas .....	VII-97
7.4 Unavoidable Adverse Impacts .....	VII-98
7.5 Alternative .....	VII-100
7.6 Relationship Between Short-Term Use and long Term Productivity .....	VII-105
7.6 Irreversible and Irretrievable Commitment of Resources .....	VII-107
7.8 Growth Inducing Impacts .....	VII-109
8.0 <u>Support Documents</u>	
8.1 Notice of Preparation/Initial Study .....	VIII-2
8.2 Final EIR/Conditions of Approval .....	VIII-15
8.3 Legal Description .....	VIII-31
8.4 Resolution/Ordinances of Approval .....	VIII-32
8.5 Summary - Conditions of Approval .....	VIII-36
8.6 Definitions .....	VIII-42
8.7 List of Agencies & Persons Consulted .....	VIII-60
8.8 Bibliography .....	VIII-65
8.9 Technical Appendix .....	VIII-66
Appendix A Preliminary Geotechnical Investigation	
B Cultural Resource Report	
C Biological Assessment	
D Engineering Report	
E Traffic Study	
F Correspondence	



RANCHO FONTANA SPECIFIC PLAN  
LIST OF EXHIBITS

<u>Exhibit No.</u>		<u>Page</u>
1	Regional Location .....	II-1
2	Vicinity Map.....	II-2
3	Aerial Photograph.....	II-2
4	Ownership.....	II-2
5	Land Use Development Plan.....	IV-3
6	Circulation.....	IV-11
7	Road Sections .....	IV-11
8	Street Design Concept.....	IV-12
9	Landscape and Open Space Concept.....	IV-20
10	Streetscape Concept.....	IV-20
11	Conceptual Water Distribution Plan.....	IV-28
12	Conceptual Sewerage plan.....	IV-30
13	Conceptual Flood Control Plan.....	IV-32
14	General Plan Subarea Relationships.....	V-1
15	Regional Fault Map.....	VII-14
16	Maximum Credible Rock Acceleration.....	VII-16
17	Soils.....	VII-18
18	General Plan - Land Use Element.....	VII-20
19	Existing Zone.....	VII-21
20	Existing Daily Traffic Volumes.....	VII-54
21	Existing Plus Project Traffic Volumes.....	VII-54
22	Future Traffic Volumes.....	VII-57
23	Existing Parks Plan.....	VII-78
24	School District Boundaries.....	VII-82
25	Low Density Residential/Airport Expansion Alternative.....	VII-102

RANCHO FONTANA  
LIST OF TABLES

<u>Table No.</u>		<u>Page</u>
1	Statistical Summary .....	IV-4 & VI-2
2	Land Use Tabulation .....	VII-10
3	Major Faults and Seismic Parameters.....	VII-14
4	Violation of State Standards for Ozone (1979 - 1981) .....	VII-45
5	Mobile Source Emissions .....	VII-47
6	Project Related Versus County-Wide Emissions Comparison .....	VII-47
7	Natural Gas Stationary Source Emissions...	VII-48
8	Electricity Stationary Source Emissions...	VII-48
9	Intersection Capacity Utilization .....	VII-54
10	Roadway Improvement Phasing .....	VII-55
11	Population Statistics - Fontana and Census Tract 23 .....	VII-58
12	Median Prices for New Home Sales (in \$)...	VII-60
13	Projected Energy Consumption .....	VII-63
14	Cumulative Energy Consumption .....	VII-63
15	Cumulative Impacts - Police Protection....	VII-70
16	Cumulative Impacts - Parks .....	VII-75
17	Proposed Recreation/Open Space .....	VII-76
18	Projected Health Care Facility Impacts ...	VII-78
19	School Facilities - Fontana Unified School District .....	VII-79
20	Cumulative Impacts - Rancho Fontana.....	VII-83
21	Water Consumption - Rancho Fontana .....	VII-88
22	Cumulative Impacts - Water .....	VII-88
23	Wastewater Flows - Rancho Fontana .....	VII-93
24	Cumulative Impacts - Sewage .....	VII-93



## **1.0 INTRODUCTION**

### **1.1 Background**

Regional growth trends have accelerated development pressure on the City of Fontana as urbanization has moved easterly out of Los Angeles and Orange Counties. Recognizing that inadequately planned growth can result in poor land use relationships, infrastructure and service shortfalls, and the potential for unrealized community goals, the City of Fontana has recently updated its General Plan to use as the major tool for shaping and controlling this impending urbanization.

During the General Plan update process a pattern of areas with similar characteristics emerged. The land use and servicing issues inherent in these areas prompted the Plan to identify these subareas as special planning areas requiring individualized comprehensive planning programs.

One of these areas, Subarea III, comprises the northwest portion of the City and represents the bulk of Fontana's future growth potential. This area is generally outside Fontana's urban service area and accordingly is devoid of most service and utility improvements. As such, this area necessitates a planning strategy tailored, to resolve the special problems of this area.

The City has determined the use of comprehensive specific plans to be the most appropriate technique for implementing the objectives of the General Plan within this area. In fact, the General Plan update formalizes the exclusive use of specific plans within Subarea III for comprehensive, coordinated planning. The Rancho Fontana project area lies within Subarea III.

### **1.2 Purpose**

The purpose of this document is to ensure the responsible development of the Rancho Fontana property through the adoption of a development control mechanism that reflects thorough and comprehensive land use planning. The most suitable development control mechanism is the Specific Plan, which, when adopted by City legislative action, serves both a planning function and a regulatory function as well as establishing infrastructure service needs and capital improvement funding methods. The Specific Plan, as a result, becomes an implementation tool of the Fontana General Plan.

### **1.3 Reason for Specific Plan**

As stated earlier, the General Plan update has formalized the exclusive use of specific plans for development planning within the northern area of the City. The City has identified the use of specific plans as a means of implementing a sound urban strategy for the City. In fact, specific plans are an implementation tool of the General Plan. They are intended to combine features of both the General Plan and regulatory measures (zoning). They must address all mandatory elements of the General Plan and should include detailed regulations, conditions and programs to implement each of these elements.

The specific plan might be described as the bridge between the more general and policy oriented guidelines of the General Plan and detailed site planning criteria at the level of a tentative tract map.

The specific plan is as broad in scope as the General Plan but contains much more detailed proposals on the location and intensity of land uses, public and private improvements and facilities, and environmental and open space resources. Hence the linkage mentioned above between General Plan goals and policies and site specific development implementation.

One of the main advantages of the specific plan is that it can be used to tailor the policies and programs of the General Plan for a designated geographic area and to coordinate public and private efforts in the development of the area. The specific plan is a useful vehicle for rationalizing trade-offs between the location and the timing of development. The specific plan is also useful for expediting local permit processing and environmental review. Consistency with the specific plan can be made the primary criterion for permit approvals, and environmental review of individual development projects can be expedited if the specific plan includes a detailed environmental impact analysis at the time of adoption.

The City of Fontana has recognized that the specific plan clearly offers the best chance to 1) prevent premature leapfrog development, 2) assure comprehensive valid planning for Fontana's valuable vacant and reserves, 3) assure development is paced with the City's ability to serve, 4) resolve all service and use interface issues at a reasonable scale.

Additional characteristics inherent in this technique are 1) complete environmental evaluations at a comprehensive level, 2) design and capital improvement programs for infrastructure and service needs, 3) urban design and aesthetic controls tailored to each specific plan area, and 4) ability to provide incentives for a variety of housing opportunities.

#### **1.4 Authority**

The adoption of the Rancho Fontana Specific Plan by the City of Fontana is authorized by the California Government Code, Title 7, Divisional Chapter 3, Articles 8 and 9, Sections 65450 through 65507.

#### **1.5 Application**

The Rancho Fontana Specific Plan applies only to that property within the City of Fontana knew as "Rancho Fontana". The Land Use Development Plan, Exhibit 5 depicts the property which is subject to the provisions of the Rancho Fontana Specific Plan, and a legal description of the property is included in the Appendix at the conclusion of this document.



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## 2.0 Project Description & Setting

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## **2.0 PROJECT DESCRIPTION/SETTING**

### **2.1 Type of Project**

The Rancho Fontana project is an internally oriented, planned community combining mixed uses: residential, commercial, quasi-public and recreation within a project site comprising approximately 510 acres.

The residential portion of the plan proposes 2308 dwelling units, to be constructed in a variety of housing product types ranging from single family detached units to attached units, and condominium units.

The commercial portion of the plan proposes a 20 acre commercial center to serve the project residents as well as provide limited job opportunities within the Rancho Fontana area. The location of the commercial area is intended to reinforce the focal area of the plan within the collector loop street.

The quasi-public portion of the plan comprises the school sites and other community uses such as library, church, daycare, etc., which provide the basic social/cultural institutions which are a part of the urban lifestyle. With the exception of one school site, the quasi-public uses are generally located along the collector loop street, again reinforcing the central focus of the plan.

The recreational/open space portion of the plan is comprised of a park site and a trails system which will link the project area to adjacent and regional open space features. Some existing eucalyptus windrows will be incorporated into the trail system, and special road sections will provide for the integration of trails and landscaping adjacent to key road links within the plan.

A significant feature of the Rancho Fontana Specific Plan will be the planned improvement of necessary infrastructure systems to support the level of development proposed in the plan. Backbone infrastructure systems will be designed within the context of the land use plan and phasing and implementation will be considered in the plan to ensure that development and necessary services occur concurrently.

Properly integrated, the inclusion of all the above land uses in the Rancho Fontana project along with the design and improvement of supporting infrastructure systems results in a balanced community where residents can live, work, shop and recreate all in the same general area.

## **2.2 Location**

Rancho Fontana is located in the central area of the San Bernardino Valley in the northwest portion of the City of Fontana. The site is approximately 2 miles east of Interstate 15 and approximately 3 1/2 miles north of Interstate 10. Exhibit 1 provides a regional perspective of the property and Exhibit 2 shows the project vicinity.

The property encompasses approximately ~~510~~ 520 acres bounded by Walnut Street on the north, Miller Avenue on the south and equidistant between Citrus Avenue on the east and Redwood Avenue on the west. Baseline Road, a major east/west arterial presently provides access through the site with an interchange connection to Interstate 15.

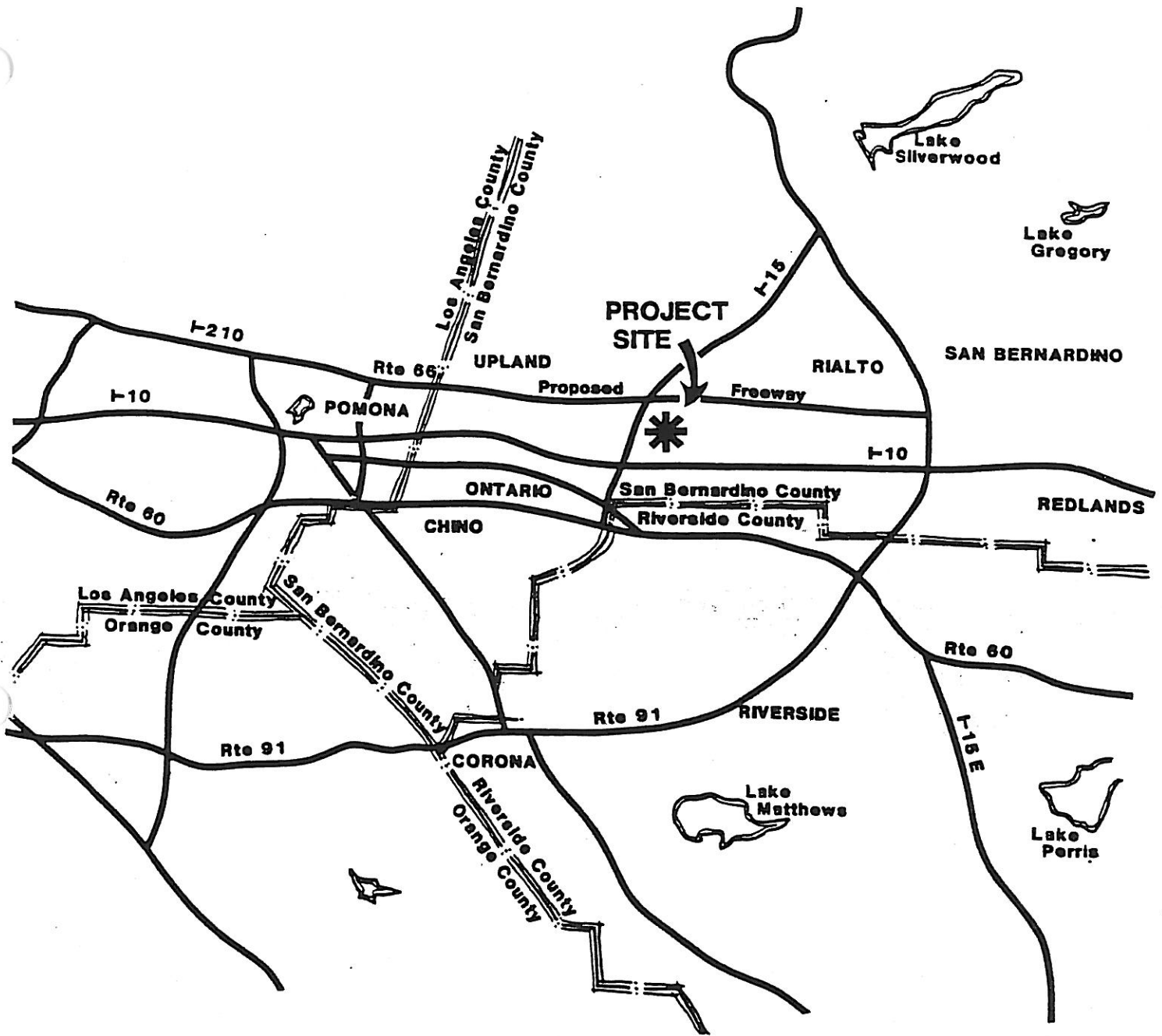
## **2.3 Community Setting/Area Development Trends**

The Rancho Fontana project is situated in the City of Fontana. The community of Fontana has developed in response to two major factors: the regional transportation systems represented by east/west freeway and rail routes, and the industrial development initiated by the construction of the Kaiser Steel Plant. Urban land uses provide housing and support needs for the working class homeowner. Much of the City is still undeveloped and the three basic land uses within the City are residential uses (19%), industrial uses (10%) and undeveloped land (56%).

As the greater Los Angeles metropolitan area has continued to grow in population and commercial/industrial development, the trend of development has moved easterly out of Los Angeles and Orange Counties into San Bernardino and Riverside Counties. This growth has tended to follow the major freeway corridors, placing Fontana directly in the path of this development trend. Increasing pressure to convert undeveloped lands in the San Bernardino Valley area into housing for this expanding population has created similar pressures in the adjacent communities of Rancho Cucamonga, San Bernardino, Ontario, Corona and Riverside.

Development within Fontana has largely focused along Sierra Avenue with primarily commercial and residential uses oriented to the north/south Sierra corridor. In addition to the traditional residential forms of development along Sierra Avenue, South Fontana has experienced a very low density residential development pattern interspersed with agricultural uses. It provides a rural atmosphere with a mixture of uses on larger parcels.

The northern area of Fontana, in which Rancho Fontana lies, is largely undeveloped and represents logical growth area for this

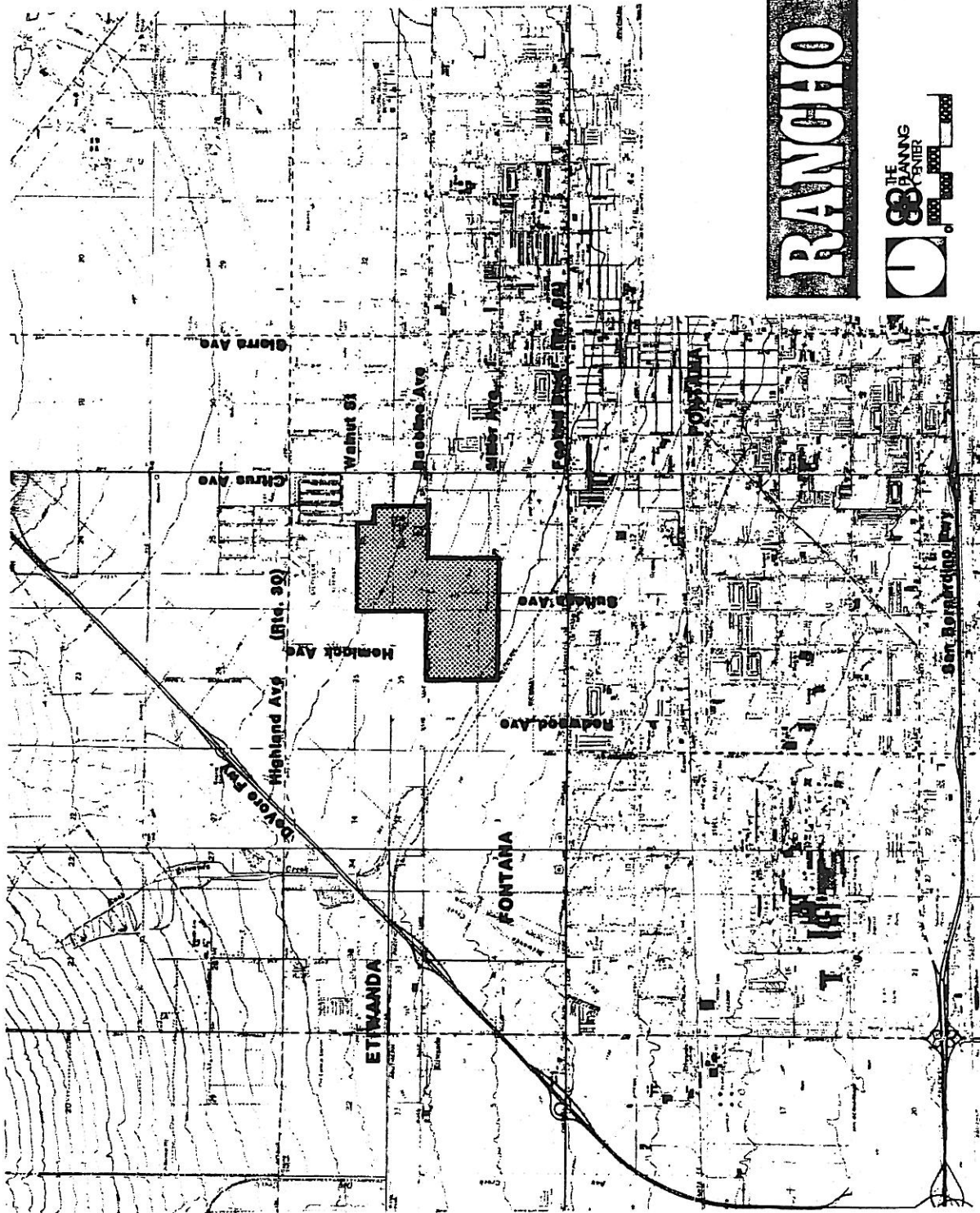


# RANCHO FONTANA



THE  
PLANNING  
CENTER

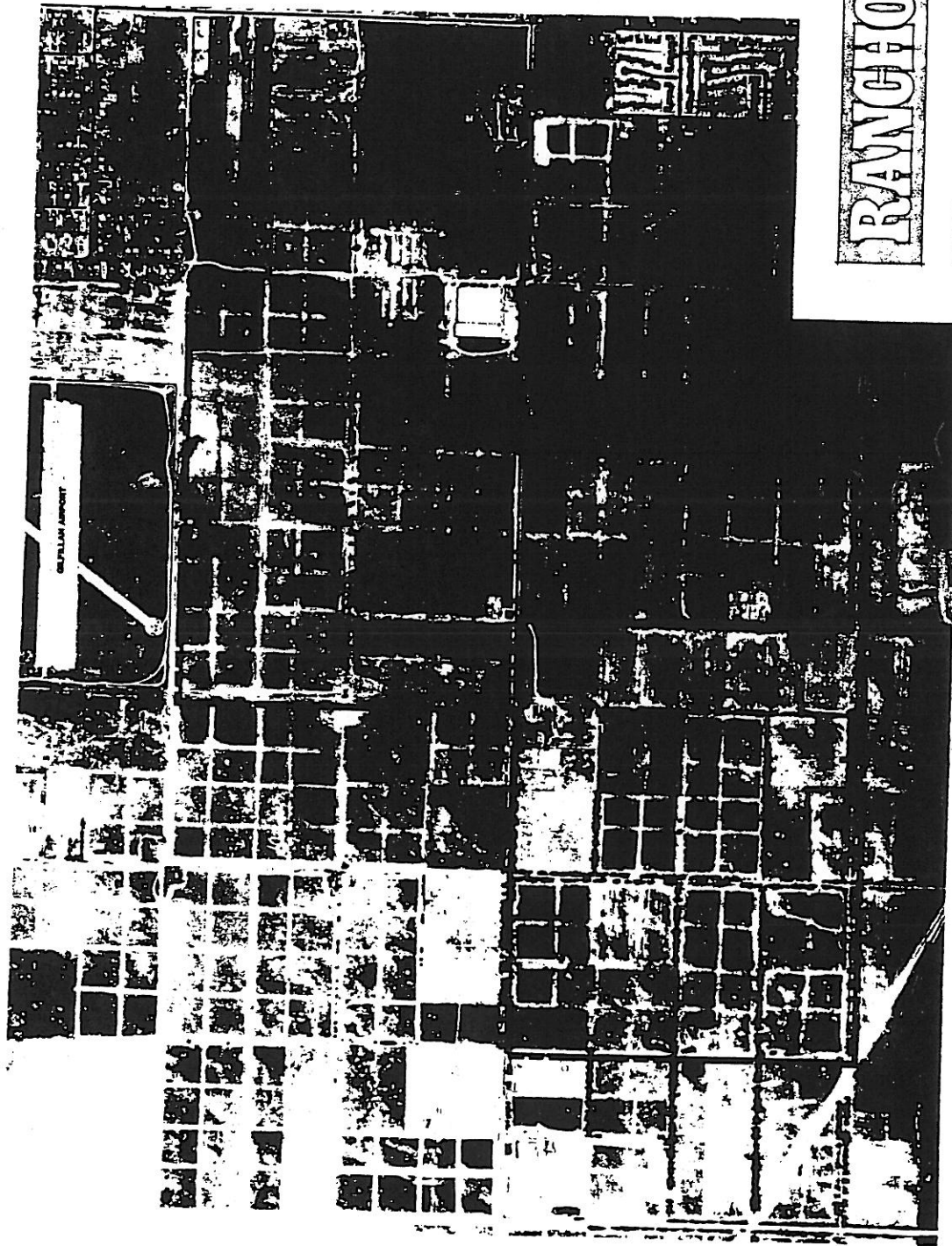
## REGIONAL LOCATION



# RANCHO FONTANA

VICINITY MAP





**RANCHO FONTANA**

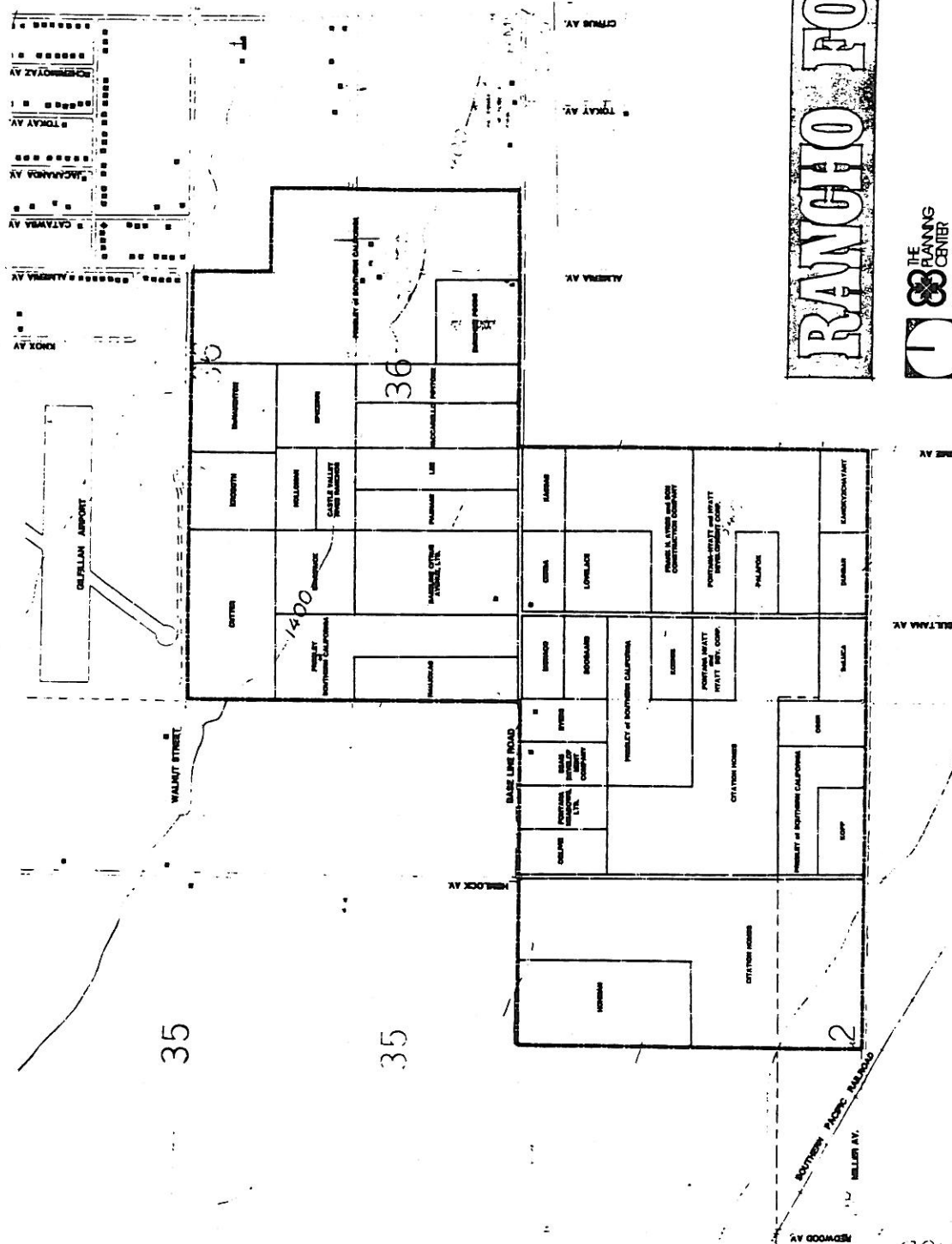
**AERIAL PHOTOGRAPH**



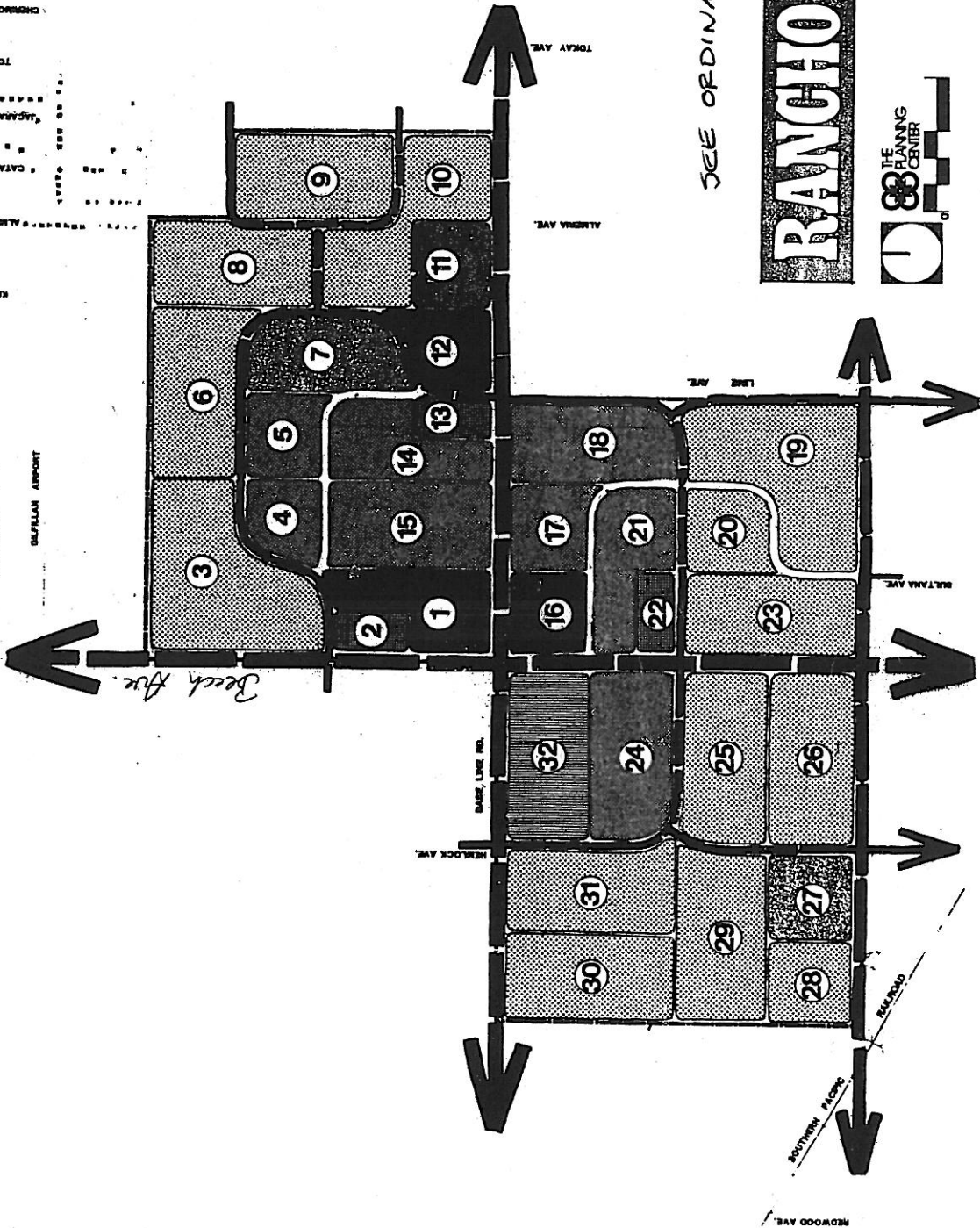


# OWNERST

# BRANCIO FONTANA



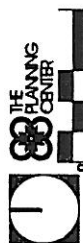
KNOX AVE.  
 ALHAMBRA AVE.  
 CAYWABA AVE.  
 JAGRAMADA AVE.  
 TOKAY AVE.  
 CHERRYVALE AVE.



**LEGEND**

- LOW DENSITY RESIDENTIAL
- LOW MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- MIXED USE AREA
- SCHOOL / PARK
- AGRICULTURE

1341  
 SEE ORDINANCES 1348



**LAND USE**  
**DEVELOPMENT PLAN**

eastward trend. The corner section of Interstate 15 through this northwest Fontana area has given even greater impetus to this development pressure providing relatively easy access to the San Bernardino Freeway (I-10) and the Pomona Freeway (SR-60) and eventual connection south to the Riverside Freeway (SR-91) and beyond to San Diego.

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### 3.0 Planning Framework

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### **3.0 PLANNING FRAMEWORK**

#### **3.1 Methodology**

The Rancho Fontana Specific Plan methodology is divided into three basic phases of work, each phase building upon the findings of the previous phase. A reiterative review process is built into the program through which the study tasks, findings and recommendations, and products of each study phase can be closely reviewed by the City and the public and tangible decisions can be reached at the conclusion of each phase.

The Rancho Fontana Specific Plan methodology began with a clear and factual assessment of the area concerning local issues, problems and opportunities; the physical and environmental characteristics; economic development and market potentials; and basic engineering facilities requirements. This assessment, with City and community participation, provided a firm basis for formulating the Rancho Fontana Specific Plan and implementation program which is sensitive to those major areas of concern as well as to the identified goals and objectives of the study.

The second basic phase of work involved the development of alternative land use concepts for the study area. These alternatives explored the various ways that the General Plan policies and development objectives of the property owners can be interpreted or translated into more detailed land uses and development concepts. These alternatives were then evaluated to ensure that impacts, costs, and benefits associated with each alternative were clearly visible.

The final phase of work involved the refinement of a selected alternative concept through the more detailed planning of land uses, community structure elements, design controls, and infrastructure needs. The refined plan contains an implementation program to determine how the basic services necessary to support development can be provided. The purpose of this plan "refinement" is to ensure that the final plan is realistic, that it can be built and operated within the ability of responsible public agencies to serve it, and that it truly furthers the goals and policies of the community as they are expressed in the General Plan.

#### **3.2 Issues, Constraints & Opportunities**

In the early stages of the plan formulation a number of issues development constraints and opportunities were identified through meetings between the consultant, the City staff, the Planning Commission, City Council and the study area property owners. The identification of these concerns has been a factor in developing the plan and the development standards and

guidelines. In fact, if the plan is to be successful in meeting the City's objectives, it must address the local issues and constraints and capitalize on the area's advantages.

### **3.2.1 Environmental Issues**

The following environmental issues have been identified for consideration in the planning process:

- a. The potential for surface flooding and increased storm, water runoff resulting from urbanization.
- b. The potential for conflicts between existing agricultural uses. and proposed residential development.
- c. The treatment and/or loss of windrows as significant visual resources.

### **3.2.2 Development Issues:**

The following development issues have been identified for consideration in the planning process:

- a. There is a lack of sense of community or neighborhood identity in Fontana.

The City has a blue collar image that must be overcome if a greater variety of industry and commerce is going to locate there.

- c. The City lacks an urban "fabric" or community structure which makes it identifiable and provides a system of pathways, trails, recreation facilities, etc.
- d. There is an increasing demand for housing and ancillary uses in Fontana.
- e. The City needs to broaden residential opportunities at the upper end of the spectrum of home buyers market. There is a shortage of housing for the elderly.
- f. There is a conflict between the City's need to upgrade their image through higher quality housing and current market demand for affordable housing.
- g. Public services and utilities are extremely expensive and it is beyond the City's ability to provide them in newly developing areas without seriously impacting established areas.
- h. The storm drain system is inadequate to accommodate increased runoff. Plans will not be completed for regional drainage facilities until mid-1982.
- i. There is a lack of utilities and public improvements in the northwest portion of the City.



- j. All schools which would serve the study area are overcrowded.
- k. School districts do not have the ability to fund the construction of new schools.
- l. There are sewer service/capacity problems which must be solved if the Area is going to develop.
- m. There is a need for additional parks and recreational facilities throughout the City.
- n. There is a negative appearance and functional shortcomings of major arterials within the City.
- o. There is an underdeveloped circulation system in the northwest portion of the City.
- p. The future of the Foothill Freeway is in doubt.
- q. There is uncertainty on the part of the County regarding the future of Gilfillan airfield.
- r. The area of northwest Fontana is underutilized and a wasted resource.

### **3.2.3 Constraints & Opportunities**

The constraints and opportunities which have been identified within the plan area are the following:

#### Constraints

- a. Internal accessibility/circulation.
- b. Flooding potential.
- c. Lack of infrastructure and public services.
- d. Multiple property ownerships.
- e. Agriculture/urban land use interface.
- f. Lack of topographic diversity to create visual interest.

### Opportunities

- a. Lack of urban development to dictate land use patterns.
- b. Existing windrows as visual amenities.
- c. Cooperation of land owners to create integrated planning.
- d. Create high quality visual entry to the northwest portion of the City.
- e. Create a coordinated road system through parcels of multiple ownership.
- f. Create uniform high standards which will be attractive to potential developers and residents.
- g. Comprehensive planning to reduce incremental development costs and processing time.

### **3.3 Goals & Objectives.**

It is a policy of the City of Fontana to allow major urban development to occur only after a Specific Plan has been prepared and adopted for the area where the development is proposed.

Such Specific Plan shall be designed and developed to implement the goals and objectives of the adopted General Plan.

In keeping with this policy, the following planning objectives are developed. These illustrate the most relevant guidelines from the City's General Plan which apply to the Rancho Fontana Study Area. They are clustered into four logical categories: community design, housing, transportation and public facilities.

These categories allow the translation of General Plan goals, policies and objectives into a less complicated set of guidelines for the Specific Plan.

#### **3.3.1 Community Design**

It is a goal of the Specific Plan to create a sense of place through the design of the community. Community identity and efficiency should be achieved.

##### 3.3.1.1 Community Identity Objectives:

- a. To promote nucleated commercial centers at appropriate circulation intersections;
- b. Focus future commercial uses on marketing and locational standards;

- c. Control strip commercial development;
- d. Reinforce neighborhoods and urban units;
- e. Improve recreational and aesthetic qualities;
- f. Allow alternative forms of density compensation, where appropriate;
- g. Provide for commercial needs within the anticipated residential areas in northern Fontana,
- h. Provide recreational, cultural and social opportunities to meet the needs of the planned community; and,
- i. Use open spaces to create a visually pleasing environment, as well as to distinguish City and neighborhood boundaries.

#### **3.3.1.2 Community Efficiency Objectives:**

- a. Provide commercial facilities to meet the retail and service needs of the planned community and, where feasible, such facilities should be conveniently accessible by bicycle and by foot, as well as by automobile;
- b. Organize educational, cultural and recreational activities in close proximity to one another and conveniently accessible to their potential users;
- c. Coordinate residential development to encourage an integrated residential area with maximum flexibility and access to the regional circulation network;
- d. Integrate various housing types in close proximity to commercial areas;
- e. Locate school s and parks together whenever possible.

#### **3.3.1.3 Community Enhancement Objectives:**

Organize land uses to promote maximum opportunity for transit usage;

- a. Preserve windrows and other trees;
- b. Replace trees which need to be removed for urban development;
- c. Connect parks to linear open space corridors;
- d. Use open space, landscaping and urban form to strengthen identity and image.

### **3.3.2 Transportation**

It is a goal of the Specific Plan to promote an efficient transportation system which is environmentally acceptable.

#### **3.3.2.1 Efficiency Objectives:**

- a. Facilitate the movement of traffic in an east/west direction;
- b. Promote greater efficiency in transportation through logical placement of land uses and intensities;
- c. Locate basic public facilities and services in such a relationship to their user groups so as to minimize the need for supplemental transportation systems;
- d. Promote land use patterns that encourage non-motorized modes of transportation;
- e. Organize land uses to promote maximum opportunity for transit usage;
- f. Connect schools, parks and commercial areas by trails when possible;
- g. Provide adequate right-of-way and improvements for bike lanes when called for in future street dedications;
- h. Provide Pedestrian facilities that are direct and convenient: develop safe and direct Pedestrian accessibility between residential areas, schools, parks and shopping areas;
- i. Integrate the development of bicycle routes and pedestrian pathways in areas of new development. Encourage the utilization of such routes for commuting as well as recreational purposes;

#### **3.3.2.1 Environmental Objectives:**

- a. Design streets and trail systems to reduce length of trips;
- b. Establish specific programs designed to improve targeted major arterial function and appearance;
- c. Establish special treatments for corridors;
- d. Create a program establishing a theme and quality controls for major boulevards.

### **3.3.3 Housing:**

It is a goal of the Rancho Fontana Specific Plan to promote development approaches and techniques which provide a broad range of housing types and opportunities, architectural variation and a pleasant living environment.

#### **3.3.3.1 Housing Opportunity Objectives:**

- a. Provide for the housing needs of the retired population within Fontana;
- b. Develop more residential opportunities appealing to the upper spectrum of the homebuyers market;
- b. Create land use opportunities that provide the maximum amount of flexibility at implementation levels and encourage the free-market system to provide a maximum variety of housing types;
- d. Provide major incentives for a variety of housing opportunities through a complete housing mix;
- e. Provide a range of housing choices throughout the planning area that will meet the needs of all age groups, household types and income groups.

#### **3.3.3.2 Architectural Objectives:**

- a. Encourage opportunities to mix different, but compatible, residential densities and architectural styles
- b. Use innovative building techniques to increase the range of housing opportunities;

#### **3.3.3.3. Environmental Objectives:**

- a. Provide buffers between incompatible land uses;
- b. Develop specific performance standards between residential and commercial and uses
- c. Site uses to reduce potential noise impacts;
- d. Use open spaces to create a visually pleasing environment as well as to distinguish neighborhood boundaries.

### **3.3.4 Public Facilities**

It is a goal of the Specific Plan to locate basic public facilities in such a way as to make them convenient to the community, efficient and inexpensive and to promote the health, safety and welfare of the residents of the City.

#### **3.3.4.1 Convenience Objectives:**

- a. Provide for multiple uses of flood water retention areas;
- b. Connect schools, parks and local commercial areas to residential areas by a system of pathways and trails which utilize easements, excess rights-of-way etc.; and,
- c. Utilize drainage courses for multiple purposes whenever possible.

#### **3.3.4.2 Efficiency Objectives:**

- a. Plan for the timely, coordinated construction of utilities;
- b. Develop innovative solutions to current development dilemmas such as storm drainage systems;
- c. Locate schools, parks and other public facilities together whenever possible; and,
- d. Perpetuate natural drainage courses wherever possible.



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## 4.0 The Specific Plan

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## **4.0 THE SPECIFIC PLAN**

### **4.1 Introduction**

The Rancho Fontana Specific Plan consists of the Land Use and Circulation Master Plans and the community structure and infrastructure concept plans which will guide the development of the Rancho Fontana Community. The major components of the Plan are as follows:

Land Use Master Plan

Circulation Master Plan

Open Space and Recreation Concept Plan

Landscape Concept Plan

Public Facilities Concept Plans, including:

Water Plan

Sewerage Plan

Drainage Plan

Phasing Concept

The Land Use and Circulation Master Plans establish specific standards and requirements to which individual development projects within the Specific Plan area must conform.

The concept plans are intended to describe and communicate the intended program for community infrastructure development within the Specific Plan area. Unlike the master plans, these concept plans do not establish concrete standards and requirements that must be met by individual development projects, but rather provide strong guidelines that are recommended for implementation. Concept plans also differ from master plans in that variations from these concept plans do not require a public hearing or formal amendment of the Specific Plan.

The following subsections of this chapter define the overall Plan concept and design objectives as well as detailed descriptions of each major Plan component.

### **4.2 Plan Concept and Design Objectives**

The concept of the Rancho Fontana Specific Plan is to create an integrated village structure which provides the amenities of an

urban lifestyle within the context of a planned residential environment. The elements of the plan that create this integrated environment include the village collector loop street, the intensification of land uses within the village loop street, the provision of mixed residential uses, and the provision of landscape and trail features. Each of these elements contributes to the Rancho Fontana Specific Plan and together they form the community structure of the plan and provide a village identity which sets Rancho Fontana apart from surrounding development areas.

The primary objective of the Rancho Fontana Specific Plan is to implement the City's General Plan through the translation of the City's broader development controls tailored to the Rancho Fontana plan area and the larger 1200-acre specific plan area surrounding it. The goals and objectives outlined in Section III.C provides the framework for this implementation and the following additional design objectives area aimed at guiding the development of Rancho Fontana in order to create a planned mixed use community which will be harmonious with the natural environment and, at the same time, meet standards of open space, circulation, intensity of use, and community character. These design objectives are listed below:

1. To provide a community structure which offers the residents an environment featuring open space and recreational amenities, as well as the availability of educational and commercial facilities.
2. To create an aesthetically cohesive community by providing continuity in landscape treatments to tie this mixed use community together.
3. To provide a circulation system designed to accommodate both intra-community and through traffic including an internal network of bike paths and walkways which offer transportation alternatives to passenger vehicles.
4. To provide a variety of housing types to meet the needs of various household and income groups.
5. To provide necessary utilities and services for residential, commercial and agricultural uses.

In addition to these major design objectives, the Rancho Fontana Specific Plan addresses the environmental and public facilities issues and needs through basic design elements of the plan and the plan implementation strategy.

## **4.3 Development Plan**

### **Components 4.3.1 Land Use**

#### **Master Plan 4.3.1.1 Intent**

The Rancho Fontana project is a mixed-use development composed of residential, commercial, recreational/open space, and community uses within a planned community framework. The plan area of approximately ~~510~~ 520 acres is divided into 4 major land uses types: residential, commercial, public/community, and agriculture. These major land use types are further divided into planning units or "development areas" which more specifically define the development potential within each major land use type. (Refer to Exhibit 5, Land Use Development Plan.)

Table 1 provides a statistical breakdown of the proposed land uses of the plan by use category, planning unit, acreage, density, and dwelling unit yield.

The following design guidelines are provided as statements of intent, which are flexible enough to promote good design and encourage creativity. and quality development. The guidelines are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in Section 6.0.

- Avoid long linear vistas and building edges within the development envelope and along the streetscape through variations in setbacks.
- Random setbacks of buildings and landscaping should be achieved.
- The height and bulk of buildings should be appropriate to the size, shape and topography of the site and in harmony with its setting.
- A variety of site sizes should be utilized to encourage efficiency in design and to facilitate a mixture of housing product types.
- Parking areas should be designed to facilitate both vehicular and pedestrian movements.
- Parking areas should incorporate both landscaping and screening to make them visually compatible with their surroundings.
- Parking areas should provide for both resident and transient users in a clearly designated fashion.

**STATISTICAL SUMMARY (RESIDENTIAL)**

LAND USE	PLANNING	GROSS	MAXIMUM	DWELLING
DESIGNATION	UNIT	ACRES	DENSITY	UNIT YIELD
Residential Low (LD)	3	30.0	4.5	135
	6	20.5	4.5	92
	8	18.2	4.5	82
	9	20.0	4.5	90
	10	22.5	4.5	101
	19	30.5	4.5	137
	20	10.0	4.5	45
	23	20.0	4.5	90
	25	20.5	4.5	92
	26	20.0	4.5	90
	28	10.0	4.5	45
	29	20.0	4.5	90
	30	20.0	4.5	90
	31	20.0	4.5	90
Subtotal (LD)		282.2		1,269
Residential Low-Medium (LMD)				
	4	9.5	6.0	57
	5	10.0	6.0	60
	14	15.0	6.0	90
	15	20.0	6.0	120
	17	10.0	6.0	60
	18	19.2	6.0	115
		15.0 6.0 90 24	19.5	6.0
		117		
	33	10.0	6.0	50
Subtotal (LMD)		118.2		709
		128.2		759
Residential Medium (MD)	1	15.3	8.0	122
	12	10.5	8.0	84
Subtotal (MD)		25.8		206
		9.3	12.0	111
Residential High (HD)	16	9.3		111
Subtotal (HD)				
Aggregate Residential total		435.5		2,295
		455.5		2,345*

\* If residential densities are allocated to mixed use areas, the following densities and unit yields shall prevail.

Planning Unit	Maximum Density	Dwelling Unit Yield
2 13 22	8.0	40
	6.0	30
	6.0	30

Total Additional Residential (No Other Mixed Use) = 100

# DEVELOPMENT PLAN STATISTICAL SUMMARY

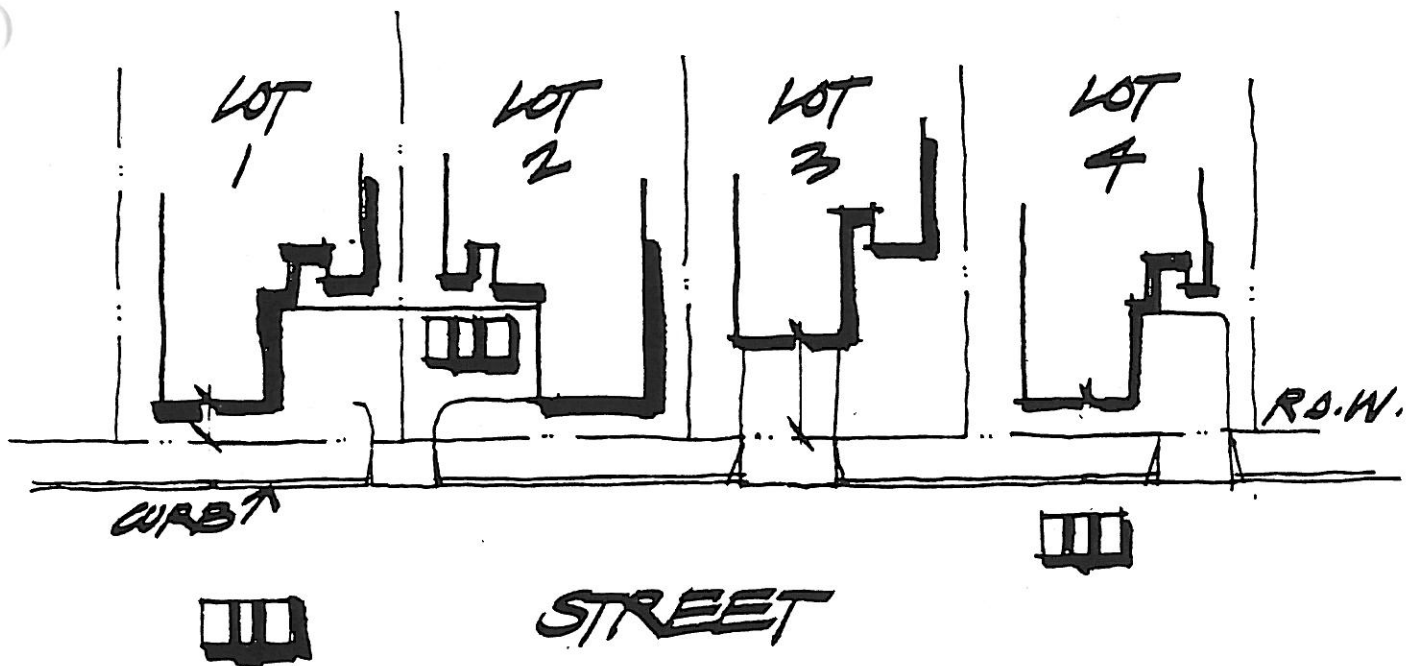
Dev. Area		Gross Acres	D.U.'S	Gross Density
1	MEDIUM DENSITY RESIDENTIAL	15.30	122	8.00
*2	MIXED USE AREA	5.00	-	-
3	LOW DENSITY RESIDENTIAL	30.00	135	4.50
4	LOW MEDIUM DENSITY RESIDENTIAL	9.50	57	6.00
5	LOW MEDIUM DENSITY RESIDENTIAL	10.00	60	6.00
6	LOW DENSITY RESIDENTIAL	20.50	92	4.50
7	SCHOOL/PARK	19.50	-	-
8	LOW DENSITY RESIDENTIAL	18.20	82	4.50
9	LOW DENSITY RESIDENTIAL	20.00	90	4.50
10	LOW DENSITY RESIDENTIAL	22.50	101	4.50
11	AGRICULTURE	10.00	-	-
12	MEDIUM DENSITY RESIDENTIAL	10.50	84	8.00
*13	MIXED USE AREA	5.00	-	-
14	LOW MEDIUM DENSITY RESIDENTIAL	15.00	90	6.00
15	LOW MEDIUM DENSITY RESIDENTIAL	20.00	120	6.00
16	HIGH DENSITY RESIDENTIAL	9.30	111	12.00
17	LOW MEDIUM DENSITY RESIDENTIAL	10.00	60	6.00
18	LOW MEDIUM DENSITY RESIDENTIAL	19.20	115	6.00
19	LOW DENSITY RESIDENTIAL	30.50	137	4.50
20	LOW DENSITY RESIDENTIAL	10.00	45	4.50
21	LOW MEDIUM DENSITY RESIDENTIAL	15.00	90	5.00
*22	MIXED USE AREA	5.00	-	-
23	LOW DENSITY RESIDENTIAL	20.00	90	4.50
24	LOW MEDIUM DENSITY RESIDENTIAL	19.50	117	6.00
25	LOW	20.50	92	4.50
26	LOW	20.00	90	4.50
27	SCHOOL/PARK	10.0 u	-	-
28	LOW DENSITY RESIDENTIAL	10.00	45	4.50
29	LOW DENSITY RESIDENTIAL	20.00	90	4.50
30	LOW DENSITY RESIDENTIAL	20.00	90	4.50
31	LOW DENSITY RESIDENTIAL	20.00	90	4.50
32	COMMERCIAL	20.00	-	-
33	LOW MEDIUM DENSITY RESIDENTIAL	10.00	50	4.50

TOTALS\*MIXED USE RESIDENTIAL      ~~510.OAC~~      ~~2295D.U.~~  
**520.OAC**      **2345D.U.**      4.5D.U./AC

DEV.AREA	LAND USE GROSS	D.U.'S	GROSS	DENSITY
2	Medium Density Residential	5.00	40	8.00
13	LOW MEDIUM DENSITY RESIDENTIAL	5.00	30	6.00
22	LOW MEDIUM DENSITY RESIDENTIAL	5.00	30	6.00

SUB-TOTAL      15.OAC      100 D.U.      7D.U./AC





1. SETBACKS DIFFER TO CREATE A STREETSCAPE OF VARIETY

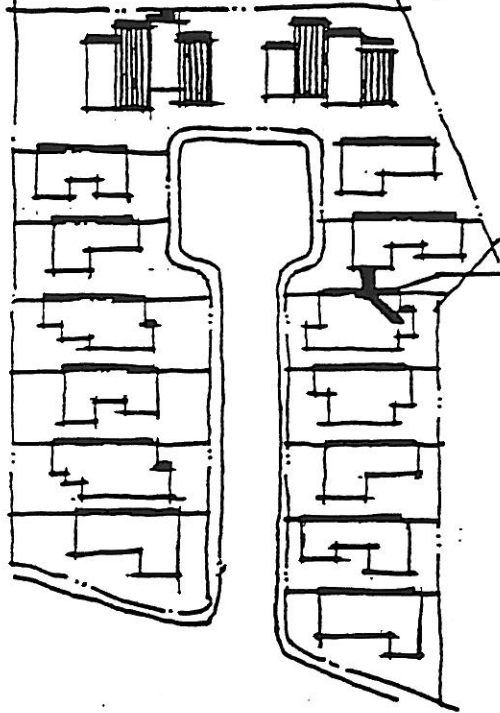
2. LOTS 1. AND 2 SHARE DRIVEWAY WITH REDUCED SETBACKS OF 5 FEET. REDUCED CURB CUTS, SIDE ELEVATION OF GARAGE RATHER THAN GARAGE DOOR

3. LOT 3 FULL 18' SETBACK NO CONFLICT WITH SIDEWALK OR STREET TRAFFIC

4. SINGLE DRIVE WITH SIDE ENTRY GARAGE

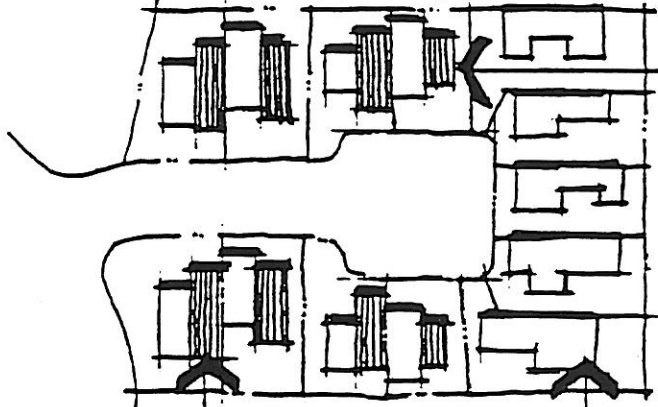
# SETBACKS

**NORTH - SOUTH STREET**



**BLANK WALL OF ZERO  
LOT LINE UNIT FACES  
NORTH, OPEN SIDE  
TOWARDS SOUTH**

**EAST - WEST STREET**

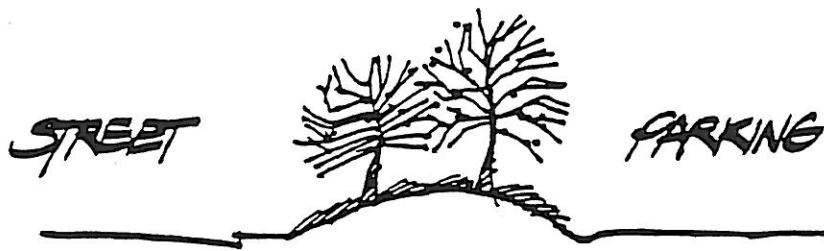


**DUPLEX UNIT WITH NORTH-  
SOUTH LOT ORIENTATION**

**ZERO LOT LINE UNIT**

**DUPLEX UNIT**

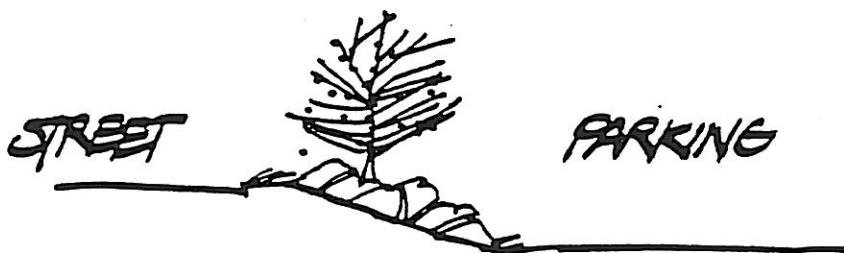
**SOLAR EFFICIENCY**



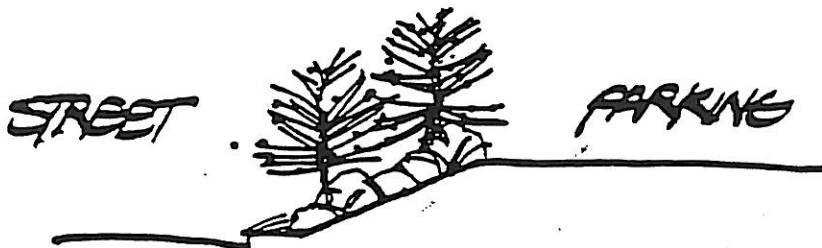
BERMS - PLANTED  
WITH TREES AND  
SHRUBS



SLOPE AND RETAINING  
WALL - TO BE USED  
WHEN SPACE WILL NOT  
ALLOW FULL BERM



DOWN SLOPE WITH  
PLANTING - SMALL  
CHANGES IN GRADE  
WILL SOFTEN PARKING



UP SLOPE WITH  
PLANTING WILL HELP  
ISOLATE PARKING

# PARKING AREA SCREENING

- Fences and walls should be utilized to visually screen and/or physically enclose outdoor storage areas, loading docks and ramps, transformers, storage tanks, and other appurtenant items of poor visual quality.
- Fences and walls should be used on the perimeter of properties to define property limits, separate use areas, and provide on-site security. Fencing, walls and other structural barriers should be designed of similar materials, colors and general style as the primary buildings on a site.
- Signs should be used for the purpose of identification and direction. The design of permitted signs should be architecturally integrated with the building design.
- Lights should not be placed to cause glare or excessive light spillage on neighboring sites.
- Materials, colors and general style should be integrated through each development site to achieve continuity of design.
- The creation of a human scale of buildings that does not seem to appear monumental or monotonous should be a design objective. The use of the following design elements will help in creating buildings properly scaled to people.
  - Breaking up building masses into smaller, staggered masses
  - Breaking up long wall surfaces and roof lines into discontinuous surfaces
  - Using random, highly textured materials on roofs and bold, random textures on wall and ground surfaces
  - Creating small enclosed or semi-enclosed courtyards -
  - Using balconies
  - Using sloping or flat roof overhangs

#### **4.3.1.2 Residential**

The residential portion of the plan proposes ~~2295~~ **2345** dwelling units, to be constructed in a variety of densities and product types. Table 1 (Land Use Summary) provides a breakdown of the assigned gross densities, acres, and dwelling unit yield for each planning unit. Residential land uses are broken down into four density categories. Each residential planning unit has an assigned density which corresponds with one of the four density

categories. This assigned density and the resultant dwelling unit yield based on these densities generates the maximum yield within each planning unit. Cumulatively, the maximum assigned densities for each planning unit yield an average of 4.5 dwelling units per acre over the entire plan area. This average yield is consistent with the General Plan designation for the project area.

The concept of the plan is to allow flexibility during plan implementation. This is provided in several ways. First, the assigned densities are maximum yields for each planning unit and may in fact be built out at lower yields depending on market conditions. Second, the plan allows for a range of residential product types in any residential planning unit, again responding to market conditions as long as the maximum assigned yield is not exceeded. Third, intensification of development may also occur in response to physical design constraints; however, the assigned density and dwelling unit yield cannot be exceeded. For example, the precise planning of Planning Unit 12 may indicate that physical constraints restrict the developable portion of the Unit to 60 percent of its gross area. The dwelling unit yield for Unit 12 must then be intensified on 60 percent of the Planning Unit area which will probably result in the utilization of a different housing product type to achieve the maximum yield than that which could be used if 100 percent of the area were developable. Thus, the plan allows flexibility during precise plan implementation while still providing a maximum plan yield for infrastructure planning purposes.

The concept of the plan in terms of residential allocation is to intensify development within the village loop area of the plan. Intensifying development within and along the village loop reinforces the area within the loop as the focal area or core of the village with the village loop street acting to tie the activity centers within this area together. The three highest density categories occur within the loop and the planning units outside the loop are almost exclusively the lowest density category.

#### **4.3.1.3 Commercial**

The commercial portion of the plan proposes a 20-acre commercial area within the central portion of the plan fronting on Baseline Road. This use area is intended to serve local resident needs as well as the larger 1200-acre area which surrounds the Rancho Fontana project area.

The location of the commercial use reinforces the intensification of development within the village loop area and the focal center of activity along the loop. Accessibility to the commercial location is enhanced within the project area by the village loop

street and accessibility within the. Larger 1200-acre area is available along Baseline and Beech.

#### **4.3.1.4 Public/Community Facilities**

The public/community portion of the plan is comprised of three use types: schools, public park, and "mixed-use" areas. The location of these public/community uses are primarily along the village loop street to ensure their accessibility within the plan area and to again reinforce the village loop and the area within it as the focal area of the plan.

Schools: Two school sites have been proposed within the Rancho Fontana community in order to ensure that the school district's future needs can be met. These sites have been identified on the development plan to best serve the future residents by providing neighborhood facilities and further promote the community concept.

Parks: In addition to the schools, two park sites have been identified which would provide residents with active public recreational facilities, primarily within the community core. The public facilities would then be supplemented by private facilities which may be proposed as development occurs.

Mixed Use: The mixed use areas are intended to be combinations of public service, community, and neighborhood service office/commercial uses located in small enclaves along the village loop street. These mixed use areas will basically function as neighborhood service centers and would include the following types of specific uses: churches, libraries, community meeting facilities, daycare centers, doctor or dentist offices, art or crafts centers, etc. The uses located in mixed use areas are not intended to compete with the 20-acre commercial use area but rather to complement it at the local/neighborhood level.

In keeping with the intent to provide flexibility within the plan, the mixed use areas have been assigned an underlying residential density which can be exercised in the event that market constraints or other reasons prevent the development of the mixed use areas in the non-residential use types described above. These residential densities and resultant maximum dwelling unit yields are indicated in Table 1.

#### **4.3.1.5 Other Uses**

The agricultural use area of the plan is limited to an existing agricultural use located on Baseline Road. This use has indicated the intent to continue operations at its present location for the foreseeable future. This use is a land



intensive operation which is, primarily conducted within, structures.

#### **4.3.1.6 Land Use Plan Implementation**

The implementation of the Land Use Master Plan is the fundamental objective of this Specific Plan. The Land Use Master Plan will be implemented through a staged program of precise plan approvals (i.e., parcel maps, subdivision maps, use permits, site plans, etc.) and the subsequent construction of individual development projects.

Implementation of the Land Use Master Plan is dependent upon the construction of streets, water, sewer, drainage, schools and other infrastructure facilities throughout the Specific Plan area. Each of the remaining master plans and concept plans in this chapter of the Specific Plan contains a specific section which addresses the requirements and program for infrastructure implementation. The Land Use Master Plan will be realized through the collective implementation of these infrastructure plans.

#### **4.3.1.7 Conditions of Approval**

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council.

- o The Specific Plan shall consist of a Specific Plan text and accompanying graphic exhibits, and an Implementation section which contains information relative to development standards, funding methods, and review and adjustments.
- o The development of the property shall be in accordance with the mandatory requirements of all City of Fontana ordinances and state laws and shall conform substantially with the approved Specific Plan as filed in the office of the Fontana City Planning Department, unless otherwise amended.
- o Additional environmental data may be required as determined by the City at such time as precise planning is initiated.
- o All changes and/or modifications to the Specific Plan approval determined by the Planning Director to be

significant shall be subject to the approval of a specific plan amendment as outlined herein.

- o All residential developments shall incorporate a homeowners association, maintenance district, or other acceptable entity for maintenance and management of common open space areas, irrigation systems, landscaped areas, signing and lighting or other responsibilities as necessary.
- o A master property owners association, landscape and open space maintenance district, or other acceptable entity shall be established for the maintenance and management of the streetscape landscaping, trail systems, and windrows, park area, and project entry point facilities, and other responsibilities as defined through the Specific Plan conditions approval.
- o Prior to recordation of any final subdivision map requiring an individual homeowners association, the applicant shall submit to the Planning Department the following documents which shall demonstrate to the satisfaction of the City that a homeowners association will be established and will operate in accordance with the intent and purpose of the Specific Plan.
  - the document to convey title
  - covenants, conditions, and restrictions to be recorded
- o The approved covenants, conditions, and restrictions to be recorded at the same time that the final subdivision maps are recorded, in a manner. Acceptable to the Director of Planning and Community Development and City Attorney.
- o The homeowners association, or similar entity, with the unqualified right to assess the owners of individual units for the reasonable maintenance and management costs, shall be established and continuously maintained. The association shall have the right to lien the property of any owners who default in the payment of their assessments.
- o Adequate buffering and screening between the existing egg ranch (parcel 11 shown on exhibit 5) and tentative tract 10800 (parcel 10) where required in accordance with the Conditions of Approval adopted for that tract.

#### **4.3.2 Circulation Master Plan**

##### **4.3.2.1 Intent**

The circulation element of the Rancho Fontana plan is intended to establish a general layout of internal circulation and design standards for roadways within the plan area, as well as support the circulation element of the General Plan. The circulation system developed for this project will provide for the efficient movement of people and goods in a variety of transit modes.

##### **4.3.2.2 Design Concept**

The circulation design concept emphasizes a system of linkages on two basic levels: internal linkages within the project area, and external linkages or linkages between the project area and other areas of the City as well as surrounding elements of the regional transportation system.

Circulation elements providing external linkages include Baseline, Beech and Miller. Each of these facilities provides accessibility through the project area with connections to the regional transportation facilities at Baseline and Interstate 15 and at Beech and the proposed Foothill Freeway to the north of the project area.

Internal accessibility is provided primarily by the village loop collector which ties all quadrants of the project area together. Additional internal access streets will feed onto and off of this loop street.

The second major element of the circulation design concept is the introduction of the appearance of curvilinear road alignments into the basic grid street pattern of the City. The Village Parkway loop street provides the primary curvilinear element within the plan through the curvilinear right-of-way alignment and through the design of improvements within the right-of-way. Improvements within the Baseline right-of-way will also support the curvilinear feeling of the plan by curving the travel lanes within the right-of-way.









The third major element of the circulation design concept is the integration of vehicular and non-vehicular circulation facilities within the plan area. This integration occurs primarily within the street rights-of-way in the form of bicycle and pedestrian walkways and trails, and is intended to enhance the internal accessibility between land use areas within the plan.

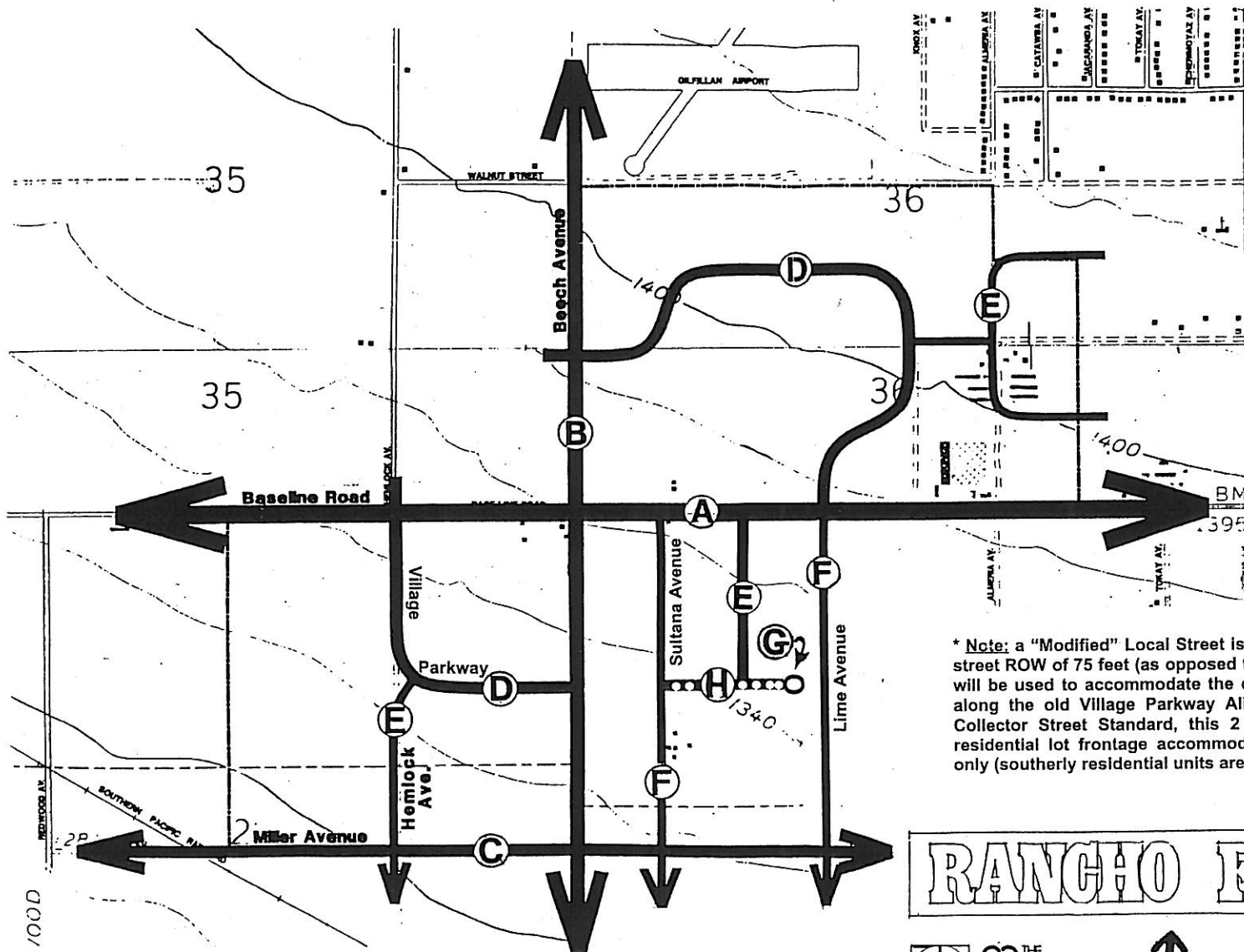
The following design guidelines are provided as statements of intent which are flexible enough to promote good design and encourage creativity and quality development. The guidelines are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in Section 6.0.

- o Street layout and design should consider the natural contours of the land, soil types, geologic conditions, drainage patterns and storm water, existing trees and natural features worth preserving.
- o The street system should consider developments adjacent to Rancho Fontana.
- o The street system should consider safety features, economy of construction, convenience and economy of use in its design.
- o Bicycle paths and pedestrian trails should be integrated with the street system and adjacent developments, where possible.
- o Special roadway designs should be used to enhance community design.
- o Circulation design should provide for a safe and adequate means of ingress and egress of vehicular and pedestrian traffic to and within the project.
- o Circulation design should provide for access of emergency vehicles necessary to serve the project area.
- o Circulation design should provide for the most economical construction and maintenance of the necessary streets within the project area consistent with the circulation objectives of the plan.
- o All public streets should be provided with a level of street lighting designed to protect the health, safety, and welfare of those working in and passing through the Specific Plan area.
- o Driveways and drives should be designed to a grade and alignment that will provide the maximum of safety and convenience for vehicular, emergency, and pedestrian use in a manner which will not interfere with drainage or public use of the sidewalks and/or street area.

PROPOSED CIRCULATION PLAN AMENDMT.  
FOR RANCHO FONTANA SP NO. 1  
DATE OF REVISION: 3/16/00

LEGEND

- (A) DIVIDED MAJOR HIGHWAY 
- (B) MAJOR HIGHWAY 
- (C) SECONDARY HIGHWAY 
- (D) VILLAGE PARKWAY 
- (E) COLLECTOR STREET 
- (F) LOCAL STREET 
- (G) CUL-de-SAC 
- (H) MODIFIED LOCAL STREET\* 



\* Note: a "Modified" Local Street is similar to a Collector Street with an enlarged street ROW of 75 feet (as opposed to the 68 feet Collector ROW). The extra ROW will be used to accommodate the continuation of an existing bike path (located along the old Village Parkway Alignment east of Beech Avenue. Unlike the Collector Street Standard, this 2 block segment will allow for single sided, residential lot frontage accommodating direct access for north side residents only (southerly residential units are built and separated by a existing wall).

RANCHO FONTANA 



CIRCULATION

- o Access control should be exercised along Baseline, Beech and the Village Parkway to ensure adequate traffic flows are maintained.

#### **4.3.2.3 Elements of Design**

The proposed circulation system contains a number of design elements which create the structure of the design concept. These elements include:

- A hierarchy of facilities
- Alignments
- Cross-sections
- Entry points
- Key intersections
- Access control

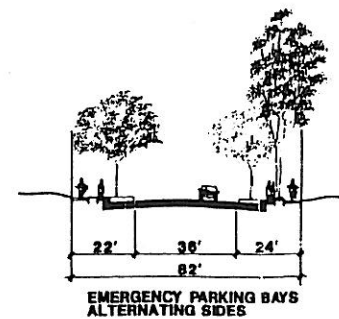
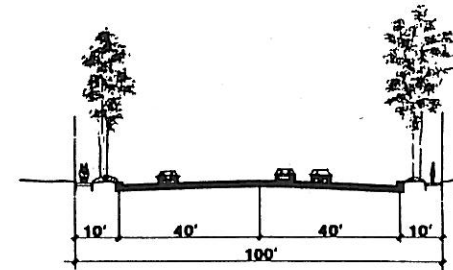
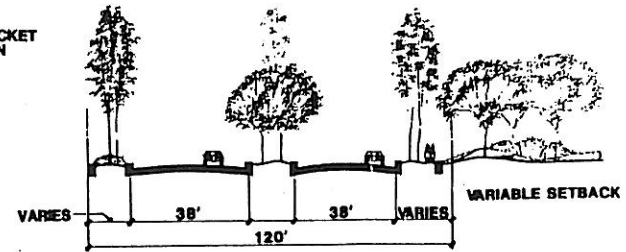
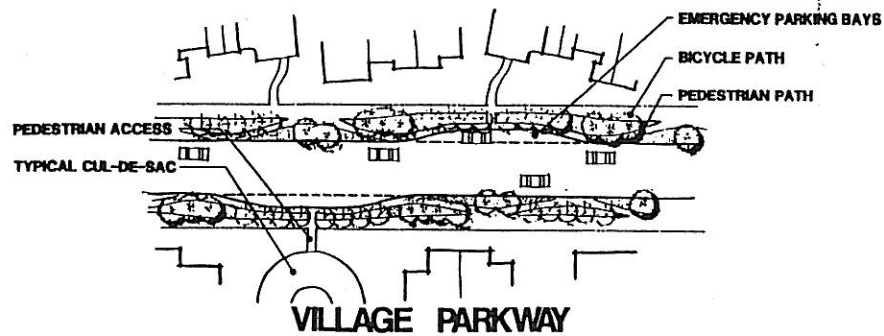
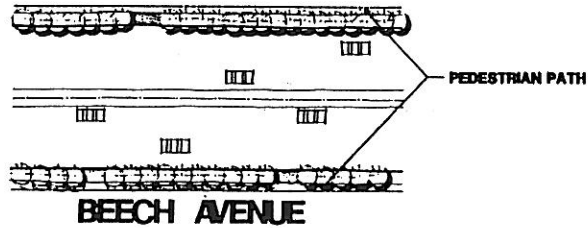
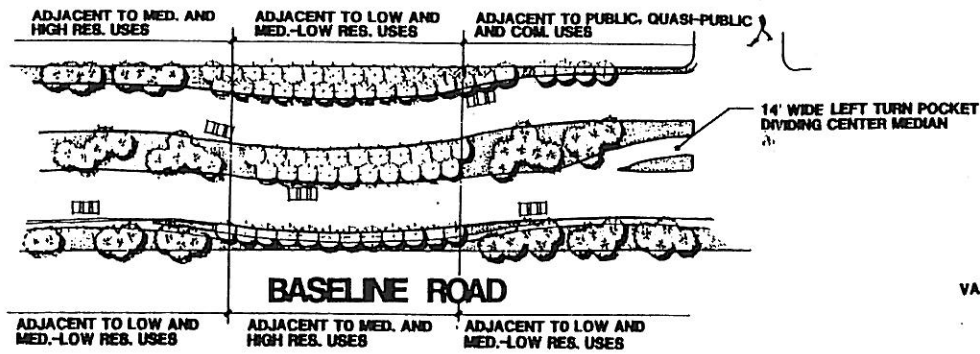
The circulation system has been developed to support the land use allocations proposed in the plan and the basic design concept of the plan; however, the design elements of the system have been influenced by the results of traffic generation and trip distribution studies conducted during development of the plan. The circulation system has been designed to accommodate traffic volumes expected to result from ultimate development of the Rancho Fontana Specific Plan as well as development within a larger area of influence encompassing the 1200-acre area surrounding the project. The proposed circulation system is shown in Exhibit 6.

The hierarchy of circulation facilities is divided into six levels which are described as follows:

Major Highways. Major highways are represented by Baseline Road, a divided major highway with a 120 foot section and Beech Avenue with a 100 foot section. Both of these facilities play a significant role in accommodating through traffic movements within the northern Fontana area.

Within the community context, both of these facilities will incorporate design standards which are intended to be used throughout the larger 1200 acre Specific Plan area. Baseline is planned to have undulating travel lanes within the 120 foot section, creating the feeling of a curvilinear road with varying depths of landscaping along it. (Refer to Exhibit 8.) Beech will have a more conventional design based on the 100 foot section but will have a widened right-of-way at signalized intersections to accommodate left turn lane control.





Street Design Concept

These facilities will set a design guideline for the larger 1200 acre area and will establish identify features for the 1200 acre community Specific Plan.

Within the project area context, these facilities will have limited access and will create a variety of parkway setbacks to ensure the privacy of residential neighborhoods as well as establishing a window for quasi-public and commercial uses. Both Baseline and Beech will provide access to the Village Parkway at the primary project entry points.

Secondary Highway. Secondary highways are represented by Miller Avenue with an 88 foot section. Miller forms the south boundary of the project area and essentially serves as a subordinate parallel route to Baseline in carrying east-west traffic flows within the 1200 acre community context.

Within the project area context, Miller will provide secondary access points for neighborhoods within the Specific Plan area. Access along this route will be restricted because of potential school and park sites adjacent to this route and bicycle and pedestrian trails will follow this alignment.

Village Parkway. The Village Parkway collector street, with an 82 foot section, forms the primary internal access linkage within the plan area. The Village Parkway loop will have a special right-of-way and cross section design which will accommodate an integrated bicycle and pedestrian trail system with enhanced landscape areas along with a two lane roadway. This roadway will introduce the major curvilinear element into the plan by right-of-way and improvement design which accentuates the feeling of undulating walkways, landscaping and low speed curves. The integration of bicycle and pedestrian paths facilitates non-vehicular modes of transportation and enhances access to the quasi-public and commercial uses adjacent to the loop street. Additional design elements of the Village Parkway include controlled access along the loop, integration of emergency parking bays and controlled pedestrian and bicycle street crossings. Refer to Exhibit 8 for Village Parkway design details.

Collector Street. Lime Avenue and Hemlock Avenue both act as collector streets with 64 foot sections. These streets provide secondary access to the Village Parkway from Miller Avenue and, thus provide additional internal access to local neighborhood areas.

Local Street. Local streets are the lowest hierarchy of vehicular facilities within the plan and are intended to serve a purely internal function of providing access to each lot or

parcel. Local streets are not shown on the proposed circulation exhibit but will be addressed in Section 6.0.

Modified Local Street (Proposed Road Section "H" April 2000). A "Modified" Local Street is similar to a Collector Street with an enlarged street ROW of 75 feet (as opposed to the 68 feet Collector ROW). The extra ROW will be used to accommodate the continuation of an existing bike path (located along the old Village Parkway Alignment east of Beech Avenue. Unlike the Collector Street Standard, this 2 block segment will allow for single sided, residential lot frontage accommodating direct access for north side residents only (southerly residential units are built and separated by a existing wall).

Trails System. The circulation system also includes two types of non-vehicular facilities: bicycle trails and pedestrian walkways. These facilities are primarily located along, the Village Parkway loop and are incorporated into the special street section design. Along with the Village Parkway travel lanes, the bicycle and pedestrian trails reinforce the importance of the loop as a primary linkage between the various land uses of the plan.

#### **4.3.2.4 Public Street Design Standards**

The following street design standards will govern the design of public streets within the Rancho Fontana planning area. Unless otherwise specified herein, the street design standards of the City, as applicable, will govern. The proposed street rights-of-way are shown on Exhibit 7, Road Sections.

<u>Facility</u>	<u>Right-of-Way</u>
Divided Major Highway	120'
Major Highway	100'
Secondary Highway	88'
Village Parkway	82'
Collector Street	64'
Modified Local Street	75'
Local Street	50'
Cul-de-Sac (under 500' in length)	46'

#### **4.3.2.5 Private Street Design Standards**

The Specific Plan proposes a modified street section for private local residential streets. The minimum private street width would vary from 28 feet to 36 feet, depending on whether on-street parking is required. Prohibition of on-street parking should be allowed only it is clearly demonstrated that off-street parking will be adequate. (See Exhibit 7A.)

#### 4.3.2.6 Circulation Plan Implementation

Traffic generation as the development of Rancho Fontana progresses will require the phased construction of road improvements within the Specific Plan area as well as off-site road improvements. The following table identifies needed improvements and timing at which they must be constructed.

<u>Roadway Improvement</u>	<u>Date Needed*</u>
Install Traffic Signal at Citrus and Baseline.	Prior to development of 102 acres in Rancho Fontana.
Install Traffic Signal at Devore Freeway Ramps and Baseline.	Prior to development of 128 acres in Rancho Fontana.
Install Traffic Signal at Lime and Baseline.	Prior to development of 128 acres in Rancho Fontana.
Construct Beech from Highland to Foothill as a two lane roadway.	In conjunction with development of Rancho Fontana.
Install Traffic Signal at Beech and Baseline.	In conjunction with development of Rancho Fontana.
Install Traffic Signal at Beech and Foothill.	In conjunction with development of Rancho Fontana.

\*Roadway improvements should occur on or before that portion of the development phase identified. Roadways internal to the Rancho Fontana project site should be improved in conjunction with development, and as is logically dictated to provide access to site development areas

Major road facilities, ie., Baseline, Beech, and the Village Parkway, both on and offsite, provide a shared benefit to the Rancho Fontana property owners as well as the surrounding northwesterly portion of the City. For this reason these major road facilities are proposed to be funded by an Assessment District. Additional road improvements will be funded by Developer Assumption of Costs as is necessary to construct access to or within individual project developments.

- o Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for the provision of adequate street facilities for this subdivision have been entered into by the City of Fontana, the Fontana Redevelopment Agency, and/or the County of San Bernardino as be necessary.
- o Major arterial access shall be provided to all development as it occurs.
- o All local and collector streets shall provide for mail boxes, fire hydrants, lights, etc., in back of the sidewalk, leaving a minimum 4' clear area from face-of-curb. This may require the creation of a public service easement abutting the public right-of-way.

### **4.3.3 Open Space And Recreation Concept**

#### **4.3.3.1 Intent**

The open space and recreation concept for the Rancho Fontana plan is oriented to urban amenities rather than large natural open space areas. The intent of this element of the plan is to establish a system of open space features, parks, recreation opportunities, and trails within the plan area. This system is an integral part of the "community structure" of the plan and provides another set of linkages between the land use areas of the plan. Most of the open space and recreation features are located along the Village Parkway to reinforce the Parkway loop as the primary linkage within the plan, and to maximize accessibility between land use areas and community/neighborhood amenities.

#### **4.3.3.2 Elements of Design**

The Landscape and Open Space Concept for Rancho Fontana is reflected in Exhibit 9. The amenities shown on this concept provide a combination of active and passive open space and recreation opportunities for residents of Rancho Fontana.

Exhibit 9 identifies a series of elements that make up the open space/recreation concept of the plan. These elements are more fully defined in the following discussion:

- Neighborhood Parks: A neighborhood park in conjunction with a school is proposed in the northeasterly portion of the plan area in Planning Unit 7. This feature would provide opportunities for active recreational use for residents of Rancho Fontana and include such things as turf areas for ball sports, formal court sports and picnicking.
- School Sites: A second elementary school site in the southwesterly portion of the plan area, will also provide park-type activities through the turf area and sport fields which are usually incorporated into the school facility and open to neighborhood residents.
- Open Space Areas: Open space areas within the plan are primarily of a linear nature along vehicular routes or existing windrows. These features form an important element of the plan structure in three ways: first they are strong visual elements in the plan that provide vertical relief to a basically flat topography, second they provide linkages between land uses and other open space/recreation features, and third they form, in some areas, an edge treatment to the



plan area and provide a project area identity upon entering or leaving Rancho Fontana.

These open spaces are primarily linear landscaped areas comprised of either existing windrows or introduced landscaping with a strong vertical tree emphasis. Areas of the plan where these features occur are where existing windrows are being retained, along Miller Avenue, along the northerly project boundary, and along Baseline and the Village Parkway loop. Baseline and the Village Parkway loop are designed with special sections incorporating enhanced landscaping that acts as both a visual and open space features as well as a space for the non-vehicular trail system.

- Community Trail System: A system of bicycle and pedestrian trails will serve to link development areas within the plan, as well as to connect the open space and recreation features of the plan. In addition, the trail system will provide linkages to the broader citywide trails and open space features outside of the plan area. This trail system provides the opportunity for non-vehicular transportation modes throughout the Rancho Fontana plan.

The trail system is generally located along the Village Parkway loop and other streets within the plan area as well as along windrows which are being preserved in the plan. In addition, a trail route along the south side of Miller Avenue will serve to provide access from the plan area to open space and school sites within the surrounding area.

- Private Recreation: Private recreation areas may be provided within many of the residential areas, particularly in the higher density developments. These facilities will be provided by the individual builders for use by residents of the respective developments in which they are included. These recreational areas essentially augment the neighborhood park and recreational facilities and are often tailored to the needs of the type of residents within the respective development.

#### **4.3.3.3 Open Space & Recreation Concept Implementation**

Responsibility for implementation of the open space and recreation concept of the plan will be shared between private project developers and the City of Fontana.

Two areas of direct project implementation responsibility have been identified. These include:

- Parks
- Trail Systems/Windrows

In addition to these common facilities, each individual development within the Specific Plan may have private recreation facilities and landscaping which must be implemented on a project by project basis.

Two basic maintenance techniques will be utilized for on-going maintenance: a landscape and open space maintenance district and individual homeowners associations. The landscape and open space maintenance district will be established to maintain facilities which are shared throughout the Plan, with the exception of public parks. These will include the streetscape landscaping, the trails system and windrows, and the entry area landscaping, signage and entry lighting. This district is established by the City, funded by property tax assessments, and managed by the City.

Individual Homeowners Associations will be established through CC&R's for the maintenance of in-tract landscaping and private recreation facilities. These Associations will be funded by individual tract resident assessment, and managed by either local residents or management firms under contract to the Associations.

A summary of the proposed recreation and open space follows.

PROPOSED RECREATION/OPEN SPACE

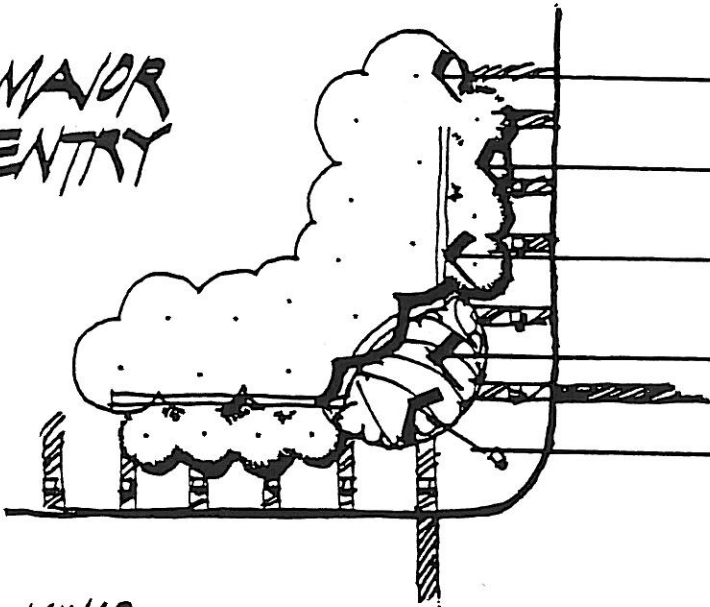
<u>FACILITY</u>	<u>PERCENT OF CREDIT POSSIBLE</u>	<u>MAXIMUM ALLOWABLE DEDICATION</u>
<u>School/Park Sites</u>		
2 School/Park sites at 29 acres total. Allow- ance of 6 AC per School)	100	17.0 acres
<u>Village Parkway</u>		
11,750 lineal feet of parkway on both sides at 25 feet/side average and 1,200 lineal feet of parkway on one side totals 14.2 acres (includes bicycle and pedestrian trails).	50	7.1 acres
<u>Windrows</u>		
13,400 lineal feet at 35 feet wide equals 10.8 acres.	50	5.4 acres

The facilities proposed above total 29.5 acres if the maximum credit possible were allowed by the Parks and Recreation Department. The remainder of the park requirement stipulated by the City (approximately 2 acres) may be made up by alternative recreational facilities and/or fees in lieu of park dedication as described in a previous section.

**4.3.3.4 Conditions of Approval**

Long-term impacts created by subsequent development will also be required to provide recreational facilities commensurate with the intensity of development as it occurs. The City will be responsible for ensuring that these facilities are adequate to meet development needs.

MAJOR  
ENTRY



MAJOR ENTRY

EUCALYPTUS GROVES

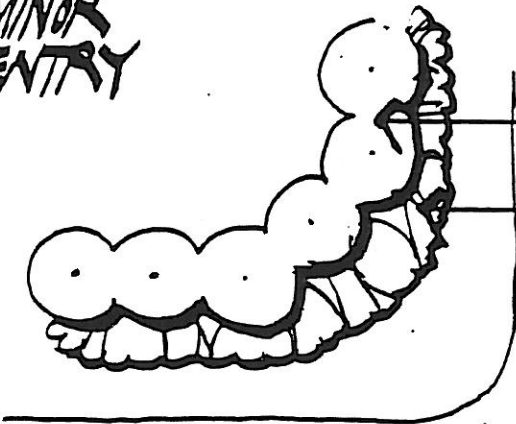
ACCENT TREES

MASONRY WALL

FLOWERING SHRUBS

ACCENT GROUNDCOVER

MINOR  
ENTRY

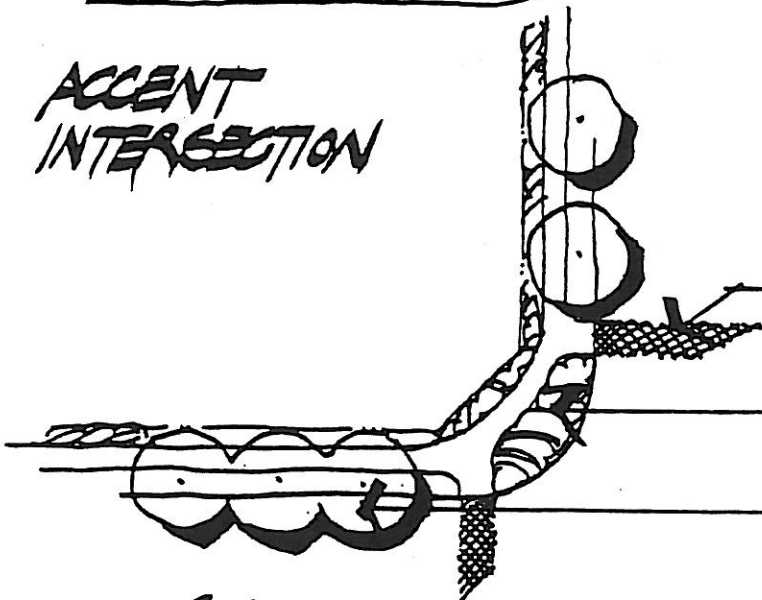


MINOR ENTRY

EUCALYPTUS ROW

ACCENT SHRUBS

ACCENT  
INTERSECTION



ACCENT  
INTERSECTION

TEXTURED PAVING

ACCENT SHRUBS

STREET TREES

CONCEPT  
ENTRIES

## PLANT LIST

### ENTRIES

#### TREES

EUCALYPTUS SPECIES  
ALBIZIA JULIBRISSIN  
LAGERSTROEMIA INDICA

#### SHRUBS

GREVILLEA NOELI  
HEBE 'CDEB'  
HEMEROCALLIS HYBRIDS

### STREETSCAPE

#### TREES

CUPANOPSIS AHACARDIODES  
EUCALYPTUS SP.  
PLATANUS ACERIFOLIA

#### SHRUBS

CARISSA GR.  
ESCALLONIA FRADESI  
LANTANA SP.

### BUFFERS

#### SHRUBS

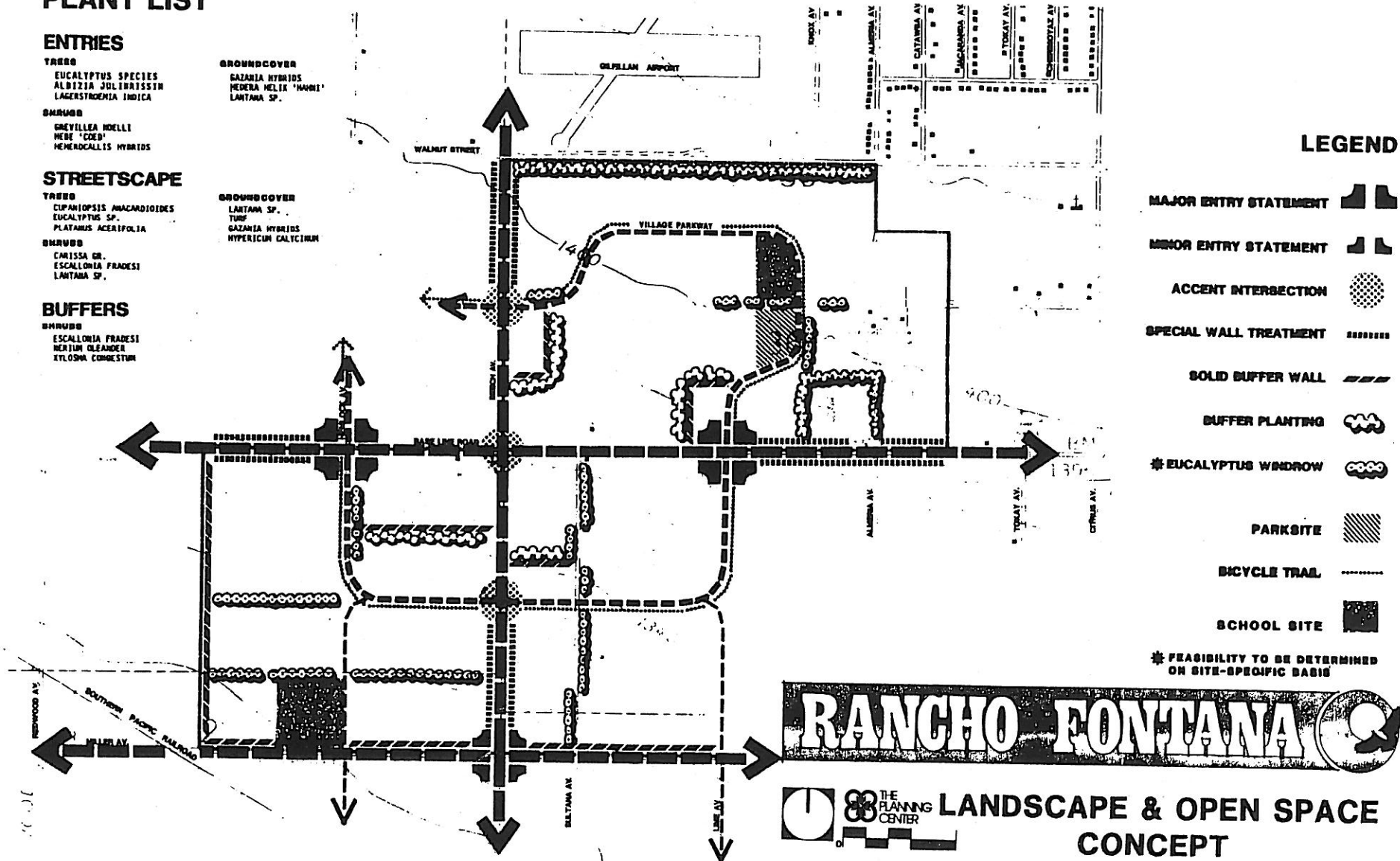
ESCALLONIA FRADESI  
NERIUM OLEANDER  
XYLOSA COMESTUM

#### GROUND COVER

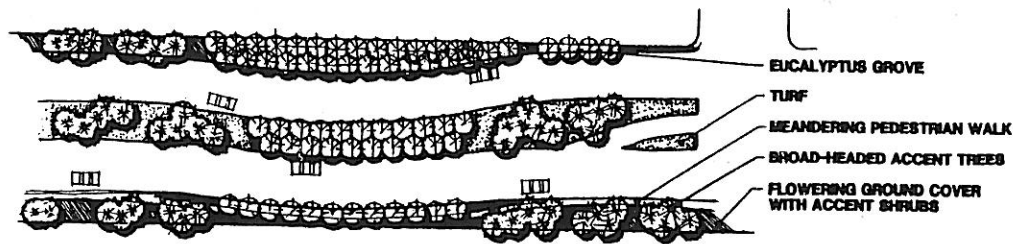
GAZANIA HYBRIDS  
MEDERA HELIX 'MAHRI'  
LANTANA SP.

#### GROUND COVER

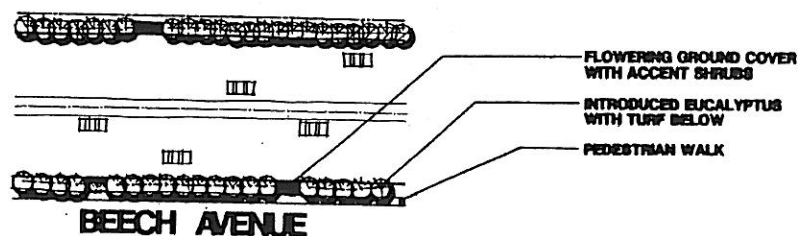
LANTANA SP.  
TURF  
GAZANIA HYBRIDS  
HYPERICUM CALYCEUM



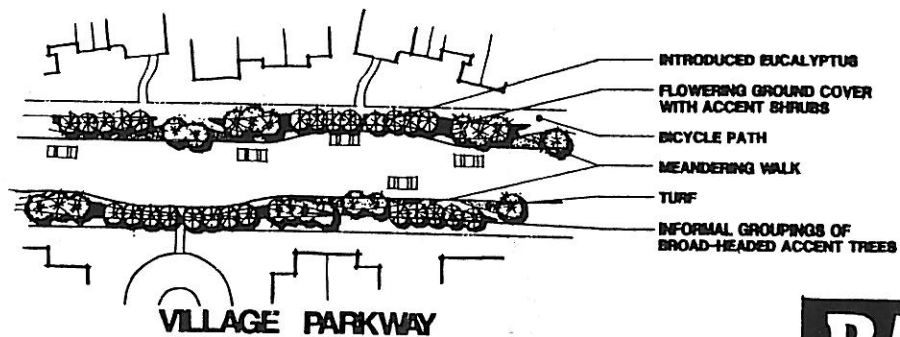
plan



**BASELINE ROAD**

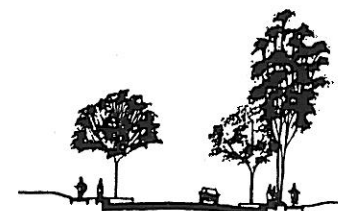
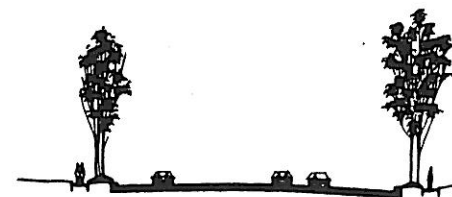


**BEECH AVENUE**



**VILLAGE PARKWAY**

section



**RANCHO FONTANA**

THE PLANNING CENTER

**STREETSCAPE CONCEPT**



# LANDSCAPE BUFFER

RESIDENTIAL  
DENSE EVERGREEN  
SHRUB PLANTING



COMMERCIAL

6 FOOT BLOCK WALL

SECTION

SOLID BUFFER WALL

6' FOOT-BLOCK  
WALL

VINE PLANT POCKETS  
TO SOFTEN WALL



PLAN  
LANDSCAPE  
BUFFER

DENSE LANDSCAPE  
PLANTING TREES  
AND SHRUBS

RESIDENTIAL

AIRPORT



SECTION

# LANDSCAPE BUFFERS

#### 4.3.4 Landscape Concept

##### 4.3.4.1 Intent

The landscape concept for Rancho Fontana is the unifying element of the Specific Plan area. The landscape plan enhances the land use plan in two ways. It establishes community identity by preserving and integrating various features of the plan with development. The second way that landscape architecture fortifies the Plan is through accentuation of features within specific development area, thus allowing for distinction of specific land uses as well as repetition of the common theme throughout the study area.

The following design guidelines are provided as statements of intent which are flexible enough to promote good design and encourage creativity and quality development. These guidelines are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in Section 6.0..

- o Landscape Design: Landscape materials should enhance the major architectural design elements through the coordinated use of flower and leaf colors, tree forms, plant material masses, and lighting.
- o Grouped masses of plant material should be designed to complement architectural elevations and roof lines through color, texture, density, and form on both the vertical and horizontal planes.
- o The preservation of existing mature trees and their integration into introduced landscape materials should be required where feasible.
- o Landscaping should be designed to establish project identity and to accentuate common entrance areas. Landscaping and berms should be used to screen parking areas and non-residential storage areas.
- o Wherever feasible, native and drought tolerant plant material should be used and existing mature trees preserved.
- o Appropriate plant materials should be used to define space, create a visual image and separate differing land uses.
- o Landscaping should consider solar rights of adjacent structures.

The following tree species are recommended for use in creating the desired character statements:

PROPOSED EUCALYPTUS AND PINE SPECIES FOR RANCHO FONTANA

1. Eucalyptus camaldulensis - "Red Gum"

- 60 to 120 feet tall ultimately.
- Typically curved trunk, spread crown, weeping branches
- Presently exists on project site.
- To be used at entries and as street tree.

2. Eucalyptus nicholii - "Nicholls Willow-leaved Peppermint"

- To 40 feet tall.
- Upright main trunk, spreading crown
- To be used as street tree.

3. Eucalyptus polyanthemos - "Silver Dollar Gum"

- 20 to 80 feet tall.
- Fairly slender form, multi-branched head.
- To be used as street tree

4. Pinus canariensis - "Canary Island Pine"

- 40 to 80 feet tall.
- Somewhat slender, vertical tree.
- To be used at entries and as street tree.

5. Pinus halepensis - "Aleppo pine"

- 30 to 80 feet tall.
- Spreading upright form.
- To be used as street tree.

6. Pinus pinea - "Italian Stone Pine"

- 40 to 80 feet tall.
- Broadheaded, flat-topped tree.
- To be used as street tree

**4.3.4.2 Landscape Elements**

The overall landscape concept provides for continuity of landscape materials along circulation routes and at entry points into and within the study area. The feature which serves as a focal point for the concept is the streetscape. Existing stands of eucalyptus trees will be preserved and accentuated wherever possible with the introduction of more eucalyptus

windrows on the site establish a dramatic vertical contrast to the level terrain.

The second element of the landscape concept is the recreational aspect, expressed through the trail system which ties park areas into the circulation system and to major destination points within the Plan.

As a design element, plant materials will be used to define space, provide boundaries along circulation corridors, act as screening where desirable, and to help define major and minor entryways. All plant material will be selected for its drought tolerant character and its potential for low maintenance, whenever possible. Wind tolerant and fast growth materials have been utilized to the extreme possible.

The City of Fontana General Plan includes a section on Community Design which provided generalized design guidelines for development. The guidelines set forth for landscaping have been reviewed and incorporated into the concept developed for the Rancho Fontana Specific Plan.

General landscaping treatment to be used throughout the study area is reflected in Exhibit 9, and responds to the following elements.

Streetscape - Landscape treatment in the streetscape is used to establish project character and to maintain continuity between development areas. Streetscape has been established for the following elements of the Plan.

o Baseline Road:

Along this roadway a median exists which will vary in width. At the widest sections tree masses occur with individual trees spaced randomly. In this median, turf is the unifying groundcover. Deciduous trees provide seasonal contrast, mixed with groves or eucalyptus to carry on the windrow element.

The parkway treatment features more, formally spaced groups of trees broken at several points along the road to introduce large-scale accent trees in tight clusters with brightly colored accent shrubs and groundcover as understory.

A meandering walk exists along this roadway and is separated from the road by a planted strip. Shrub masses vary in height directly relating to the width of this strip; low planting where narrow, higher planting where wide.

- o Minor Entryways feature a backdrop of eucalyptus groves with large accent shrubs, lower foreground accent shrubs, and accent groundcover. No walls are featured here.
- o Accent Intersections feature textured paving and accent flowering plant materials.

Buffers - Buffer areas serve as definable edges between development areas, and they can also serve as attenuation between incompatible land uses. By incorporating a variety of plant materials the buffer areas can serve as an aesthetic and functional, control of the edges between development areas.

A particularly important visual barrier is necessary adjacent to Gilfillan Airport on the northern edge of the development to provide screening from within the site. A deep mass of tall evergreen shrubs is located with a form and density suited to provide this screen while also defining a development edge.

#### **4.3.4.3 Elements of Design**

This category includes fencing, lighting and signage. As unifying features of the overall landscape concept, the specifics of these design elements must be consistent with the character of the community and with the concepts set forth for development in the City's General Plan. Treatment is as follows:

##### **o Fencing**

Fencing will serve, to screen development areas in particular locations as well as provide community identity near project entry points.

Special wall treatments occur at points of ingress at Beech Avenue and at Baseline Road. This fence type will be of slumpstone masonry, five-feet in height. It features pilasters to provide visual relief and shadow highlights. These walls, along with adjacent eucalyptus windrows, will provide a unifying element as seen when first entering the development.

Solid buffer walls will be placed at selected locations to serve as a screening device between residential areas and adjacent areas of conflicting land use or adjacent arterial highways. These walls will be six feet in height, built of solid slump block material with a simple cap detail, and softened with vining plants.

#### o Lighting

Lighting will serve two purposes. One is to highlight entry features, including signage, while the other is to provide illumination at use areas. Uplighting of accent trees will occur at entry features to provide a dramatic statement in conjunction with signage and entry wall highlighting. In certain locations, such as the commercial area, the mixed use areas, and the parksite, higher intensity lighting will provide security adjacent to structures and in parking lots, while lower level lighting will illuminate walkways. City street lights will provide the balance of security and safety lighting throughout the project.

#### o Signage

Primary project identification signage will exist at each of the two major entry statements proposed on Baseline Road. These will be a part of the masonry wall element. Project signage will also exist at the minor entry at Miller Avenue and at the northern edge of the project at Beech Avenue. At these points the signs will be freestanding elements constructed of masonry and wood materials.

Signage at the commercial center will be similar to the masonry and wood statements on Beech Avenue, low in height.

#### **4.3.4.4 Landscape Concept Implementation**

Responsibility for landscape concept implementation will be both shared and individual private project development.

Three areas of direct project implementation and maintenance responsibility have been identified. These include:

- landscape areas in street rights-of-way
- trail systems/windrows
- entry statement signage and lighting

In addition to these common facilities, each individual development within the Specific Plan may have private recreation facilities and landscaping which must be implemented and maintained in a project by project basis.

Two basic maintenance techniques will be utilized for on-going maintenance: a landscape and open space maintenance district and individual homeowners associations. The landscape, and open space maintenance district will be established to maintain facilities which are shared throughout the Plan, with the exception of public parks. These will include the streetscape



landscaping, the park landscaping, the trails systems and windrows, and the entry area landscaping, signage and entry lighting. This district is established by the City, funded by property tax assessments, and managed by the City.

Individual Homeowners Associations will be established through CC&R's for the maintenance of in-tract landscaping and private recreation facilities. These Associations will be funded by individual tract resident assessment, and managed by either local residents or management firms under contract to the Associations.

#### **4.3.4.5 Conditions of Approval**

The developer shall have responsibility for installing initial landscape improvements and shall be responsible for maintenance of these improvements for a maximum period of one (1) year or until accepted by appropriate maintenance district/association.

#### **4.3.5 Water Service Concept**

##### **4.3.5.1 Intent**

The public facilities systems for Rancho Fontana are intended to provide the necessary systems to serve the maximum level of development proposed by the plan. This system is designed at the outset to ensure that design elements of the plan allow for the provision of needed infrastructure facilities. The phased infrastructure improvements can be planned and implemented along with phased development within the plan.

##### **4.3.5.2 Design Objectives**

One of the objectives of the Rancho Fontana Specific Plan is to incorporate water conservation techniques in the planning and development design requirements of the plan. It is anticipated that water use may be reduced if the following design standards are utilized in new development:

- low flow lavatory fixtures
- pressure reducing valves
- automatic irrigation systems
- low irrigation landscape materials

##### **4.3.5.3 Elements of Design**

A water distribution system is designed to adequately satisfy the water requirements for a combination of residential, commercial, recreational, public, and fire fighting purposes. The major elements of a water system consist of water supply,

storage and transmission facilities. The Fontana Water Company has adequate water supply, storage, and transmission facilities to Citrus and Baseline. The Rancho Fontana water system improvements deal only with transmission and distribution facilities from Citrus and Baseline. No on-site storage capacity is required.

Location of storage, as well as capacity requirements and existing water distribution facilities are factors in the design of the distribution system. The backbone distribution system sizing and actual configuration is dictated primarily by location of water sources, demands of developed areas, street locations, and topography. Exhibit 11 depicts the proposed backbone water distribution system.

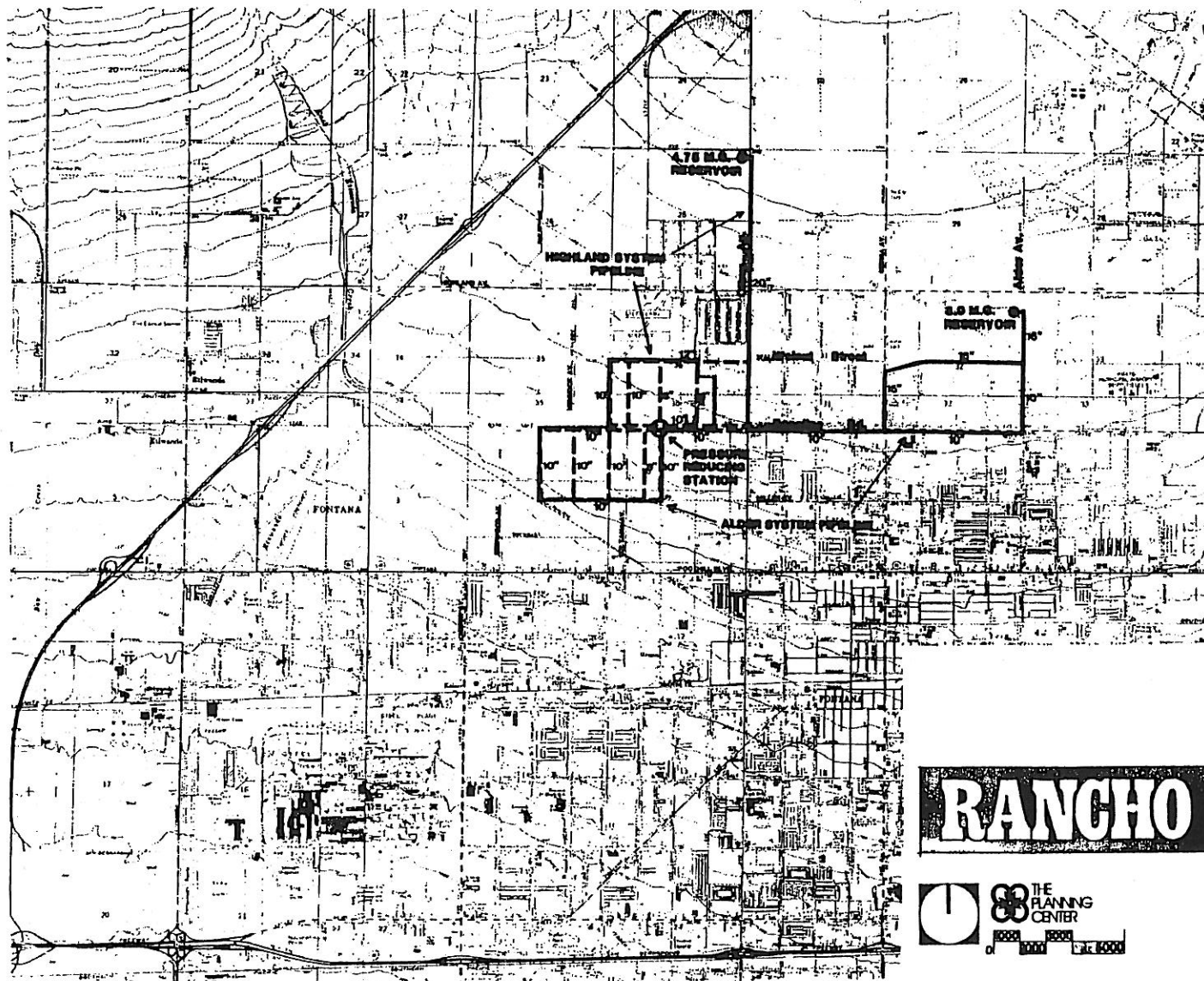
#### **4.3.5.4 Water Concept Plan Implementation**

The Fontana Water Company proposes to construct transmission mains reflected in Exhibit 11. That portion of the project in the Alder Zone will be serviced by a 10-inch diameter main on Baseline Road tied into an existing 10-inch diameter line on Citrus and Baseline. In addition, a pressure reducing facility at the intersection of Lime Avenue and Baseline Road is proposed in order to supply water into the Alder Zone from the Highland Zone. Fire flow requirements for the project will range from 1500 gallons per minute for single-family residential developments to 3500 to 4000 gallons per minute for multiple family and commercial developments. Based on the projected water demands for fire flow requirements, Fontana Water Company has estimated the cost of water facilities necessary to serve Rancho Fontana. Since Fontana Water Company is a public utility regulated by the State of California, the construction under a reimbursement contract with the developers.

All of the water facilities, except for meters, will be paid for by the developers. As a result of a recent revision in Fontana Water Company Rule No. 15 by the California Public Utilities Commission, infrastructure water facilities may be included in reimbursement agreements with the developer. Future in-tract facilities connected to the infrastructure facilities will be included in reimbursement agreements with the developers.

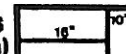
#### **4.3.5.5 Conditions of Approval**

The water companies must provide the Department of Real Estate with a verification letter that the developer has made financial arrangements for installation of water service and that water supply will be available.

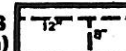


# **LEGEND**

**EXISTING WATER MAINS**  
(Diameter in inches)



**PROPOSED WATER MAINS**  
(Diameter in inches)



**NOTE: PROPOSED ALIGNMENTS  
SHOWN ARE CONCEPTUAL ONLY.**

**SOURCES:**  
ALBERT A. WEBB ASSOCIATES  
FONTANA WATER COMPANY

**RANCHO FONTANA**



**CONCEPTUAL WATER  
DISTRIBUTION PLAN**

#### **4.3.6 Wastewater Concept Plan**

##### **4.3.6.1 Intent**

The wastewater collection system for Rancho Fontana is intended to function as a part of a larger system serving the northwesterly area of the City. Its design is intended to provide the greatest flexibility for the City of Fontana in their design and master planning of the ultimate collection system. This is particularly important since the City has just retained an engineering firm for the preparation of the master plan.

##### **4.3.6.2 Design Concept**

Both on-site and offsite wastewater conveyance facilities will be necessary to serve the Rancho Fontana proposed development. Virtually all conveyance will be gravity flows to the Regional Plant Number 3 treatment facility south of the project area. A major trunk line is proposed to be built southerly along Beech Avenue to convey wastewater from the Rancho Fontana project as well as a larger tributary area north of the project.

The Chino Basin Municipal - Water District obtained Clean Water Grant funds to expand the treatment plant capacity of Regional Plant No. 1 to treat 4 million gallons per day (mgd) from the City of Fontana and which capacity is being reserved for the City of Fontana. The design of the Fontana Interceptor has been completed and the project is awaiting the momentary release of Clean Water Grant funds. The grant eligible flows for the Fontana Interceptor are 6.2 and 10.2 mgd for average daily flow and peak design flow, respectively. A draft project report on a Water Reclamation Study has recommended the retention of Regional Plant No. 3 for reclamation, including groundwater recharge and direct use.

The Rancho Fontana wastewater conveyance improvements will include all backbone lines necessary to transport wastewater flows from the project area to the regional treatment facility.

An analysis was made of several alternatives to determine the best plan for collecting wastewater from the proposed Rancho Fontana development. Of these various alternatives considered, three were selected for a more complete, detailed analysis. Upon completion of the detailed analysis, a preferred conceptual sewerage plan has been proposed. This concept is described below. (A complete discussion of the alternatives is included in Appendix D.)

The proposed sewerage system requires the construction of a trunk line along Beech Avenue. However, the 18-inch diameter trunk line would be increased to 21 inches south of the railroad line. This main would end approximately 1000 feet northerly of San Bernardino Avenue; at that point, an interconnecting line would be constructed easterly to Poplar Avenue to an existing 15-inch diameter line. The interconnecting line would be designed to flow by gravity utilizing a 15-inch diameter line and average slope of 0.4 percent. The peak flow capacity of the 15-inch diameter interconnecting line would be 1.85 mgd, which would have adequate capacity for the ultimate development of Rancho Fontana. This conceptual plan is depicted in Exhibit 12.

This system would construct a sewer trunk line along Beech Avenue to approximately 1000 feet northerly of San Bernardino Avenue. A provision could be made at this point for continuing this interceptor southerly in accordance with the future master sewer plan. It appears that the line would be a 24-inch diameter line down to CBMD Regional Plant No. 3.

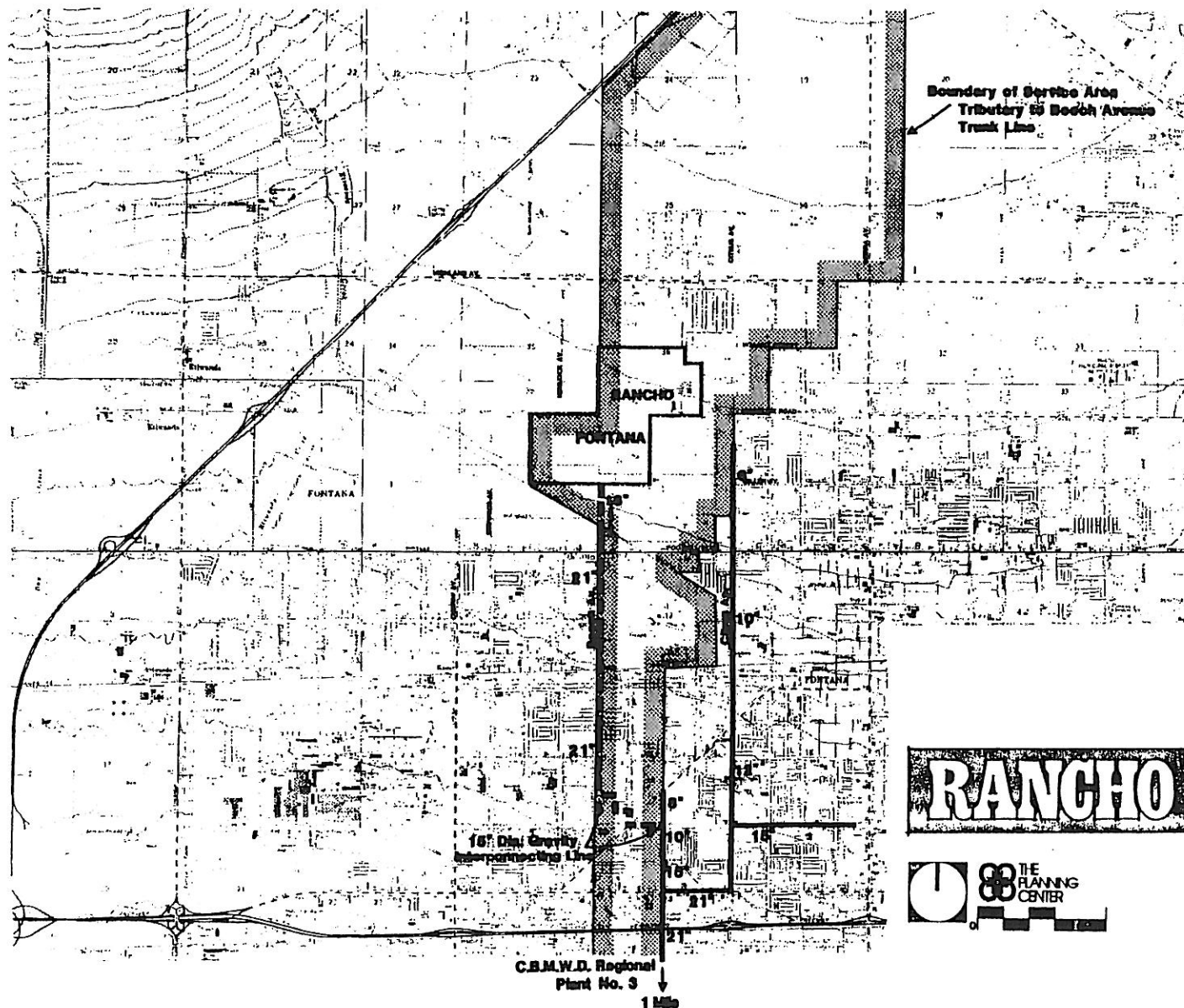
#### **4.3.6.3 Wastewater Concept Plan Implementation**

Implementation of this system would provide capacity in the Beech Avenue trunk line in accordance with the land uses reflected in the Fontana General Plan. The proposed, 21-inch diameter Beech Avenue trunk line would have a peak design capacity of approximately 8.0 mgd, based on a design depth of 0.6 full. The peak flow anticipated from the ultimate development of Rancho Fontana is 1.28 mgd, while the peak flow from the entire proposed sewer area is 8.0 mgd. The City of Fontana may wish to participate in the construction cost of the recommended trunk line, since the excess capacity of approximately 6.7 mgd could be utilized for future development.


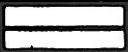
Sewering of the Rancho Fontana Plan area is a necessary service with the first development proposed. It will require off-site improvements in addition to improvements within the plan area. As such, Assessment District financing is proposed to fund the major trunk line which extends southerly of the Plan area with reimbursement agreements for those developers who fund improvements in advance of assessment district monies being available.

Assessment district financing is also appropriate for these facilities due to the fact that they will serve a benefit area which is much larger than the Rancho Fontana Specific Plan. For this reason, the City should participate in the major trunk line funding for oversizing of the line size to serve the tributary drainage area beyond the Specific Plan. The City will explore





# LEGEND

- PROPOSED SEWER LINES 
- EXISTING SEWER LINES 

SOURCE:  
ALBERT A. WEBB ASSOCIATES

**RANCHO FONTANA** 



## CONCEPTUAL SEWERAGE PLAN



alternative methods of financing and participation through the North Fontana Redevelopment Agency.

#### **4.3.6.4 Conditions of Approval**

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council.

1. Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for sewer service for this subdivision have been entered into by the City of Fontana.
2. No occupancy permits for any dwelling unit, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the subdivision are determined to be completed and operational by the City of Fontana. Within two years following the construction of a model home, or prior to the conveyance of title to such a model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer system.

At the time of construction, sewer connection fees shall be paid for individual housing units within the Specific Plan area, according to the schedule of such fees established by the City Council for all new sewer housing units in the City.

#### **4.3.7 Drainage & Flood Control Concept Plan**

##### **4.3.7.1 Intent**

The Drainage Concept Plan for Rancho Fontana is intended to establish the framework for a comprehensive area-wide approach to flood control and drainage planning for the project area and its surroundings. The Drainage Concept Plan identifies local drainage facilities to provide for development of the Rancho Fontana plan.

#### 4.3.7.2 Elements of Design

Proposed drainage facilities have been developed for the study area on the basis of the following design planning criteria:

- Provision of flood protection by safely routing or channelizing major stormwater flows through developed areas.
- Minimizing the increase in peak flows due to development by controlling runoff within the study area.

These proposed facilities are listed as follows:

- Lined channels and closed conduit
- Pipe or box culverts - provided at intersection of major drainage paths with all proposed primary roads.
- Debris and retention basins

A major drainage network has been developed by use of the above facilities for the Rancho Fontana project area as well as a larger 3000+acre area surrounding it. This proposed network is depicted in Exhibit 13.

#### 4.3.7.3 Design Concept

The proposed Conceptual Flood Control Plan (Exhibit 13), was developed to provide storm drain facilities not only for Rancho Fontana but also for properties approved for development south and east of the subject property. The area of benefit for this flood control plan encompasses approximately 3000 acres (2260 acres north of Baseline Road and 765 acres south of that arterial). The major elements of this plan are described below.

For the area north of Baseline Road, the Baseline Flood Control Channel will be constructed from the easterly property boundary west to the San Sevaine Channel; this facility will vary from a 96-inch reinforced concrete pipe (RCP) to an 8 foot by 10 foot reinforced concrete box (RCB). Runoff from the northerly drainage area would be carried by the Baseline Flood Control Channel and discharged into a proposed 25 acre, 80 acre foot storm detention basin, sized to limit the peak discharge into the San Sevaine Channel at or below the present peak flows (based on a 25 year storm). This basin will be adequate to serve the entire northerly drainage area. Since the majority of this drainage area is presently undeveloped, should the detention basin be constructed to the full design capacity in the near future, there should be adequate unused detention storage which could be utilized by the San Bernardino County Flood Control



District for diverting peak flows from the San Sevaine Channel into the basin. The peak storm flows going southerly and eventually down Banana Street could be decreased, thus reducing the flood hazard that now exists in that area.

South of Baseline Road, the flood control plan would require that the County's Comprehensive Storm Drain Plan be modified to include the area east of Tokay Avenue and southerly of Baseline Road to be transported to the Beech Avenue storm drain. This Beech Avenue storm drain would have to be increased in size to accommodate the additional area, resulting in a 54 inch RCP south of the project boundary which will ultimately reach 84 inches at the West Fontana Channel. Lines "D" and "IF" on the County's Master Plan could also be reduced in size with their northerly terminuses being Foothill Boulevard rather than Miller Avenue.

An open channel is proposed north of the railroad tracks which will extend southeasterly from the 25 acre detention basin to the Beech Avenue storm drain facility. A storm drain will also be constructed easterly from the intersection of Beech Avenue and the railroad tracks to intercept runoff northerly of the line to Tokay Avenue.

Finally, it is proposed that a series of small detention basins be constructed along the southeasterly side of the railroad, in conjunction with the open channel which would be a shallow, wide flood channel (approximately 100 feet wide with a maximum water depth of 1.25 feet), based on a 100-year frequency storm. The detention basins would be designed to have a total combined storage capacity of 16 acre feet, which would reduce the peak runoff from the 765 acre drainage area to the maximum discharge now occurring under present conditions for a 100 year storm.

#### **4.3.7.4 Drainage Concept Plan Implementation**

Flood control measures tend to be a regional problem rather than a site specific problem. For this reason the funding of these improvements is proposed by Developer Fees in the form of an acreage fee with a reimbursement agreement for facilities built by individual developers.

This funding technique does not preclude the need to provide interim on-site flood protection measures which will be funded by Developer Assumption of Costs on a project-by-project basis.

#### **4.3.7.5 Conditions of Approval**

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots

for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council.

- o Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreement, necessary for the provision of adequate flood protection facilities for this subdivision have been entered into by the City of Fontana, the Fontana Redevelopment Agency, and/or the County of San Bernardino Flood Control District as may be necessary.
- o No occupancy permits for any dwelling unit, except for model homes, shall be issued until facilities adequate for protection of such dwelling unit against 100-year flood inundation are determined to be completed and operational by the City of Fontana and, where applicable, by the County of San Bernardino Flood Control District.

#### **4.3.8 Community Facilities Plan**

##### **4.3.8.1 School Facilities Plan**

Development of the subject property will result in the generation of approximately 1700 students in the three school districts serving the Specific Plan area. These three districts are Fontana Unified School District, Etiwanda School District, and Chaffey Joint Union High School District. The magnitude of the impacts to each district is different, but the cumulative effect of the student generation from the Specific Plan area will require the development of 1-1/2 new elementary schools, and incremental additions to junior high and high school facilities serving the area.

The Land Use Development Plan recognizes the school facility needs and designates two approximate 10 acre sites to be reserved for public school purposes.

##### **4.3.8.2 Fire Facilities Plan**

Fire fighting equipment and manpower are proposed to be housed in one of the homes constructed in the first development phase of Rancho Fontana. This temporary facility could serve the area until such time as the Gilfillan station or other site is developed to provide permanent fire protection service to the environs. (It is possible that a fire station could be constructed in the future in one of the areas designated for mixed uses on the land use development plan.) Fire protection equipment and manpower allocations for the temporary fire



station could be derived from incremental tax increases as development occurs in Rancho Fontana.

#### **4.3.8.3 School Facilities Implementation**

The following discussion recommends mitigation measures which could be implemented in an effort to provide a temporary means of alleviating overcrowded conditions. The provision of ultimate/permanent school facilities will require the combined effort of the State, local school districts, and these and other developers/project sponsors in Fontana.

- o The intent of attendance area boundary changes is to redistribute students from impacted areas to those where overcrowding does not exist to seek enrollment balances. The affected school districts should undertake a study which would identify potential boundary changes which would provide temporary capacity for students.
- o In order to accommodate pupils in excess of existing capacity, the district can continue to add portable classrooms on those existing school sites where utilities and space are available. Classrooms could be relocated to sites as the needs in the district change.
- o Students may also be bussed (to achieve equilibrium) from overcrowded schools to schools where capacity is available. .
- o From time to time, school districts have been forced to establish two daily sessions as a means of accommodating surplus enrollment. Considering time only, the primary grades could better adapt to double sessions than could upper grades which must meet longer daily requirements
- o Staggered school sessions involve the starting of groups of students at different times so that all students are present only during the three or four midday periods. This system can be used to increase school capacity if there exists a number of large classes that can be bunched during the middle of the day or, if physical education facilities permit, physical education can be missed during these critical periods.
- o Implementation of year-round programs can increase the capacity of schools by as much as 25 percent.
- o Each of the affected school districts has caused developer donation fee ordinances (in accordance with SB 201) to be enacted. Assessment of these fees on subsequent project: sponsors would provide money to each district for interim (portable) facilities.



Implementation of one or a combination of the aforementioned measures could increase capacity in the affected school districts. In addition to these short-term, temporary solutions, long-term facilities will also be required.

#### **4.3.8.4 Fire Facilities Implementation**

The interim fire facilities discussed above would be provided at developers cost in the first phases of development. Fire protection equipment and manpower allocations for the temporary fire station could be derived from incremental tax increases as development occurs in Rancho Fontana.

#### **4.3.9 Development Phasing**

##### **4.3.9.1 Phasing Concept**

For a variety of reasons, the development of Rancho Fontana will occur over a period of years. The factors that will control the phasing of this development include the multiple ownership of property within the plan, market absorption conditions, development and purchase financing, necessary infrastructure improvements and other related factors.

Recognizing that the actual rate and phasing of development will be controlled by a number of complex factors, this Specific Plan does not include a precise phasing plan, but does recognize the need for coordinated growth and development from both the point of view of providing adequate public services, from the point of view of maximizing the cost effectiveness of investments in public and private improvements, and from the point of view of achieving the objectives of this Specific Plan in creating a community structure and a sense of community identity.

The plan is based on the concept that phasing of development will occur in increments over time and that each increment of development will necessitate a variety of public improvements both prior to or concurrent with development. Also inherent in this concept is the premise that incremental infrastructure improvements will be adequate to serve the level of concurrent development. This premise implies that regardless of where development occurs within the Rancho Fontana Specific Plan, the necessary infrastructure improvements will be provided concurrently with that development including both on-site improvements may be deemed acceptable in lieu of offsite improvements which require the, participation of other property owners, however, such interim improvements will not negate the need to participate financially in providing ultimate solutions to infrastructure needs for the project area.

Upon 51 percent development of Planning Unit Areas 28, 29, and 31, the City and affected developers may re-review the school use aspects of Lot 27. The use of the school site may be changed to low density residential without a specific plan amendment only after verification by the school district that such change shall be acceptable and shall be predicated on excess unit availability outstanding from completed plan unit areas within the Rancho Plan boundaries. Such a review for revised disposition shall be coordinated by the Planning Director.

The City may review the disposition of Planning Unit 27 three years from the date of Plan adoption and acquire the property through purchase or other means. Agreements for this transaction may take place at any time prior to this transaction.

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## 5.0 Relationship to General Plan

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## 5.0 RELATIONSHIP TO THE GENERAL PLAN

The City of Fontana General Plan, adopted in December of 1981, was drafted to comply with revised state guidelines for the preparation of the General Plan. The new guidelines encourage local governments to structure the General Plan document so that the functional interrelationships of planning issues with development are identified.

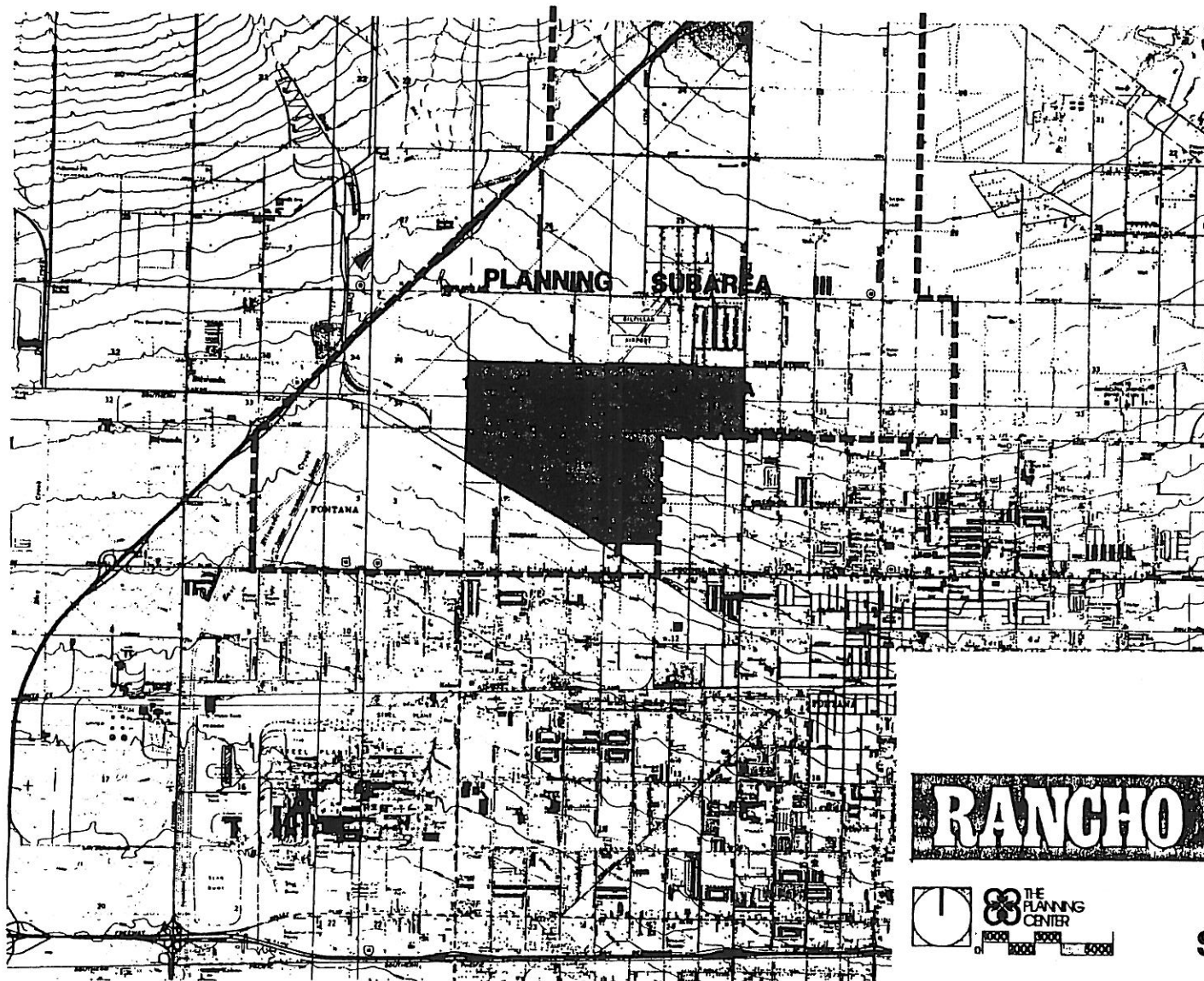
There are three major sections of the City's General Plan: (1) Environmental Resources; (2) Health and Safety Hazards; and (3) Land Use and Community Development. An Environmental Impact Report is integrated into the General Plan text. This reflects the relationship of development allowed through the General Plan upon the natural features of the Fontana area. The inclusion of the EIR also emphasizes the concept of the General Plan setting a framework and direction for future development in the City. The Citywide General Plan presents the City's official position on development and resource management, articulated through goals, policies and action items. The Zoning Code and Map identifies permitted land uses by land use district, development standards and application procedures.

Planning subareas have been identified in the General Plan as areas having similar characteristics and development issues. Each of these subareas has been designated for development through either the City's standard review process or through the development of specific plans. The specific plan approach implements the General Plan by providing more precise development guidance tailored to the particular subarea. Thus, the specific plans provide a bridge from citywide goals and policies to local development implementation needs.

The Rancho Fontana plan lies within a 1200 acre portion of the northerly Subarea III designated as S-RES 4. 5. This 1200 acre area is intended to be developed by use of the specific plan as an integrated area or what might be called a "village" area. The 510 acre Rancho Fontana Specific Plan is the focal area of this 1200 acre village, and many of the policies and standards established in this plan as well as infrastructure planning will set the pattern for development of the balance of the 1200 acre area.

The City's General Plan has designated the Specific Plan as an implementation tool for development within the northern area of the City of Fontana. The Specific Plan emphasizes the goals and policies set forth in the General Plan through more detailed development standards and design criteria.

Early in the planning process for the Rancho Fontana Specific Plan, goals and objectives were developed which responded to



**RANCHO FONTANA** 



**GENERAL PLAN  
SUBAREA RELATIONSHIPS**

the desires of the City and to the policies set forth in the City's General Plan.

The Rancho Fontana Specific Plan supports the goals and objectives of the City's General Plan by providing direction to the following major elements of the General Plan.

Environmental Resources - This section of the General Plan serves as a broad environmental setting and constraints associated with the City of Fontana. It points out significant natural features which should be preserved as development occurs. The EIR included in the Specific Plan investigates more closely the setting and specific characteristics of the environment for the 510-acre development proposal. The EIR assesses the nature and degree of impact associated with development; and sets forth mitigation measures which can lessen the impact to an acceptable or insignificant level.

Health and Safety Hazards - This portion of the General Plan deals with those aspects of the natural or man-made environment which can constitute health and safety hazards to the public. These include: geologic and flood hazards, fire hazard, noise impacts, and hazardous materials. The Fontana study area is not subjected to geologic or fire hazards. The EIR as part of the Specific Plan documents issues associated with flooding, noise and hazardous materials. Development standards devised specifically to address and ameliorate these problems are an integral part of the Specific Plan.

Land Use and Community Development - This chapter of the General Plan is designed to outline a program for the physical growth of the City and its surrounding areas. The section is divided into categories which generally correspond to the series of elements associated with earlier General Plan development guidelines. Its goal is to provide a Plan that establishes compatibility among land uses, provides safe and efficient transportation systems, offers a variety of housing and employment opportunities, maintains a high level of public services and infrastructure, and creates a pleasing urban environment. The various elements of this chapter are outlined below.

### **5.1 Land Use:**

This section designates land uses, building intensities, and land use interface policies for future development.

The land use map shows a designation of Residential 4.5 dwelling units per acre in the Specific Plan area. The densities prescribed in the Specific Plan are consistent with the General Plan.



Subarea III (north) includes the Rancho Fontana study area. The area has been earmarked for quality housing opportunities. It is anticipated that these areas will be developed as balanced communities containing a residential mix, supporting commercial, supporting recreational and service uses and open space uses. These areas have been targeted for development through specific plans.

The Specific Plan developed for Rancho Fontana reflects the balanced community concept and is designed to make the Rancho Fontana area the focal point or "core" of Subarea III (north).

### **5.2 Circulation:**

The revised circulation plan includes policies, traffic patterns, alignments and cross sections for roadways, the latter based upon growth projections for various planning subareas. The General Plan prescribes the development of roadways consistent with its own standards and designations. It also encourages the development of public transportation and alternative modes of transportation, particularly bikeways.

The General Plan specifies that the specific plan process will be utilized to shape the circulation plan within Subarea III (north). The Plan further states that as specific plans are developed for the subarea, adequate circulation networks must be created to service both the uses within the specific plan area and to allow efficient circulation to enter and exit the adjacent subareas.

In response to the General Plan, the Rancho Fontana Specific Plan emphasizes a system of circulation on two levels: internal linkages within the project area, and external linkages or linkages between the project area and other areas of the City. These linkages also extend to include other elements of the regional transportation system.

Responding to the General Plan objective of maximizing opportunities for alternative modes of transportation, a major element of the Specific Plan circulation is the integration of vehicular and non-vehicular movement within the study area. This integration occurs primarily within the roadway rights-of-way in the form of bicycle and pedestrian walkways and trails, and is intended to enhance the internal accessibility between land use areas within the plan.

### **5.3 Housing:**

The City's General Plan contains a Housing Element, the main objectives of which are to provide a variety of housing to the populace while. Maintaining and enhancing the character of the community.

The Rancho Fontana Specific Plan proposes ~~2,295~~ **2,345** residential dwelling units, to be constructed in a variety of densities and housing product types. The amenities associated with this residential development, along with the mixed-use concept for the overall study area contribute to an aesthetic character for the project and the community at large;

#### **5.4 Services & Infrastructure:**

The City's General Plan sets forth policies toward providing a high quality of public services, facilities and utilities to meet current and future needs in Fontana. The Plan includes a requirement for specific plans to analyze the proposed areas, the needs and provisions for services and facilities.

Major infrastructure planning is an integral part of the Rancho Fontana Specific Plan. This includes water supply, wastewater conveyance, storm drainage and flood control protection, schools, parks and roadways. These systems will be designed to serve the maximum level of development proposed by the Specific Plan, as well as some of the needs of the larger, 1200 acre area surrounding Rancho Fontana. Infrastructure provisions will be phased in accordance with the appropriate phase of development within the study area.

#### **5.5 Community Design:**

The Community Design section of the City's General Plan contains policies and components developed to assist in preparing development standards for specific projects in the Fontana area. This section is designed as a method for evaluating development proposals.

The design elements and development standards prepared for the Rancho Fontana Specific Plan are the result of careful review of the objectives and components set forth in this portion of the General Plan. Every attempt has been made through the Specific Plan to maintain consistency with the design standards and to embellish or enhance these wherever possible. The development standards of the Specific Plan represent a detailed and refined version of the design concepts listed in the City's General Plan.

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## 6.0 Specific Plan Implementation

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## **6.0 SPECIFIC PLAN IMPLEMENTATION**

### **6.1 Introduction**

Although the Rancho Fontana development will be implemented through a variety of approval steps, i.e., zoning, Planning Development Permits, parcel and tentative tract maps, etc., the primary implementation tool is the Specific Plan itself which establishes the character of development through the definition of design concepts, plan features and development standards. These concepts, features, and standards provide the framework upon which all subsequent implementing planning decisions are based. As such, the subsequent approval steps outlined elsewhere in this text become somewhat perfunctory in the sense that they are based on concepts and standards already established in the Specific Plan.

### **6.2 Statistical Summary**

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

To ensure an orderly and well-balanced community, the gross acreage of Rancho Fontana shall be developed within the allocations listed in the following Statistical Summary. The "acreage" indicated therein are rounded to the nearest tenth 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.

# STATISTICAL SUMMARY (RESIDENTIAL)

LAND USE	PLANNING	GROSS	MAXIMUM	DWELLING
DESIGNATION	UNIT	ACRES	DENSITY	UNIT YIELD
Residential Low (LD)	3	30.0	4.5	135
	6	20.5	4.5	92
	8	18.2	4.5	82
	9	20.0	4.5	90
	10	22.5	4.5	101
	19	30.5	4.5	137
	20	10.0	4.5	45
	23	20.0	4.5	90
	25	20.5	4.5	92
	26	20.0	4.5	90
	28	10.0	4.5	45
	29	20.0	4.5	90
	30	20.0	4.5	90
	31	20.0	4.5	90
Subtotal (LD)		282.2		1,269
Residential Low-Medium (LMD)	4	9.5	6.0	57
	5	10.0	6.0	60
	14	15.0	6.0	90
	15	20.0	6.0	120
	17	10.0	6.0	60
	18	19.2	6.0	115
		15.0	6.0	90
	24	19.5	6.0	117
	33	10.0	6.0	50
Subtotal (LMD)		<del>118.2</del> 128.2		<del>709</del> 759
Residential Medium (MD)	1	15.3	8.0	122
	12	10.5	8.0	84
Subtotal (MD)		25.8		206
Residential High (HD)	16	9.3	12.0	111
Subtotal (HD)		9.3		111
Aggregate Residential total		435.5		2,295
		455.5		2,345*

\* If residential densities are allocated to mixed use areas, the following densities and unit yields shall prevail.

Planning Unit	Maximum Density	Dwelling Unit Yield
2	8.0	40
13	6.0	30
22	6.0	30

Total Additional Residential (No Other Mixed Use) = 100

## STATISTICAL SUMMARY (AGGREGATE LAND USE TOTALS)

LAND USE DESIGNATION	PLANNING UNIT	GROSS ACRES	MAXIMUM DENSITY	DWELLING UNIT YIELD
Commercial	32	20.0	N/A	N/A
Mixed-Use	2	5.0	8.0	40 *
	13	5.0	6.0	30 *
	22	5.0	6.0	30 *
Public	7	19.5	N/A	N/A
School/Park	27	10.0	N/A	N/A
Agriculture	11	10.0	N/A	N/A
All Residential Units		495.0	(0-12DU/AC)	2,295
<b>Project Totals</b>		<b>510.0</b>		<b>2,295</b>
		<b>520.0</b>		<b>2,345*</b>

\* Note: The above "total" excludes Mixed Use residential units which could raise the total dwelling units to **2,395-2,445**.

### 6.3 General Notes

**6.3.1** Within the Specific Plan area, the continued use of the land for agricultural purposes, with uses, structures and appurtenances accessory thereto shall be permitted subject to the provision of Section 33-27 through 33-33.

**6.3.2** All grading shall be subject to an environmental evaluation by the Director, of Community Development prior to the issuance of grading permits. Grading shall be permitted within areas having approved site plans and securing of a grading permit. Grading for "borrow and fill" sites outside of the area of immediate development will require approval by the director of community development and the obtaining of a grading permit. During site development, preparation, and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours including maintenance work that might be required on any equipment used in grading and/or construction unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing



and occupied dwelling units. At the time of actual development of any portion of this planned community, a report of the preliminary engineering geological and soil engineering investigation showing evidence of a safe and stable development is to be submitted with the individual site plans. The engineering geologist and the soils engineer must recommend the surficial and gross stability of all slopes and pads and these recommendations shall be incorporated into the grading plans.

**6.3.3** Water Service and Sewage Disposal Facilities within the Specific Plan area shall be furnished by agencies identified in the plan.

**6.3.4** The property lies within the boundaries of the *San Bernardino County Master Plan of Drainage* for the drainage areas which have been adopted by the City of Fontana. These plans are presently administered for the City of Fontana by the San Bernardino County Flood Control District. Developers of the land will be required by the City to participate in this master plan in a manner meeting the approval of the chief engineer of the San Bernardino County Flood Control District. Said participation may include the construction of master plan facilities and/or the dedication of rights-of-way.

**6.3.5** All areas designated for residential use may not exceed the maximum dwelling unit yield as indicated in the statistical analysis. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis, but may be developed below those densities.

**6.3.6** Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Specific Plan except that which applies with all provisions of applicable building codes and the various mechanical codes related thereto.

**6.3.7** Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Fontana governing said uses and activities.

6.3.8 Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Fontana Zoning Ordinance.

6.3.9 Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

6.3.10 Low density residential development shall be defined as areas in which the gross density does not exceed six (6) dwelling units per acre.

6.3.11 Medium density residential shall be defined as areas in which the gross density is above six (6) but does not exceed twelve (12) dwelling units per acre.

6.3.12 With respect to all residential developments in this Specific Plan, sales literature in sales and rental offices shall bear conspicuous notification of planned or permitted development within at least one mile of this planned community.

6.3.13 All acreage designated as private open space, or recreational amenities shall be privately owned and maintained.

6.3.14 At such time as site plan review is considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials, if noise attenuation is indicated based on city requirements. Whenever possible, noise attenuation solutions will be combined with open space and trail systems. The plans are subject to the approval of the Director of Community Development and shall be in conformance with any city adopted noise standards and policies in effect at the time of review. All development within the planned community shall conform with the sound transmission classification and shall incorporate the energy conservation guidelines established by the State of California.

6.3.15 Dedication and improvements of all rights-of-way shall meet with the approval of the Director of Public Works.

6.3.16 At the site plan review stage, EIR information will be updated to that level of specificity which is equivalent to that level of information in proposed plans and specifications. Capabilities of the arterial roadways contiguous to the development to absorb additional motor vehicle traffic resulting from the development of this project and others nearby shall be fully explored in the updated EIR Initial study presented as part of the tentative tract map and site plan review stages.

6.3.17 Gross acreage is denoted as the total land area within a defined boundary. Acreage measurements are made to the centerline of the streets.

6.3.18 Density:

- a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.
- b) The total number of dwelling units permitted in any residential planning unit as shown on the statistical analysis shall not be exceeded.

6.3.19 The developer shall be responsible to provide the city, and school district with an accurate accounting of the residential units constructed, under construction or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

6.3.20 All access points shall be submitted for approval by the Director of Public Works, and in addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the Director of Public Works or the Planning Commission.

6.3.21 Definition for "building height": Building height shall be defined as the vertical distance, excluding foundations or under structures, between the finished ground surface adjacent to the structure at any point and the highest point of the structure directly above, provided that a roof shall be measured to the average height of the roof but that no part of the roof shall extend more than five (5) feet above

the permitted height limitation zone. However, in commercial areas architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features, shall be allowed in excess of the stated heights, subject to the approval of the Director of Community Development.

**6.3.22** Whenever the regulations contained herein conflict with the regulations of Chapter 33, Articles 1 through 29 Planned Community District Regulations of the City of Fontana Zoning Ordinance, the regulations contained herein shall take precedence.

**6.3.23** All areas designated for residential use may be developed at a lower residential density than that indicated for the numbered area without subsequent Plan amendment.

**6.3.24** Prior to, or concurrently with, final site plan review, the builder will consult with the crime prevention unit of the Police Department and a fire protection analyst of the Central Valley Fire Protection District.

**6.3.25** Recognizing that a lower than normal parking ratio is appropriate for elderly housing, a reduced parking ratio may be determined and approved by the Planning Commission during final site plan review for projects occupied exclusively or by a majority of elderly residents

**6.3.26** At the time of site plan review, the applicant shall demonstrate how measures for non-mechanical ventilation of structures, optimum building orientation to maximize solar orientation and other energy conservation measures shall be incorporated into the project design. Until an energy policy is adopted by the City, these measures will be balanced with other site planning criteria in achieving acceptable site designs and the objectives of this project in concert with adopted State standards.

**6.3.27** In addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the Director of Public Works or the Planning Commission. The developer shall utilize monitoring points as required by the Director of Public Works which provide

the city with an accurate accounting of vehicular traffic generated by all existing development with any tentative tract map, parcel map, division of land, or conditional use permit submitted for that area along with an estimate of additional traffic generated by the new development proposal.

**6.3.28** All residential units shall be insulated in accordance with the California of state insulation standards (Title 24).

**6.3.29** Prior to the approval of any tract map, detailed geologic investigation reports shall be submitted to the Planning Commission to determine if geologic hazards exist. If such hazards exist, uses may be limited or conditions may be applied to mitigate the possible effects of any geologic hazards.

**6.3.30** The trails shown in the land use plan shall be built, dedicated and maintained in conformance with the Specific Plan guidelines and standards.

#### **6.4 Definitions**

Definitions applicable to the Rancho Fontana Specific Plan are included in the Support Documents Chapter, Section 8.6.

#### **6.5 Development Regulations**

##### **6.5.1 General Provisions**

###### **6.5.1.1 Building Setbacks from Streets:**

The minimum setbacks outlined in subsections of this section shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

###### **6.5.1.1.a Patio:**

Covered patios shall be permitted in the rear yard. However, there shall be a minimum setback of five (5) feet to the rear property line and a maximum building site coverage not to exceed (50) fifty percent of the net area of the site.

###### **6.5.1.1.b Balcony:**

A balcony is permitted to project up to six feet (6') into any required rear yard setback provided it does not create any required rear yard setback of less than nine feet (9').

###### **6.5.1.1.c Fireplace:**

Fireplaces and chimneys are permitted to be located in any rear or side yard set back, provided they do not reduce the required yard more than three feet (3') nor create any yard less than three and a half feet (3.5) in width or depth.

#### 6.5.1.1.d Porch:

An uncovered porch or platform which does not extend above the first floor of a building is permitted to extend up to six feet (6') into any required rear yard area setback area, provided it does not create any side yard setback less than three and a half feet (3.5') in width per side or rear yard setback less than nine feet (9') in depth. Open work railing may be installed provided such railing is not higher than thirty-six inches (36") above the porch platform, or as required by the current edition of the Uniform Building Code.

#### 6.5.1.1.e Roofline:

Roof projections are permitted to extend up to three feet (3') into any required yard area.

#### 6.5.1.1.f Decorative Architectural Projections:

Any feature of a building structure which protrudes from the main building wall(s) and functions to enhance the visual attractiveness of said structure by breaking up the flat, monotonous relief of a flat wall, including but not limited to, pilasters, window surrounds, shadow lines, chimneys, and decorative bands, may be located in any required yard, provided they do not create any side yard setback less than three and a half feet (3.5') in width per side or rear yard setback less than nine feet (9') in depth. This standard does not apply to accessory structures.

#### 6.5.1.2 Garage and Carport Placement:

Garages and carports may be set back a minimum of ten (10) feet of the ultimate right-of-way line. However, when less than a twenty (20) foot setback is utilized for front-on garages, automatic garage door openers shall be required. Where garages and carports are entered directly from an alley, the setback may be zero (0).



#### **6.5.1.3 Fences, Hedges and Walls:**

Fences shall be limited to a maximum height of six (6) feet. Location of fences proposed within residential front setback areas shall not exceed 42 inches.

#### **6.5.1.4 Trellis:**

Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling.

#### **6.5.1.5 Off-Street Parking:**

Parking for all uses shall be as required by City of Fontana Zoning Ordinance, Article 22, Off-Street Parking Regulations .

#### **6.5.1.6 Private Street Standards:**

Private streets shall be in accordance with the following standards:

1. Private streets serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width of twenty (20) feet.
2. Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-four (24) feet.
3. Private streets where on-street parking will be limited to one (1) side only shall have a minimum paved width of twenty-eight (28) feet.
4. Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36) feet.
5. The paved street width shall constitute the total right-of-way for purposes of establishing setback lines for structures.
6. Streets of 150 feet length or less, if serving four (4) or more dwelling units shall have a minimum width of 24 feet.

Street width deviating from the above may be approved in keeping with approved guidelines and/or ordinances by the Director of Public Works and Director of Planning and Community Development.

**6.5.1.7 Residential Land Use Application:** *Except where*

*otherwise expressly written in this Specific Plan, the "Low-Medium Density Residential" land use designation will conform to the standards and regulations outlined below in Section 6.5.2. / "Low Density Residential".*

**6.5.2 Low Density Residential (0 - 6 DU/AC)**

**6.5.2.1 Permitted Uses**

1. Single-family dwelling units, (detached and attached).
2. Schools, churches, community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking and bicycle trails and related facilities of a noncommercial nature.
3. Fire stations.
4. Accessory buildings, structures and uses where related and incidental to a permitted use.

**6.5.2.2 Building Height:**

Maximum height for all buildings shall be two (2) stories not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes.

**6.5.2.3 Building Site Area:**

The minimum site area for each dwelling shall not be less than 5,000 square feet.

**6.5.2.3.a Floor Plan Area:**

The minimum floor plan area of a dwelling unit shall be no less than 1,765 square feet.

**6.5.2.4 Building Site Coverage:**

The maximum building site coverage shall be forty (40) percent of the net area of the site.

#### 6.5.2.5 Building Setback.

##### 1. Conventional Subdivision

a. Front yard: The distance from the front property line to the:

- (1) Dwelling shall be not less than twenty (20) feet.
- (2) Front-on garages shall be set back a minimum of twenty (20) feet from the ultimate street right-of-way, provided, however, that this minimum may be decreased to within ten (10) feet of the ultimate street right-of-way if adequate parking is otherwise provided.

b. Side yard: There shall be at least ten (10) feet between adjacent structures, five (5) feet minimum to the property line, except:

- (1) Garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport dwelling unit.

c. Rear yard: The distance from the rear property line to the:

- (1) Dwelling shall be not less than an average of twenty (20) feet (for the entire tract), subject to granting of an administrative deviation by the Director of Planning and Community Development.
- (2) Garage or carport detached a minimum of six (6) feet from the dwelling unit shall be set back not less than five (5) feet.
- (3) If the depth of the lot is greater than one hundred (100) feet, the, rear yard shall be not less than 15 percent of the depth of the lot.

### **6.5.3 Medium Density Residential (6 - 12 DU/AC)**

#### **6.5.3.1 Permitted Uses**

1. Low density residential of this section subject to the standards contained in Section D2 of this chapter.
2. Single and multiple family dwellings, attached and detached.
3. Schools, churches, community and recreational facilities, parks, playgrounds, recreation or open space and green areas, riding, hiking and bicycle trails and related facilities of a noncommercial nature.
4. Fire stations
5. Accessory buildings, structures and uses where related and incidental to a permitted use.

#### **6.5.3.2 Uses Subject to a Conditional Use Permit:**

None

#### **6.5.3.3 Building Height:**

Maximum height for all Dwellings shall be two and one-half (2 1/2) stories not to exceed thirty-five (35) feet. Building height shall also be limited by provisions of application building codes.

#### **6.5.3.4 Building Site Area:**

The minimum number of area required for each square feet of and dwelling unit shall be one thousand (1000) square feet.

#### **6.5.3.5 Building Site Coverage:**

The maximum building site coverage shall be fifty (50) percent of the net area of the site.

#### 6.5.3.6 Setback from Street:

The following minimum setbacks shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

<u>Street Designation</u>	<u>Minimum Setback</u>
Major	25 ft.
Primary	20 ft.
Collector	15 ft.
Local	15 ft.

#### 6.5.3.7 Building Setbacks:

##### Conventional Subdivisions

1. Front yard: The distance from the front property line to the:
  - a. Dwelling shall be not less than fifteen (15) feet, except where specified in subsection 6.5.3.5 (1a.2) above.
2. Side Yard: There shall be at least ten feet between adjacent structures, five (5) feet minimum to the property line, except:
  - a. A zero lot line product type does not require a side yard setback.
  - b. A garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on adjacent lot. Open trellis or beams will be allowed to tie garage or carport to the dwelling unit.
3. Rear Yard: The distance from the rear property line to the:
  - a. Dwelling shall be not less than ten (10) feet, except at exterior boundaries where it shall be fifteen (15) feet.
  - b. Garage or carport detached a minimum of eight (8) feet from the dwelling unit shall be set back not less than five (5) feet.
  - c. If the depth of the lot is greater than one hundred (100) feet the rear yard shall be not less than 15 percent of the depth of the lot.

#### 6.5.4

#### Commercial

##### 6.5.4.1 General Provisions

##### 1. Landscaping:

- a. General: All improved building sites shall have a minimum landscaped coverage of twenty (20) percent. Landscaping shall consist of an effective combination of sculpturing street trees, trees, ground cover, and shrubbery, and shall be provided with an irrigation system. Dry landscape materials may be used in side and rear setback areas only. All unpaved, non work areas (excluding vacant lots) shall be landscaped.
- b. Boundary Areas: Boundary landscaping is required on all interior property lines. The landscaping shall be placed along the entire length of these property lines and shall be of a minimum width of five (5) feet. One (1) tree per thirty (30) lineal feet of each interior property line, which may be clustered or grouped, shall be planted in the boundary area in addition to required ground cover and shrub material.
- c. Driveway and Parking Areas
  - (1) Driveway and parking areas will be separated from adjacent landscaping by a wall or curb at least four (4) inches high, but not more than three feet six inches (3'6") high.
  - (2) Parking areas will be screened so as to minimize the effect from all adjacent access streets, freeways, and other properties. Plant materials used for screening shall consist of bermed, linear or grouped masses of shrubs and/or trees or a sufficient size and height to meet this requirement.
  - (3) One (1) tree per each five (5) parking stalls, which may be clustered or grouped, shall be installed within the parking area. Boundary planting s will not be counted towards this requirement. Trees should be placed so as to give relief to the monotony of rows of parked vehicles.



d. Undeveloped Areas: ("Landscaping" Continues)

- (1) Landscaping plans will incorporate provisions for erosion control on all graded sites which will remain vacant prior to building construction.
- (2) Undeveloped areas will be maintained in a weed-free condition.

e. Landscaping Maintenance:

- (1) Lawn and ground covers are to be trimmed or mowed regularly. All planting areas are to be kept free of weeds and debris.
- (2) All plantings are to be kept in a healthy and growing condition. Fertilization, cultivation and tree pruning shall be a part of regular maintenance.
- (3) Irrigation systems shall be kept in working condition. Adjustments, replacements, repair and cleaning shall be a part of regular maintenance.
- (4) Stakes, guys, ties on trees shall be checked regularly for correct function. Ties are to be adjusted to avoid creating abrasions or girdlings on trunks or branches.

2. Signs: Signs shall be allowed subject to the provision of the:

- a. The design of identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the City in accordance with the existing sign ordinance except as noted herein.
- b. Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.
- c. Each entryway shall have not more than one ground sign on each side.

6. Telephone and Electrical Service Facilities: All telephone and electrical lines of twelve (12) KV or less will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties.
7. Maintenance:
  - a. All structures will be maintained in a neat and orderly manner.
  - b. All permitted signs will be maintained in a neat and orderly manner.
  - c. In all publicly maintained areas the City shall have the right to remove any non-conforming signs.
8. Sidewalk and Pedestrian Access: If other than normal city requirements for sidewalks and pedestrian access is desired, the Planning Commission shall review and approve any such proposed deviation at the time of site plan review.

#### **6.5.4.2 Retail Commercial**

1. Uses Permitted:
  - a. Retail and service businesses.
  - b. Administrative and professional offices.
  - c. Institutional, financial and government facilities.
  - d. Accessory structures and uses necessary and customarily incidental to permitted uses.
  - e. Signs identifying or giving directions to communities, uses and facilities.
2. Uses Permitted Subject to a Conditional Use Permit: Automobile service stations; automobile repair shops and sales agencies; civic, cultural, commercial recreational and recreational facilities; and parking lots, structures and facilities.

8. Trash Collection Areas: All trash collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.

#### **6.5.5 Community Facilities**

1. Uses Permitted: The following uses shall be allowed in all land use districts:
  - a. Parks, playgrounds, recreation or open green areas, riding, hiking and bicycle trails and related facilities.
  - b. Schools and churches.
  - c. Fire stations.
  - d. Accessory buildings, structures and uses related and incidental to a permitted use.
2. Uses Permitted Subject to a Conditional Use Permit: Establishments for the care of preschool children.
3. Building Height: Maximum height for all buildings shall be fifty (50) feet. Building height shall also be limited by provisions of applicable building codes.
4. Building Setbacks: Twenty-five (25) feet from all residential property lines and fifteen (15) feet from any street side property line. No building structure shall be located closer to a residential structure on an adjacent site that a distance equal to twice the height of the nonresidential building. The height of nonresidential structure above the grade elevation of the residential site shall apply.
5. Off-Street Parking: The requirement of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.

3. Building Height: Maximum height for all Buildings shall be fifty (50) feet building height shall also be limited by provisions of applicable building codes.
4. Building Setbacks: A minimum twenty (20) foot building setback shall be maintained from all property lines with the following exceptions:
  - a. If the subject site is adjacent to a commercially zoned parcel, no setback shall be required between said parcels.
  - b. No structures shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the commercial structure.
5. Landscaping:
  - a. Streets: A continuous area, a minimum of ten (10) feet in depth, shall be landscaped and maintained adjacent to street or highway rights-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except trees, shall not exceed three and one-half (3 1/2) feet in height within twenty (20) feet of an intersection or access drive.
  - b. Interior Property Lines: A continuous area, a minimum of five (5) feet in depth forming a visual screen, shall be maintained adjacent to all interior property lines which abut areas zoned for residential uses. Screening shall be a minimum of six (6) feet in height and may be provided by means of fences, walls, berms, changes in elevation or plant materials.
  - c. Parking Areas: A minimum of ten (10) percent of the total building site shall be devoted to landscaping.
6. Off-Street Parking: The requirements of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.
7. Signs: A Master ID sign program shall be required and approved by the Planning Commission prior to the issuance of building permits for any retail commercial use.

#### 6.5.6 Mixed Use

1. Uses Permitted: The following uses shall be allowed:
  - a. Civic, cultural, commercial recreational and recreational facilities.
  - b. Private schools and churches.
  - c. Community meeting facilities.
  - d. Medical offices
  - e. Arts and crafts centers
  - f. Other local neighborhood support facilities, which are similar in nature to the above listed uses, as determined by the Planning Commission.
2. Uses Permitted Subject to a Conditional Use Permit: Residential; pre-school and day care facilities.
3. Building Height: Maximum height for all buildings shall be thirty-five (35) feet. Building height shall also be limited by provisions of applicable building codes. Residential uses shall be subject to the height requirements of the applicable Low, Low Medium, or Medium Density use regulations.
4. Building Setbacks: A minimum twenty (20) foot building setback shall be maintained from all property lines with the following exceptions:
  - a. If the subject site is adjacent to a commercially zoned parcel, no setback shall be required between said parcels
  - b. No structure shall be located closer to a residential structure on an adjacent site than a distance equal to twice the height of the commercial structure.
  - c. Residential uses shall be subject to the setback requirements of the applicable Low or Medium Density use regulations.
5. Landscaping: (Not applicable to residential uses)
  - a. Streets: A continuous area, a minimum of ten (10) feet in depth, shall be landscaped and maintained adjacent to street or highway rights-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except

trees, shall not exceed three and one-half (3 1/2) feet in height within twenty (20) feet of an intersection or access drive.

b. Interior Property Lines: A continuous area, a minimum of ten (10) feet in depth forming a visual screen, shall be maintained adjacent to all interior property lines which abut areas zoned for residential uses. Screening shall be a minimum of six (6) feet in height and may be provided by means of fences, walls, berms, changes in elevation or plant materials. Where such screening has been provided on the residential side of the property line, this requirement is waived.

c. Parking Areas: A minimum of fifteen (15) percent of the total building site shall be devoted to landscaping.

6. Off-Street Parking: The requirements of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.

7. Signs: A Master ID sign program shall be required and approved by the Planning Commission prior to the issuance of building permits for any mixed use.

8. Trash Collection Areas: All trash collection areas shall be visually screened from access streets, freeways and adjacent property. Said screening shall form a complete opaque screen.



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## 7.0 Master Environment Impact Report

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## 7.0 MASTER ENVIRONMENTAL IMPACT REPORT

### 7.1 Introduction and Summary

The environmental impact report which follows has been submitted to the City of Fontana in order to evaluate the environmental consequences resulting from the development of Rancho Fontana, a 510-acre site generally located in northwestern Fontana within Subarea III as designated in the City's General Plan Update.

The project sponsors are requesting approval of a Specific Plan of Development and necessary change of zone. The project proposes 2295 single- and multiple-family residential dwelling units as well as community commercial, open space and recreation, and public uses (e.g., schools). It is anticipated that due to the scope and magnitude of the project and the improvements necessary for its implementation, it will be phased over a period of several years.

This environmental impact report has been prepared in response to the proposed project and the issues and concerns identified as a result of the initial study and in accordance with the most recently adopted guidelines of the California Environmental Quality Act (CEQA) as well as those of the City of Fontana. The following summary provides a brief description of the existing conditions, potential impacts (if any) and the proposed and recommended mitigation measures.

# EXECUTIVE SUMMARY

	Existing Conditions	Potential Impacts	Mitigation Measures
Topography	The site is flat, exhibiting a natural slope of 2 percent. Local relief is 150 feet, ranging from 1290 feet in the southwest corner to 1440 feet in the northeast corner.	No adverse impacts are anticipated as grading will be minimal.	Detailed grading plans will be required for each tentative tract map. Grading plans will comply with all City codes and ordinances.
Geology	The site is situated on the Lytle Creek alluvial fan and generally is comprised of coarse-grained materials eroded from the San Gabriel Mountains and underlain by basement rocks. Several major active and potentially active faults exist on the region, including the San Andreas, San Jacinto, and Sierra Madre-Cucamonga fault zones. Other possible buried faults may exist in the valley floor; however, none is located on the subject property.	The primary impact associated with project development is that of groundshaking associated with seismic activity along the regional faults. Secondary effects (e.g., liquefaction, ground lurching, etc.) appear to be only slight to possibly moderate in likelihood.	Construction will conform to the latest UBC standards, the Fontana Building Code, and state-of-the-art recommendations of the Structural Engineers Association.
Land Resources	Only three soils comprise the site, Tujunga gravelly sandy loam, Tujunga loamy sand, and Soboba gravelly loamy sand. These soils are characterized by slow runoff and high infiltration. No Class I or II soils exist on the site; however, an existing egg ranch occupies approximately 10 acres north of Baseline Road. The only potential mineral resource believed to underlie the site is sand and gravel.	No unusual or significant soil-related hazards are known to exist. The existing egg ranch will be retained. The potential sand and gravel resources will be precluded with development of Rancho Fontana.	Soils investigations will be required prior to final tract map approval. Adequate landscape treatment will be proposed to buffer residential development from the existing egg ranch. Loss of mineral resources can be offset by development of other areas identified by CDMG for similar mining operations.

	Existing Conditions	Potential Impacts	Mitigation Measures
Land Use/Relevant Planning	The property is presently vacant with only sparse development (e.g., egg ranch, single-family residences). The City's General Plan designates the area as S-RES 4.5 (Specific Plan - 4.5 du/ac). The majority of Rancho Fontana is zoned A-1 (Agriculture) with a small portion along Miller Avenue zoned R-1B (single-family residential).	Land use conflicts include odor and fumes emanating from the existing egg ranch. Also, if Gilfillan Airport is activated noise and safety hazards are possible. The proposed project is consistent with the existing land use designation; however, the proposed residential uses are not compatible with the existing zoning.	Adequate landscaping and buffers will be required between the proposed residential uses and the existing egg ranch. The specific plan proposes design standards to which development will conform. A zone change will be implemented which changes the existing A-1 and R-1B zoning to P-R (Planned Residential) the implementation zone for a specific plan.
Noise	Ambient noise conditions in the vicinity of Rancho Fontana are caused by aircraft, vehicular, and railroad operations.	Increased traffic resulting from the project will cause slight increases in roadway noise along the major arterials (e.g., Baseline, Beech, etc.) and the Village Collector.	A detailed acoustical analysis should be conducted in those areas anticipated to exceed the adopted noise standard. The analysis will determine the specific impacts and recommend appropriate mitigation techniques.
Cultural/Scientific Resources	No archaeological resources were observed on the property. Likewise no fossils were observed and the potential for either to occur is considered low. Several potential historical sites were identified which included abandoned structures, etc., but none was considered significant.	No impacts to either archaeological or paleontological resources are expected. However, development of Rancho Fontana will cause the removal of all of the existing structures.	No mitigation measures are recommended for archaeological resources. It is recommended that a paleontologist check the soil geologist's boring logs prior to construction and recommend appropriate mitigation if necessary. Mapping, photographing, and testing of the historic resources should be conducted prior to grading.
Biological Resources	The site is comprised of three vegetative communities, including introduced grassland, alluvial fan scrub, and eucalyptus windrows. Due to the depauperate habitat, wildlife	Development of Rancho Fontana will result in the loss of 510 acres of depauperate vegetation and wildlife habitat. Fauna which inhabit the site will be displaced. However, the loss of	A landscape concept plan has been proposed which integrates where feasible some of the eucalyptus windrows. In addition, introduced landscape planting and irrigation will enhance the

	Existing Conditions	Potential Impacts	Mitigation Measures
Biological Resources (Continued)	diversity is also poor. No rare or endangered plant or animal species were observed or known to exist on the site.	flora and fauna is not a significant one.	faunal carrying capacity or at least provide an equalization factor to mitigate loss of open space.
Hydrology/Flood Control	Rancho Fontana is located on the Lytle Creek alluvial fan and is within the San Sevalne Creek drainage. No portion of the site is within the designated 100-year flood plain. Runoff from the property contributes to downstream inundation problems. Groundwater is of excellent mineral quality.	The natural drainage patterns will be altered by grading and the introduction of impervious surfaces. Increased runoff equating to 21 cfs north of Baseline Road and slightly less south of that arterial will occur, representing a 4 percent increase over existing, undeveloped conditions.	A conceptual storm drain plan has been proposed which will provide flood protection not only to Rancho Fontana but also to a nearly 3000-acre drainage area. This plan calls for construction of major drainage pipes as well as detention basins to accommodate storm runoff.
Climate and Air Quality Resources	Climate of Fontana is typical of inland areas in the SCAB - warm, dry summers and short, mild winters. Fontana experiences degraded air quality during much of the year, especially from April through October when oxidant standards are exceeded on nearly each day. Particulate standards were exceeded on 63 percent of the days monitored in 1981.	At ultimate buildout, mobile-source emissions will amount to slightly over 5 tons per day (total pollutants). In addition, stationary source emissions (0.23 ton/day), primarily oxides of sulfur and nitrogen, will be added as a result of energy consumption. During the construction phase, additional particulate emissions will be emitted.	Dust suppression measures are recommended to reduce particulate emissions during grading. Stationary source emissions can be reduced by enforcing State energy conservation standards. The project is consistent with City and SANBAG projections for development. Theoretically the project would be consistent with the AQMP. Other measures to reduce vehicular trips include incorporation of pedestrian and bicycle trails, a commercial center and schools and recreational facilities.
Traffic and Circulation	Circulation routes in the vicinity of the project include Baseline Road, Citrus Avenue, Sultana Avenue and Hemlock	Approximately 40,500 vehicular trips will be generated when Rancho Fontana is completed. Project-related traffic volumes	A roadway improvement schedule has been proposed which identifies the specific improvements which will be

	Existing Conditions	Potential Impacts	Mitigation Measures
Traffic and Circulation (Continued)	Avenue. Although none of these roadways is constructed to its ultimate cross-section, each is operating below its roadway and intersection capacities.	will cause the efficiency of some existing roadways and intersections to be reduced; however, to not less than a level of service C. Ultimate traffic volumes will further reduce the service levels of the affected roadways if improvements are not implemented.	necessary for each roadway and when they should take place. Other internal circulation measures are recommended to make the circulation plan more efficient.
Scenic Resources	The terrain in the vicinity of the project is very flat (2 percent slope). The only visual amenities on Rancho Fontana and in the area are the eucalyptus windrows and long-range views to the San Bernardino and San Gabriel Mountains.	No adverse impacts are anticipated due to the limited natural visual amenities.	The existing windrows will be maintained where feasible and supplemented by introduced landscape planting to enhance the limited visual setting.
Population - Socioeconomic Characteristics	Rancho Fontana is located in Census Tract 23. Demographic data for this tract reflects a population of 5698 and average household size of 2.73 persons (1980). Slightly over half of this tract is white while 30 percent is black. Family income data was not available. Fontana has become a prime location for residential development since 1970, increasing in stock from 6829 to 13,961 in 1980. The median price for housing in Fontana in January 1982 was \$66,500.	At ultimate buildout, approximately 6,300 residents will occupy 2295 single- and multiple-family residential dwelling units in Rancho Fontana, a level consistent with current City and SANBAG projections. SCAG '82 projections are being revised accordingly.	Through implementation of the goals outlined in the General Plan, the City will strive to maintain a proportion of affordable and market rate housing to continue to meet local and regional needs.



	Existing Conditions	Potential Impacts	Mitigation Measures
Energy Consumption/ Conservation	Only minimal quantities of natural resources and energy are being consumed by the existing egg ranch and isolated residential units which occupy the 510-acre property.	The project, when completed, will require the following quantities of energy resources each year.  Natural Gas: 287 million cubic feet  Electricity: 23 million kwh  Gasoline: 4 million gal.	Building design and construction in accordance with Title 24 requirements will reduce energy demands. An efficient circulation plan with pedestrian and bicycle trails has been proposed to reduce vehicle miles traveled. Schools, parks and commercial uses have been proposed as well.
Solid Waste Collection	The Solid Waste Management Division of the County is responsible for ensuring adequate landfill sites are available. Fontana-Rubbish Collectors, Inc., contracts to the City for refuse collection.	The project will generate a total of 18.9 tons of refuse each day at buildout. No significant impacts to existing facilities will occur.	The County is considering extending the life expectancy of the Fontana Sanitary Landfill by 5 years.
Fire Protection	The Central Valley Fire District is responsible for providing fire protection service in Fontana and to the site. Two existing stations are located within 2.5 miles of Rancho Fontana; response times would be approximately 10 minutes, depending on conditions at the time.	The District has indicated that it is presently operating at its maximum capability without available funds to provide additional service. Subsequent development will exacerbate the existing problem.	It is recommended that when the first tract is constructed, one of the homes be utilized on a temporary basis as a fire station. Incremental tax revenues allocated through the general fund can be used to acquire additional equipment and pay for manpower needs.
Police Protection	Fontana Police Department provides law enforcement and police protection in the City. The City's high crime rate combined with limited manpower	Additional development without commensurate increases in manpower will further impact the Department's ability to protect residents of the City. The	It is proposed that the temporary fire station described above serve as a joint use facility for police protection also. Similarly, revenues derived from

	Existing Conditions	Potential Impacts	Mitigation Measures
Police Protection (Continued)	cause the presently inadequate level of protection expressed by Department officials.	ratio of officers to population would be reduced to 1.02 per 1000 from the existing rates of 1.16 per 1000.	property taxes could be allocated for future police protection service.
Library Service	The County of San Bernardino is responsible for providing library service in the City. A branch facility is provided at 8334 Emerald Street as well as bookmobile service.	Existing library facilities will not be adequate to serve the entire project.	It is possible that a library could be constructed in one of the mixed use areas designated on the land use development plan. Funds must be set aside for land acquisition and building construction.
Parks/Recreation/Open Space	Public parks and recreational facilities are provided by the City of Fontana. Several existing parks are located in the vicinity of the project and would serve it. The City has adopted a standard of 5 acres of parks per 1000 population.	Based on the City's standard, the project would require 31.56 acres of parkland to be dedicated.	Two park sites have been identified on the land use development plan which total 17 acres. Additional amenities have been proposed (e.g., trails, windrows, etc.) which could be used to meet the park requirement. In-lieu fees may be paid to offset additional park requirements.
School Facilities	The project site is located in the jurisdictional limits of the Fontana Unified School District (430 acres) and the Chaffey High School and Etiwanda Elementary School Districts (80 acres). All facilities in the FUSD are operating beyond their design capacities.	Development would result in the generation of 1413 K-12 students in the FUSD, 241 K-8 students in the Etiwanda district, and 54 9-12 students in the Chaffey district. Without adequate new facilities, the additional students would further impact existing schools.	A number of interim measures have been proposed, including implementing a developer donation fee, year-round schedules, double sessions, etc. In addition, several bills which would increase State funds available to school districts are pending in the Legislature.

	Existing Conditions	Potential Impacts	Mitigation Measures
Health and Emergency Facilities	Several health care facilities serve the residents of Fontana which provide emergency room service and 24-hour physical coverage. No medical facilities are planned in the area.	The increase in population from Rancho Fontana will cause a need for 18 beds based on methodologies used to determine need. No significant impacts will occur as a result of the development.	Measures to accommodate growth include expansion of existing facilities, further development of private clinics, etc. Planning for public facilities is the responsibility of the Inland Counties Health Systems Agency.
Water Facilities	Water service is provided by the Fontana Water Company. The site is located in two pressure zones. The water company has stated that it has access to ample water supplies to meet growth in the Fontana area beyond the year 2000.	The project will create a demand for 1.37 mgd and will require the extension of existing facilities to serve the site. No significant impacts are anticipated.	A conceptual water distribution plan has been proposed to serve Rancho Fontana. In addition, a number of water conservation measures are either recommended or will be required to reduce water consumption.
Sewer Facilities	The City of Fontana owns and operates a wastewater collection system within Fontana and contracts to the CBMWD to treat and dispose of effluent. Regional Plant No. 3 has a design capacity of 3.5 mgd and is currently operating at 3.2 mgd. Construction of the Fontana Interceptor and treatment plant expansion will increase capacity.	Development of Rancho Fontana will result in the daily generation of nearly 750,000 gpd of wastewater.	The project proposes implementation of a sewer facilities master plan which would result in the construction of major transmission mains and rely on available and projected capacity in regional treatment facilities.
Telephone Service	Telephone service is provided by Pacific Telephone Company. Some facilities are located in the vicinity of Rancho Fontana.	Existing facilities will be adequate to serve only the initial phases of development. Major facility reinforcements will be necessary.	Facility installation will conform to applicable PUC regulations.

	Existing Conditions	Potential Impacts	Mitigation Measures
Electricity	Southern California Edison Company is responsible for the provision of electricity. An electrical substation is proposed near the intersection of Citrus and Miller Avenues.	At ultimate buildout, Rancho Fontana will require 23 million kwh per year. SCE has indicated that electric loads of the project are within their growth projections.	Builders/developers should work closely with SCE to designate the specific need, location, and configuration of facilities. Facility installation will conform to applicable PUC regulations.
Natural Gas	The project site is within the jurisdiction of the Southern California Gas Company. The nearest gas facilities are located in Tokay Avenue near Baseline Road.	The gas company has indicated that gas service can be provided to the project from an existing main without a significant impact on the environment. The project demand for natural gas will be 287 million cubic feet per year.	Builders/developers should work closely with the gas company to determine the specific locations of gas mains and to ensure that all Title 24 requirements are met and additional energy savings measures are implemented, if feasible.

## 7.2 Project Description

Rancho Fontana encompasses approximately 510 acres and is located in the City of Fontana, approximately 55 miles east of Los Angeles, 60 miles northeast of Santa Ana, and 100 miles north of the San Diego metropolitan area. The Riverside County jurisdictional boundary abuts the Fontana corporate limits approximately 5 miles south of the project. Exhibit 1 provided the relationship of the site to the Southern California region.

The site is comprised of 280 acres south of Baseline Road, including 120 acres in Section 1 and 160 acres in Section 2 of Township 1 South, Range 6 West; north of Baseline Road the property includes 230 acres in Section 36 of Township 1 North, Range 6 West of the San Bernardino Bench and Meridian. Baseline Road bisects the property into two nearly equal halves. The subject property and local environs is depicted on the Vicinity Map (Exhibit 2).

The project is proposed by several property owners in response to the City's General Plan policy that requires development proposed in northwestern Fontana to prepare a specific plan. In addition, a change of zone will accompany the specific plan request.

If approved, the Rancho Fontana Specific Plan will ultimately result in the development of a maximum of 2295 single- and multiple-family residential dwelling units, community commercial, two elementary schools, park and recreational facilities, mixed uses, agriculture, and the necessary infrastructure facilities to serve the development; in some cases, the urban systems have been designed to serve a much larger area. The following table provides a tabulation of the land uses proposed for Rancho Fontana.

TABLE 2

### RANCHO FONTANA LAND USE TABULATION

<u>LAND USE</u>	<u>GROSS ACRES</u>	<u>NO. OF DUs</u>
Low Density Residential	282.2	1269
Low Med. Density Residential	118.2	709
Med. Density Residential	25.8	206
High Density Residential	9.3	111
Commercial	20.0	----

TABLE 2  
RANCHO FONTANA  
LAND USE TABULATION

<u>LAND USE</u>	<u>GROSS ACRES</u>	<u>NO. OF DUs</u>
Mixed Use	15.0	100 <sup>1</sup>
School/Park	29.5	---
Agriculture	<u>10.0</u>	<u>---</u>
	510.0	2295 <sup>2</sup>

<sup>1</sup> Mixed use residential alternative

<sup>2</sup> The maximum number of dwelling units permitted will be 2295 (4.5 du/ac).

Table 1 in Section VI provides a detailed statistical summary. The Land Use Development Plan is depicted on Exhibit 5.

Although no definitive phasing plan or development schedule is proposed, the project assumes a 10-year buildout. Development will be guided by and can occur only if the necessary infrastructure systems are in place and have available capacity to serve it.



### 7.3. ENVIRONMENTAL SETTING/POTENTIAL IMPACTS/MITIGATION MEASURES

#### 7.3.1 TOPOGRAPHY

##### 7.3.1.1 Existing Conditions

The site is located approximately 3 miles south of the San Gabriel Mountains on the southwest portion of the broad alluvial fan formed by deposits from Lytle Creek. This creek has been a major source of the sediments filling the upper Santa Ana River basin. The topography of the site is characterized by a very uniform slope ranging from about 2.2 to 2.5 percent, descending generally southwestward. Ground elevations within the site range from approximately 1,290 feet at the southwest corner to 1,440 feet at the northeast corner. No significant drainage courses cross the site. The main active channels of Lytle Creek are more than four miles northeast of the site.

##### 7.3.1.2 Potential Impacts

No adverse impacts are anticipated as grading for site improvements is expected to be minimal, considering the existing topographic characteristics. It is unlikely that development-related grading would necessitate cut or fill slopes exceeding a few feet in height.

##### 7.3.1.3 Mitigation Measures

Detailed grading plans will be required for each tentative tract map submitted and will be reviewed by the City. All grading plans shall comply with local codes and ordinances.

increasing distance from the study area). Their locations relative to the subject site are illustrated in Exhibit 15. Each fault has had significant historic earthquake activity and is classified by the state as active (defined as having demonstrated fault movement or activity within Holocene time, or 11,000 years before present). Such active faults are required by state legislation (Alquist-Priolo Special Studies Zone Act) to be evaluated for their ground surface rupture potential prior to the construction of habitable structures within the delineated zones. The nearest Alquist-Priolo zone, delineated for the Cucamonga fault, is approximately 3 miles north of the site. All other faults in the vicinity are considered potentially active (more than 11,000 years and less than 2- to 3-million years since last movement). The Fontana Avenue fault, a relatively recently mapped fault located approximately 3 miles south of the study area was postulated to exist as a result of a microseismic activity investigation. Both the Red Hill and Fontana Avenue faults are considered to be part of the Cucamonga fault zone. While part of the Red Hill fault acts as a groundwater barrier, the Fontana Avenue fault apparently has no significant effect on groundwater movement.

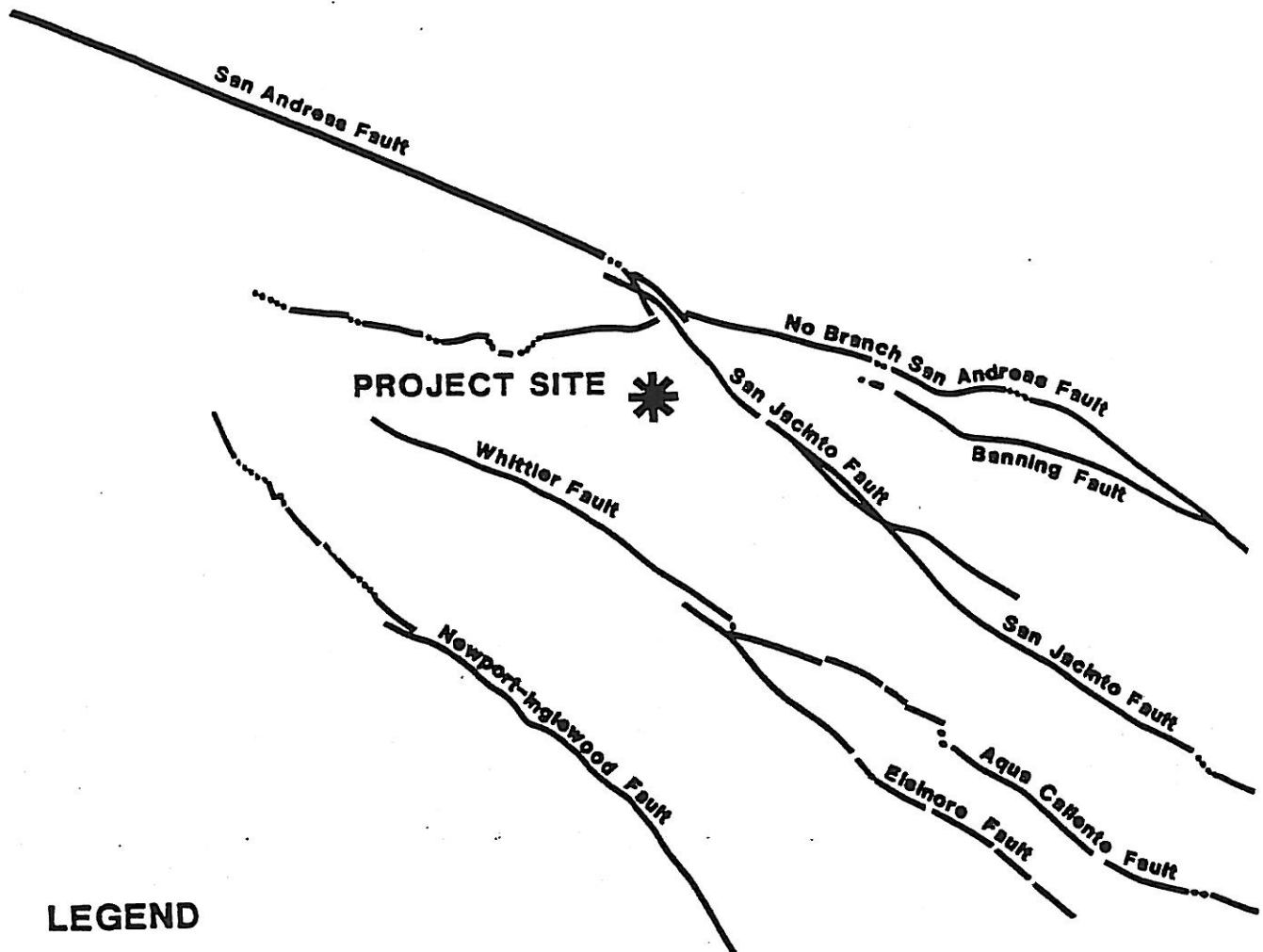
Earthquake activity, perhaps the most important seismic hazard, is capable of producing moderate to severe intensities of groundshaking at the site, primarily because of its proximity to major faults and their potential to generate strong earthquakes. Table 3 summarizes the estimated maximum earthquake magnitudes related to the most important active faults likely to result from their rupture.

TABLE 3  
Major Faults and Seismic Parameters



POTENTIAL CAUSATIVE EARTHQUAKE FAULT	DISTANCE FROM FAULT TO SITE	MAXIMUM CREDIBLE <sup>1</sup> EVENT	MAXIMUM PROBABLE <sup>1</sup> EARTHQUAKE
San Andreas (South of Garlock Fault)	14.4 km 9 mi	8.5	8.3
San Jacinto	8-9.6 km 5-6 mi	7.5	7.2
Sierra Madre - Cucamonga	4-5.6 km 2.5-3.5 mi	7.0	6.5

<sup>1</sup> Richter Magnitude

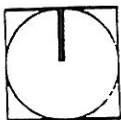
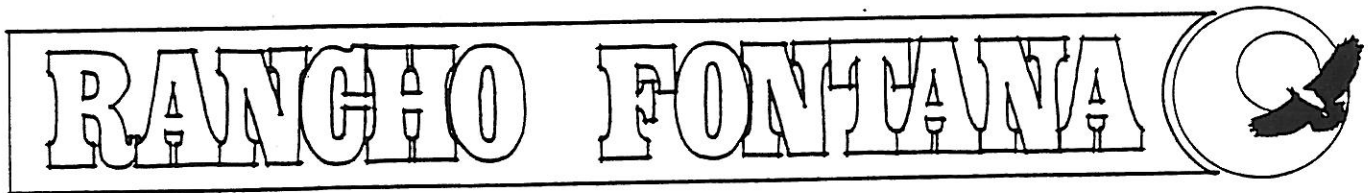
SOURCE: Leighton and Associates, Inc.



## LEGEND

-  TOTAL LENGTH OF FAULT ZONE THAT BREAKS HOLOCENE DEPOSITS OR THAT HAS HAD SEISMIC ACTIVITY
-  FAULT SEGMENT WITH SURFACE RUPTURE DURING A HISTORIC EARTHQUAKE, OR WITH SEISMIC FAULT CREEP

SOURCE: CALIFORNIA DIVISION of MINES and GEOLOGY



THE  
PLANNING  
CENTER

## REGIONAL FAULT MAP

Because of the low topographic relief of the site and the nature of the underlying alluvial soils, slope instability, as well as erosion problems, are negligible. No evidence of slides or other types of ground instability were observed on the subject property.

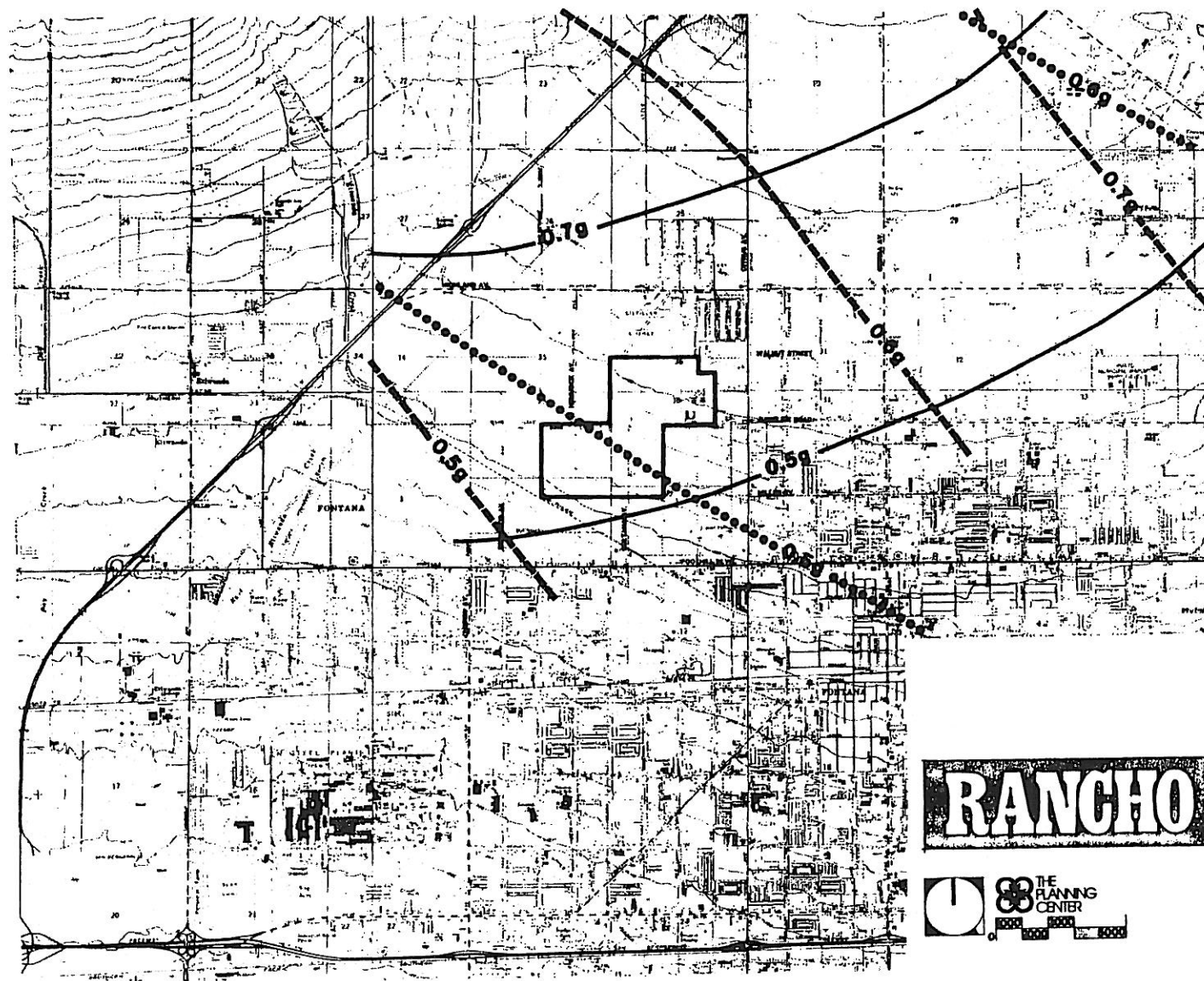
#### 7.3.2.2 Potential Impacts

Because of the proximity of the site to the San Andreas, San Jacinto, and Cucamonga fault zones, the intensity of ground shaking is expected to be significantly higher in the immediate environs than in much of the general southern California area. It is expected that strong seismic ground shaking, equivalent to intensity levels of VIII or somewhat greater on the Modified Mercalli Scale, will be experienced at least once during the economic life of most structures.

Exhibit 16 depicts the range in anticipated ground acceleration (one of the more significant measurements of earthquake effects) across the study area which would result from a maximum credible earthquake on either the Cucamonga, San Jacinto or San Andreas faults. This map indicates that acceleration of up to 0.60g is possible within the site. Historic records and studies of recurrence intervals show that it is not unreasonable to expect that the region will continue to be subjected to potentially damaging seismic activity. However, they most likely would not attain the maximum magnitudes listed during the useful life of most structures. The maximum probable values presented in Table 3 are generally taken into account for most ordinary structures (which includes residential housing).

A primary seismic or earthquake hazard is that of ground surface rupture caused by fault movement. Since no major active faults are known to cross the subject property, the fault displacement potential is very slight to nil at this site. The closest major active faults on which ground surface rupture is likely to occur in the event of a major earthquake are the Cucamonga fault zone (located 3 miles north of the site) and the San Jacinto fault system (approximately 5 miles to the northeast).

Secondary earthquake hazards, such as liquefaction, flow landsliding, seismically induced settlement, and ground lurching, are generally associated with relatively high intensities of ground shaking, shallow groundwater conditions, and the presence of loose sandy soils or alluvial deposits. Based on the existing data, the possibility of the occurrence of these secondary seismic hazards appears to be slight to possibly moderate throughout most of the



# **LEGEND**

**BEDROCK ACCELERATION  
BASED ON:**

**CUCAMONGA FAULT** —————

**SAN JACINTO FAULT** .....

**SAN ANDREAS FAULT** - - - - -

**SOURCE:  
LEIGHTON and ASSOCIATES, INC.**

## **RANCHO FONTANA**



**MAXIMUM CREDIBLE  
ROCK ACCELERATION**





site. Since the water levels at the site are generally deeper than 500+ feet (a favorable factor), the primary variables would be soil composition and the recurrence interval for strong seismic shaking at the site.

Due to the level terrain across the entire site and the composition of the underlying materials, slope stability hazards are negligible. It is unlikely that development grading would necessitate cut or fill slopes exceeding a few feet in height.

#### 7.3.2.3 Mitigation Measures

Conformance with the latest (1979) Uniform Building Code, the Fontana Building Code, and state-of-the-art recommendations of the Structural Engineers Association of California for seismic considerations in the design of structures is expected to satisfactorily mitigate the more serious consequences of future earthquake shaking, but not entirely preclude the possibility of some structural damage. The appropriate seismic design criteria will depend upon the type and use of the proposed structure and the underlying soil conditions. Mid- or high-rise buildings and critical structures would probably require special design analysis because of their potential susceptibility to seismic amplification effects, the varied response of such structures (depending on the type of construction involved), and the need to provide a greater degree of safety than for ordinary structures.

### 7.3.3 LAND RESOURCES

#### 7.3.3.1 Existing Conditions

##### Soils

Two soils groups comprise the nearly 500-acre property. Exhibit 17 depicts the areal extent of these soils, which include Tujunga gravelly loamy sand (TvC), Tujunga loamy sand (TB), and Soboba gravelly loamy sand (SoC). These soils, of the Tujunga and Soboba series, have high percentages of sand and coarser particles and are low in clay and silt content; consequently, each has a low shrink-swell potential. Other characteristics of these soils include a slight erosion potential due to the gravelly surface layer and, because of medium (one to two inches per hour) to high (greater than two inches per hour) infiltration rates, the soils have a slow to very slow runoff potential.

##### Agriculture

Because of the coarse-grained nature of the site soils, none has been classified as "prime" by the U.S. Department of Agriculture, Soil Conservation Service. Their agricultural ratings reflect only a marginal suitability to support most crops and range from Class III (Tunjunga loamy sand) to Class IV (Tujunga gravelly loamy sand) to Class VI (Soboba gravelly sandy loam). These soils are best suited for dry-farm crops, irrigated pasture plants, grapes, and some citrus trees.

Existing croplands identified within the Fontana General Plan area are located generally northwest and south of the study area. No significant crops are presently being grown within the study area. An abandoned vineyard is located on the north side of Base Line Road, at Sultana Avenue. Other agricultural products in the area are eggs and poultry. One egg production facility within the east portion of the project study area is operated by Sunshine Foods. This facility presently houses 100,000 chickens. The Johnson Brothers egg ranch, located approximately one-quarter mile north of the subject property (adjacent to Gilfillan Airport) houses 192,000 birds. These two ranches have expansion capacities of 200,000 and 600,000 birds, respectively.

##### Mineral Resources

The only significant potential mineral resource believed to underlie the study area is the sand and gravel (concrete aggregate) derived from the alluvial fan deposits of

Lytle Creek. Most commercial sand and gravel operations are located several miles southeast of the study area, along the southwest side of the active channels of Lytle Creek. However, Fontana Paving Company has been one of the principal sand and gravel producers within the City of Fontana; their quarry is located approximately one mile south of the study area. This is within the area (south of Highland and north of the San Bernardino Freeway) reportedly considered by the California Division of Mines and Geology to have a high potential for aggregate materials. A permit for a recently investigated site for sand and gravel extraction (by Fourth Street Rock Crusher), located along Lytle Creek Road, between Summit and Highland Avenues (one mile north of the subject study area), was denied by the City of Fontana. Some less suitable materials (silt and clay) were found in the sand and gravel deposits at this location.

#### 7.3.3.2 Potential Impacts

##### Soils

Generally, all of the soils have been rated as having low shrink-swell characteristics. No unusual or significant soil-related hazards are known to underlie the site.

##### Agriculture

Development of the property will result in the loss of approximately 500 acres of Class III, IV, and VI soil; however, no "prime" agricultural soils will be affected.

Egg ranch operations of the existing facility on the 510-acre property will not be affected by future land use planning. The proposed development plan (Exhibit 5) reflects an agricultural land use for the 10-acre site which would permit continued operation of the facility.

##### Mineral Resources

Because the subject property is located in an area considered to have a high potential for aggregate materials, future extraction operations would be precluded if the project is constructed. However, the potential sand and gravel resources within the study area are not unique for the general region and their loss resulting from land development probably will not be a significant impact. The cumulative impacts from future developments in the region could be significant if it were determined by the State Division of Mines and Geology that potential significant resources exist. Research by the geotechnical consultant concluded that the study area is not within a

region designated by the State Mining and Geology Board (under the Surface Mining and Reclamation Act) as being of regional significance. Therefore, no land use constraint implications presently exist.

### 7.3.3.3 Mitigation Measures

#### Soils

Conducting adequate soil investigations to analyze the subsurface conditions, evaluate the susceptibility of the soils to liquefaction or seismically induced settlement, and recommending special construction techniques (if necessary) would be an appropriate mitigation measure for such potential hazards. These investigations should be completed prior to final tract map approval.

#### Agriculture

A policy of the City's General Plan calls for the conservation of remaining agricultural production areas wherever possible and to plan for the orderly transition of agricultural field uses to urban uses where preservation is not desired. Although none of the site is presently under agricultural productivity, the Wonderful World of Eggs, an active egg ranch, will be permitted to continue operations. This ranch has proposed an expansion which would increase the number of chickens to 200,000 (within 5 years).<sup>1</sup> However, no other such operations should be permitted within the specific plan area. Further, adequate landscape treatment and visual screening should be proposed between the existing poultry ranch and future residential development which will minimize or eliminate visual impacts. Finally, performance standards which will protect planned residential areas from agricultural nuisances (e.g., odor, flies, etc.) will be implemented. These standards are identified below.

#### Mineral Resources

The loss of the subject site for future sand and gravel extraction could be offset by the development of other areas identified by the State Division of Mines and Geology for similar mining operations. This can be accomplished by the City monitoring the State study program and maintaining close liaison with the division of Mines and Geology.

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<sup>1</sup> Mr. Lyle Stotelmyre, Environmental Health Services, letter dated January 29, 1982.

### 7.3.4 LAND USE/RELEVANT PLANNING

#### 7.3.4.1 Existing Conditions

##### Land Use

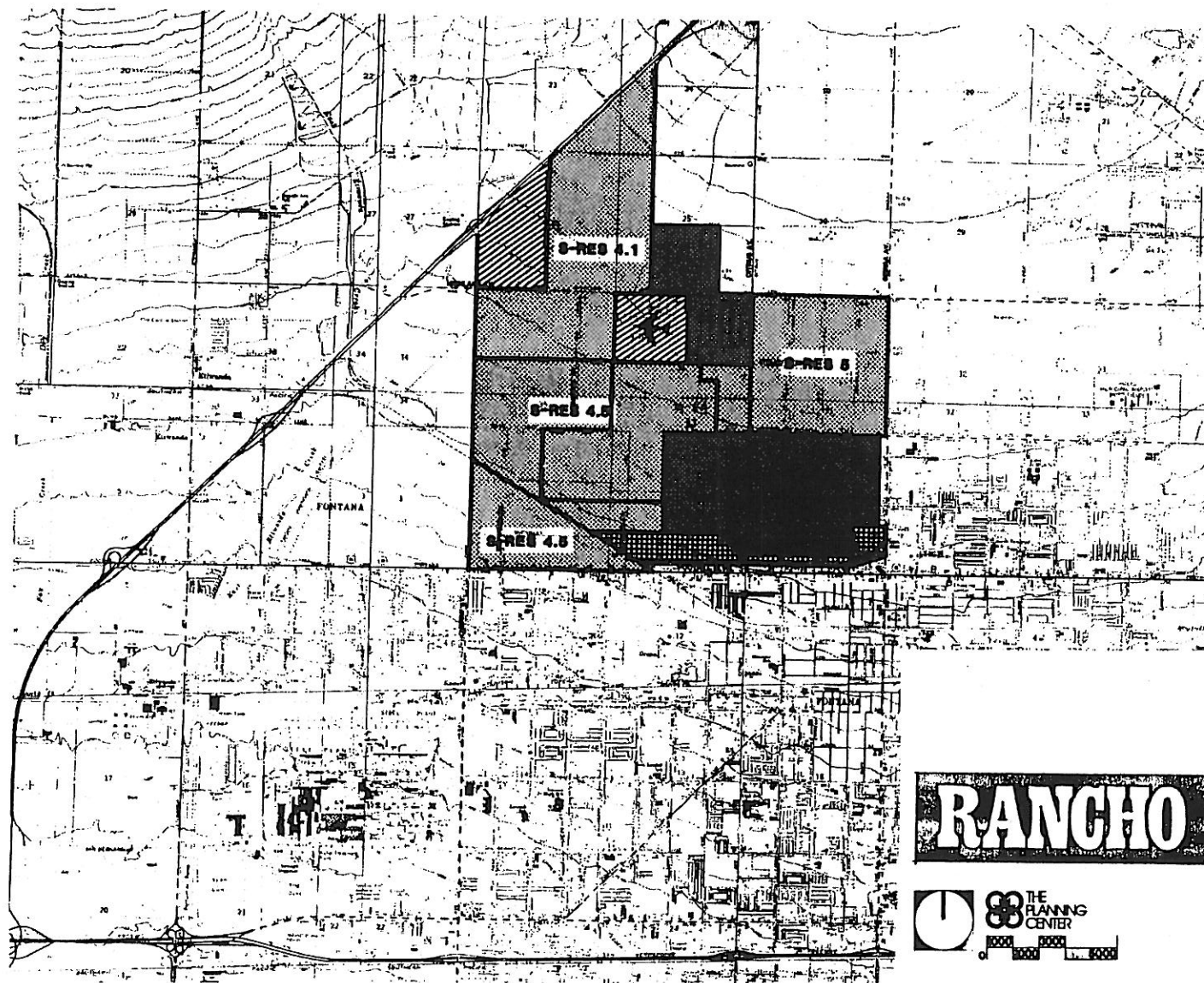
Northwestern Fontana is predominantly rural in nature with only sparsely scattered development throughout the area. Gilfillan Airport, an abandoned air facility, is located north of the subject site while a residential tract exists northeast of the property. The remaining development in the area is scattered along Baseline Road east of the site. A number of tentative tract maps which propose single-family detached homes has been approved by the City adjacent to the property south of Baseline Road.

Development on the property is limited to a 10-acre chicken ranch, remnants of a vineyard (north of Baseline Road), and a small ranchette and residential dwelling unit; an additional residential site appears to have been abandoned. Improved streets within the property are Baseline Road and Sultana Avenue. An extension of Hemlock Avenue also bisects a portion of the site south of Baseline Road (west of Sultana Avenue).

##### General Plan

The City of Fontana has recently updated its General Plan to use as the major tool for shaping and controlling growth in the City and to ensure land use compatibility and the availability of adequate infrastructure facilities. As described in the specific plan (refer to Chapter I), the City was divided into subareas based on similar characteristics and service needs. Rancho Fontana is located in Subarea III, the bulk of which comprises the northwest portion of Fontana and represents the majority of the City's future growth potential. Due to the lack of urban services available in this area, the City has determined that a planning strategy tailored to resolve these special problems would be necessary prior to allowing development to occur.

The City has determined the use of comprehensive specific plans to be the most appropriate technique for implementing the objectives of the General Plan within this area. In fact, the General Plan update formalizes the exclusive use of specific plans within Subarea III for comprehensive, coordinated planning. Exhibit 18 depicts the land uses adopted by the General Plan for the property and environs within Subarea III.



# LEGEND

SPECIFIC PLAN RESIDENTIAL \*



RESIDENTIAL 3-5 D.U./G.A.



GENERAL COMMERCIAL



SPECIALIZED EMPLOYMENT



AIRPORT/INACTIVE



\* DENOTES D.U./GROSS ACRE

SOURCE:  
CITY of FONTANA GENERAL PLAN

## RANCHO FONTANA



### GENERAL PLAN - LAND USE ELEMENT



The Rancho Fontana plan lies within a 1200-acre portion of Subarea III designated as S-Res 4.5. This 1200-acre area is intended to be developed by use of the specific plan as an integrated area or what might be called a "village" area. The 510-acre Rancho Fontana Specific Plan is the focal area of this 1200-acre village, and many of the policies and standards established in this plan as well as infrastructure planning will set the pattern for development of the balance of the 1200-acre area.

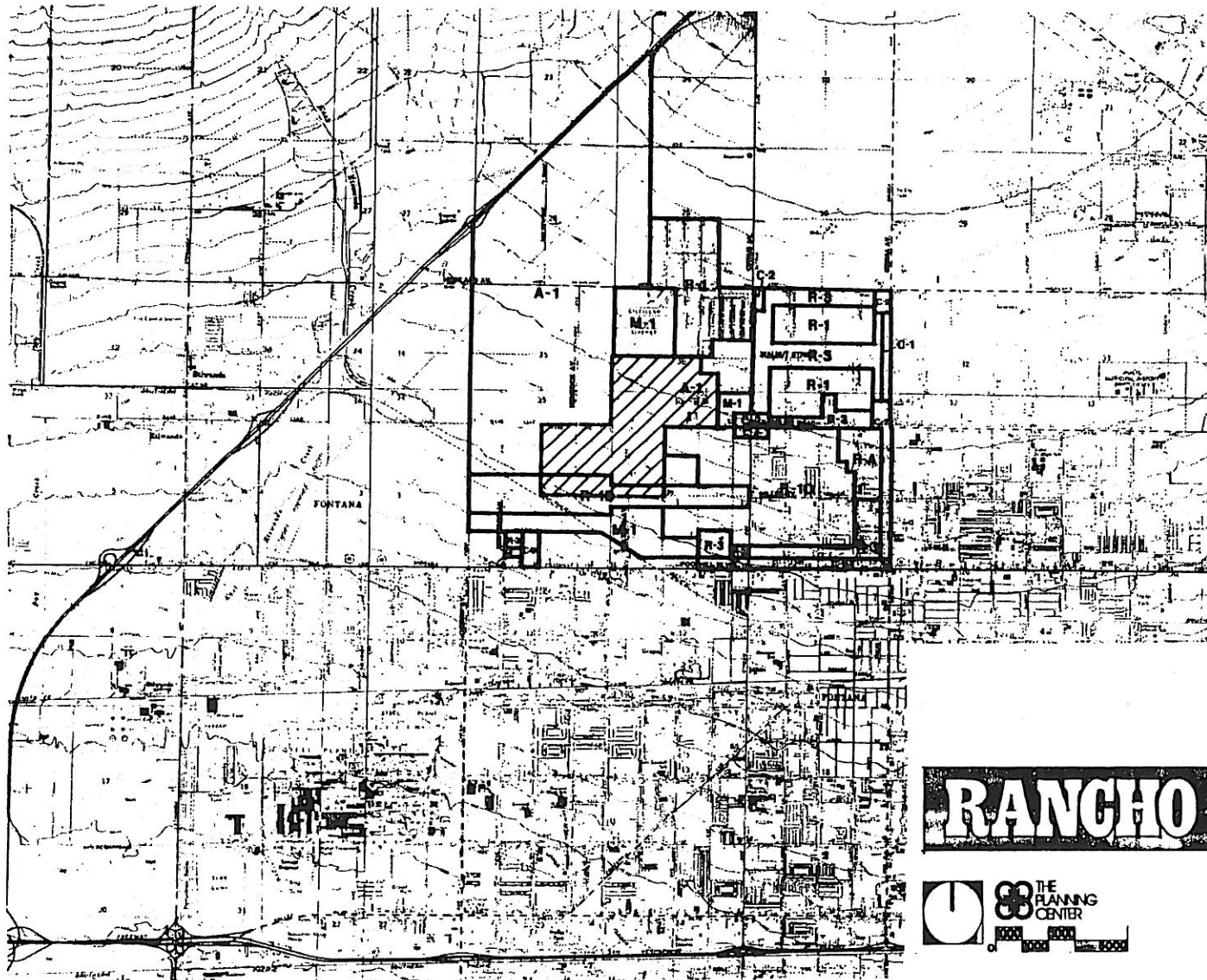
In addition to the City's internal planning program, the Rancho Fontana Specific Plan must be responsive to various regional planning studies which may influence or even directly affect the implementation of the Rancho Fontana plan. Such regional studies include air quality management planning, 208 water management planning, regional transportation planning efforts, flood control and drainage planning, regional parks and recreational planning. Refer to Chapter V of the specific plan for a complete discussion of the relationship of the project to the City's General Plan.

### Zoning

A portion of the 510-acre property was the subject of a recent annexation by the City of Fontana. Approximately 230 acres north of Baseline Road were part of a larger area which was annexed in 1981. Exhibit 19 reflects the current City zoning district classifications for the portion of the property south of Baseline Road and the interim classifications for the area recently annexed. The zoning classifications depicted on Exhibit 19 are interim in nature and reflect the pre-existing County zoning districts which have been converted to the compatible City zoning districts.

The majority of the site has been zoned A-1 (agricultural) and encompasses 225 acres south of Baseline Road. The remaining 55 acres south of that arterial have been zoned R-1B (single family residential, 1000 square foot minimum dwelling unit size); this area abuts Miller Avenue. The remaining 230 acres north (recently annexed to the City) has also been zoned A-1.

Surrounding land has been zoned light industrial to the north (Gilfillan Airport) and east; single-family residential to the northeast, southeast and south; and agricultural to the northwest.



## LEGEND

AGRICULTURAL	A-1
RESIDENTIAL-AGRICULTURAL	R-A
SINGLE FAMILY RESIDENTIAL	R-1
SINGLE FAMILY RESIDENTIAL (1000 sq ft)	R-1B
SINGLE FAMILY RESIDENTIAL (1100 sq ft)	R-1C
MULTIPLE FAMILY RESIDENTIAL (1/3000 sq ft)	R-2
MULTIPLE FAMILY RESIDENTIAL (1/1800 sq ft)	R-3
NEIGHBORHOOD COMMERCIAL	C-1
COMMUNITY COMMERCIAL	C-2
GENERAL COMMERCIAL	C-4
LIGHT INDUSTRIAL	M-1

SOURCE:  
CITY OF FONTANA  
PLANNING DEPARTMENT

# RANCHO FONTANA



## EXISTING ZONING

#### 7.3.4.2 Potential Impacts

##### Land Use

Adoption of the proposed specific plan will allow development of the 510-acre Rancho Fontana property, resulting in the conversion of a presently undeveloped area to urban (primarily residential) uses. This conversion will occur over several years as necessary infrastructure, public facilities and other urban services become available. The commitment of this land will be long-term in nature, owing to the fact that as a practical matter, it will be impossible to return the land to its natural condition once it has been developed.

The project designates several residential categories in combination with commercial, recreation/open space, agricultural, and community-related and mixed land uses. These uses have been planned in such a way as to avoid conflicts and achieve compatibility to the maximum extent possible. A potential conflict between the existing egg ranch on Baseline Road and the proposed residential land uses which surround that operation could occur, however, the existing egg ranch, owned and operated by Sunshine Foods houses 100,000 birds on a 10-acre site and is in the process of expanding to 200,000 birds. Problems inherent in the operation of this facility are flies and odors.

The lesser house fly (Fannia canicularis)<sup>1</sup> is a pest which is strongly attracted to poultry manure. Chicken manure is an ideal breeding place for the lesser house fly which can be produced in tremendous numbers from poultry ranches if manure management fails. The breeding season for this species is during the fall, winter, and early spring months when temperatures are mild (55°F). (It should be noted that breeding may occur when the temperature drops to as low as 40°F.) The (male) flies are forced by mating instincts to hover in the air under a covered place (e.g., patio, portico, etc.) (generally in a shaded area) waiting for female flies which rest on building walls before joining the male in the mating swarm.<sup>2</sup> As outside doors are opened, the flies are sucked into the living areas where they continue to hover, creating a nuisance.

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<sup>1</sup> Gene Zdunowski, Consultant; telephone conversation on February 22, 1982.

<sup>2</sup> Lyle Stotelmyre, R.S., Supervisor, San Bernardino County Environmental Health Services Department; correspondence dated January 25, 1982.

Odors are caused by manure which collects and are the worst during the cooler, rainy season when stockpiled manure gets wet and anaerobic composting results in a putrid smell. Feather burning also causes foul odors. Because the prevailing winds are from the north and north-east, odors will be carried across the property, particularly to the portion south of Baseline Road. The northern portion of the subject 510 acres will also be affected by the Johnson Brothers' operation (which presently houses 292,000 birds) located adjacent to Gilfillan Field.

As indicated previously, Gilfillan Airport is located north of the subject property. However, the County of San Bernardino has proposed that this presently abandoned airfield be the site of Project RECOPE (Regional Emergency Center - Operations, Planning and Education). This proposal, if approved, funded, and implemented, would establish a regional, multi-disciplinary, non-profit facility that would provide emergency response education to individuals and groups from the private and public sectors and volunteer organizations.

Potential land use conflicts could arise if the Gilfillan Airport/RECOPE proposal is implemented by the County. That facility would also function as an operational base for actual emergency response to disasters throughout the San Bernardino basin. Implementation of this proposal would require an expansion of the runway facilities at the field to accommodate aerial tankers, as one of the functions of the center would be an aerial tanker reload facility. Helicopter overflights could also be expected with such a use of the airport. These activities would generate noise impacts, as well as other environmental impacts, to the neighboring parcels, including the project site. Currently, the RECOPE proposal is preliminary and alternate sites are being considered. Because the project will be subject to the environmental review process when it is formally proposed the analysis performed for the RECOPE project will have to address the potential environmental impacts when the project specifications have been determined and can be quantitatively analyzed.

#### General Plan

The proposed project is consistent with the adopted General Plan designation (S-RES 4.5) which would allow a maximum of 2295 mixed residential dwelling units on the 510 acres.

## Zoning

The adopted Specific Plan shall become the land use plan (same as zoning) and regulatory controls.

### 7.3.4.3 Mitigation Measures

#### Land Use

The major land use impacts which will occur will be nuisances caused by flies and odors emanating from the existing chicken ranches, particularly that located within the 510-acre property. Measures which will be required to reduce these impacts are described below.

A buffer zone will be established between the egg farm and the proposed residential development which abuts the ranch. Landscaping will be required on both sides of the common property line. The egg farm will plant high, fast-growing oleander bushes on its property. Good shading evergreen trees will also be planted on both properties. Although species have not been identified to date, consultation with the UC Agricultural Extension Service will be undertaken to determine the most effective plantings. Approved Tentative Tract Map 10800 has been conditioned to ensure implementation of such a buffer zone.

The Sunshine Foods operation has already implemented an "internal biological control" program which employs physical, chemical, and biological means by which to kill flies and eliminate odor. These means include spreading and drying manure in 8 to 12-inch pads (physical control); setting out bait stations and employing residual spraying (chemical control); and buying natural predators (fly parasites) which live on fly eggs and larvae (biological control).

A final measure which should also be implemented is that the appropriate real estate documents should identify the potential nuisances emanating from the chicken ranch, thereby advising the potential homebuyers of the fly and odor problems. Although this measure will not "mitigate" the impacts, it will make the buyer aware of the existing nuisances prior to purchasing the home.

Prior to the approval of the RECOPE facility proposed by the County, the lead agency should prepare or have prepared an EIR and/or EIS and supplemented by a detailed acoustical analysis. Specific impacts should be identified and appropriate mitigation recommended in that document.

### General Plan

As indicated previously, the project is consistent with the City's General Plan (i.e., S-Res 4.5 du/gross acre). No mitigation measures are required.

### Zoning

The development standards proposed by the Rancho Fontana Specific Plan will implement the Land Use Development Plan. Refer to Chapter VI of the Specific Plan and the City's zoning ordinance.



### 7.3.5 NOISE

#### 7.3.5.1 Existing Conditions

The ambient noise conditions in the vicinity of the site are the result of existing land development and aircraft, vehicular, and railroad transportation along designated corridors.

Noise impacts from aircraft overflights results from activities at two airports in the Fontana area. These are Ontario International Airport and Rialto Municipal Airport.

Ontario International Airport is located a few miles west of the Fontana City limits. South Fontana lies within the approach pattern of commercial jetliners using the airport. A significant amount of land within the City lies within the 60 and 65 CNEL contours created by aircraft approaches and takeoffs. The 60 CNEL line from these operations is located approximately 4 miles south of the project site and does not acoustically impact it.<sup>1</sup>

Rialto Municipal Airport is located approximately 2.75 miles east of the project site. It primarily accommodates small light planes and has limited noise impacts within the city limits of Fontana. A recently prepared document for federal aviation review was prepared for the City of Rialto studying the expansion of this facility. The study indicates a 65 CNEL contour line would extend within Fontana to the intersection of the Walnut Avenue extension and Palmetto Avenue, 1.5 miles east of Citrus Avenue. Significant adverse noise impacts from expanded operations at Rialto Municipal Airport will not reach the project site.<sup>2</sup>

In addition, Gilfillan Airport is located adjacent to the northerly project boundary. It is currently leased to a private firm for equipment testing and is not an active aircraft field. The current activities at this airport do not generate adverse noise impacts on the project site.

As indicated in Section VII.C.4, the County of San Bernardino has proposed Project RECOPE to be located at the Gilfillan Airport, thereby establishing a regional, multi-disciplinary, non-profit facility that would provide emergency response education to individuals and groups from the private and public sectors and volunteer organizations.

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<sup>1</sup> City of Fontana Draft EIR 80-2, p.75

<sup>2</sup> City of Fontana Draft EIR 80-2, p.75

The project site is also impacted by noise generated on Southern Pacific Railroad tracks located tangent to the extreme southwestern corner of the site. This trackage is used by local freight trains. These trains operate, in both directions, three times a week at an average speed of 20 miles per hour. The average number of cars in these trains is ten, each of which is fifty feet long.<sup>1</sup>

Using the analysis given in the Noise Assessment Guidelines of the U.S. Department of Housing and Urban Development (1979), a point 100 feet from the centerline of the railroad track would experience a noise level not exceeding 48 CNEL from the railroad activities.

The third source of noise is automobile and truck traffic on roadways near the site. Baseline Road and Sultana Avenue cross the project, while Citrus Avenue is located just east of the property. To evaluate roadway noise the HUD Noise Assessment Guidelines were again utilized. The 65 CNEL contour, resulting from existing traffic volumes, is located 50 feet either side of the centerline of Baseline Road, 30 feet to either side of the Citrus Avenue centerline, and less than 18 feet to either side of Sultana Avenue's centerline. According to this analysis, the 65 CNEL contour does not extend outside of the ultimate roadway right-of-way for any of these streets, based on current traffic levels.

Because of the current undeveloped nature of the majority of the site, no residential land uses are impacted by noise levels greater than or equal to 65 CNEL. As development continues within and around the City, traffic levels will increase producing higher noise levels. The City's General Plan includes an exhibit illustrating CNEL contours for anticipated 1985 traffic levels.<sup>2</sup> For the three roadways discussed above, no 65 CNEL contour is shown outside the road right-of-way.

#### 7.3.5.2 Potential Impacts

Project implementation will not be affected by the current railroad and airport facilities utilization and their concomitant noise impacts. The project will generate additional automobile traffic which will increase noise generated from such activities.

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<sup>1</sup> Southern Pacific Transportation Co., letter to The Planning Center, December 11, 1981.

<sup>2</sup> Figure 5-11.1, City of Fontana General Plan.

The increased traffic volumes due to this project and others anticipated in the area are illustrated in the Traffic and Circulation section. Five streets were selected for analysis from this plan. These are (with associated maximum ADT): Baseline Road - 25,700 ADT, Sultana Avenue - 900 ADT, Citrus Avenue - 9,100 ADT, Beech Avenue - 8,200 ADT and the neighborhood collector - 2,800 ADT. The assumed average speeds are: Baseline Road - 50 mph, Sultana Avenue - 30 mph, Citrus Avenue - 40 mph, Beech Avenue - 40 mph and the collector 30 mph.

The HUD Guideline's analysis places the 60 and 65 CNEL contours at the following distances from each roadway's centerline.

<u>Road</u>	<u>Distance from Roadway Centerline to Contour</u>	
	<u>60 CNEL</u>	<u>65 CNEL</u>
Baseline Road	290 feet	140 feet
Sultana Avenue	38 feet	18 feet
Citrus Avenue	110 feet	53 feet
Beech Avenue	100 feet	48 feet
Neighborhood Collector	less than 38 feet	less than 18 feet

It is not possible at this time to identify the noise-related impacts which would be created if the RECOPE proposal is implemented. However, as indicated previously, it will be incumbent upon the County of San Bernardino to ensure that all impacts are identified and adequate mitigation recommended in the environmental documentation which would be required when the project is submitted for approval.

The Noise Element of the City's General Plan adopts the Guidelines of the Office of Noise Control, California Department of Health. These Guidelines suggest 60 CNEL as a maximum ambient noise level for single family residences and 65 CNEL for multi-family residences. These uses are conditionally acceptable in areas up to the 70 CNEL contour if adequate noise insulation features are included in the design.

Business, commercial and professional uses are normally acceptable in areas up to the 70 CNEL contour without special noise insulation. These standards also apply to schools, parks and playgrounds. Agriculture, industrial and manufacturing uses are normally acceptable up to the 75 CNEL contour.

### Mitigation Measures

Where the anticipated noise level is anticipated to exceed that normally acceptable under State Guidelines for the adjacent land use, a detailed acoustical analysis should be undertaken to determine the specific impacts and mitigation measures required, prior to finalization of the tract map in question. Mitigation measures available include special design and construction features in the buildings themselves or the construction of barriers, e.g., walls and/or earthen berms, between structures and the noise source.

### 7.3.6 CULTURAL/SCIENTIFIC RESOURCES

#### 7.3.6.1 Existing Conditions

##### Archaeology

Both a records check and walkover survey were conducted to ascertain the location and extent of archaeological resources on the 510-acre property. Research determined that the project area is located within the ethnographic Gabrielino tribal boundaries which encompassed the Los Angeles and Santa Ana River Basins, Catalina Island, and the foothill region of the San Gabriel Mountains. Kukamo, a large ethnographic village situated to the west of the subject property, was of major importance to the Gabrielino and many of the archaeological sites in the immediate vicinity.

The records search, however, revealed that no previously recorded archaeological sites are known to exist within the property boundaries or within two miles of the project area. In addition, results of the walkover field survey also proved negative: no archaeological resources were observed on the subject site.

##### Paleontology

The property is underlain by alluvial sediments from the Lytle Creek alluvial fan which originates at the base of the San Gabriel Mountains. These deposits are Late Pleistocene to Holocene in age and consist of loosely compacted, fine to coarse sand with large amounts of cobble to boulder-sized granitic rocks. No fossils were observed during the course of the field survey and it is expected that, due to the coarseness of the sediments, the potential for vertebrate fossils to exist is low (although they have been discovered under similar conditions). The records search revealed no previously recorded paleontological sites occur on the property or within several miles of the project area.

##### History

An historical chronology of the Rancho Fontana property is presented in the Appendix. Since the Mission/ Exploration period (1769-1834), the property was utilized for grazing through 1900. In the years that followed to the present, Rancho Fontana has been associated with limited agricultural uses, including chicken ranching and vineyards. The property contains several sites which are of questionable historical value. These sites are described below:

H#1 - Housesite remains - Located south of Baseline Road and east of Sultana Avenue, this site consists of the concrete remains of a house and garage.

H#2 - Brick house and three wooden outbuildings - At present these structures are still occupied and are located north of the intersection of Sultana Avenue and Baseline Road.

H#3 - Chase Ranch egg hatcher - This site consists of the foundation remains of five structures associated with the Chase Ranch ca 1929-1966. The remains are located approximately one-quarter mile north of Baseline Road.

H#4 - House with Chicken Ranch - This site is at present still occupied and contains a house and store that functions as outlet for 'Wonderful World of Eggs'. (All structures within this complex are recent in construction with the earliest dating from the waning years of the Chase Ranch ca 1960.)

H#5 - Ranch cluster with mortar and stone structures - This site is still occupied and consists of 5 houses and numerous outbuildings and sheds one quarter mile south of Baseline Road east of Sultana Avenue. East of the cluster is a large corral.

H#6 - Housesite with Ranch cluster - This site, located west of Sultana Avenue and south of Baseline Road, consists of four primary structures and numerous makeshift sheds and corrugated tin shanties. (An area adjacent to Baseline Road contains a statue of the Virgin Mary which was utilized as a religious shrine.)

According to the historical research conducted for Rancho Fontana, the resources cited above are probably not of significant historical value.

#### 7.3.6.2 Potential Impacts

##### Archaeology

There will be no direct impacts to archaeological resources.



## Paleontology

Direct impacts on paleontological resources within the study area may occur as a result of future grading and construction activities; however, the probability that fossils will be unearthed on the site during these activities is considered low.

## History

Ultimate development of the subject property will result in the alteration of the existing setting and, consequently, loss of those resources previously described which may have historic value.

### 7.3.6.3 Mitigation Measures

#### Archaeology

No mitigation measures are required for archaeological resources.

#### Paleontology

It has been recommended by the San Bernardino County Museum that a paleontologist check the soil geologist boring logs prior to construction to determine if fine-grained sediment might be encountered during grading. If this deposit exists, the following mitigation measures must be implemented:

1. A qualified paleontological monitor should be present at the pre-grade meeting to consult with the grading and excavation contractor(s).
2. The monitor should spotcheck alluvium and colluvium which may be subject to grading.
3. The paleontologist should be empowered to temporarily direct, divert, or halt grading to allow recovery of fossil remains. In areas rich in micro-fossils, removal and washing of soil samples for microvertebrates, bones, and teeth remains will be part of the fossil salvaging operation.
4. Remains collected from the subject property will be deposited in an institution such as the San Bernardino County Museum.

## History

Prior to grading, the following mitigation measures are recommended:

1. Formulate a test excavation program that would sample at least two of the historic sites within the project area.
2. Map, photograph, and assemble oral/archival information pertaining to agricultural and land use activity in the Rancho Fontana area.

### 7.3.7 BIOLOGICAL RESOURCES

#### 7.3.7.1 Existing Conditions

##### Vegetation

Vegetative cover on the subject 510-acre property consists of three general communities, including introduced grassland, alluvial fan scrub, and eucalyptus windrows (or other horticultural introductions). No rare, endangered or otherwise sensitive plant species are known to occur on the property and none is expected. These three communities are described below.

Three subtle habitat types exist within the introduced grassland community, each dominated by a slightly different array of forbs and grasses. The first, a thin grass cover and abandoned vineyards, comprises the bulk of the project area and contains a very light vegetative cover of annual grasses and forbs. In the most undisturbed areas, these grasslands consist of a relatively large variety of species. Typical grasses include ripgut brome, California brome, red brome, broad-lobed filaree, and doveweed. Approximately 30 acres in this grassland sub-community contain young vineyards. In certain areas, the grassland vegetative cover is quite dense. Slender wild oats and ripgut brome are dominant vegetative components of these sites. Additional species found in this grassland sub-area are California brome, foxtail fescue, broad-lobed filaree, croton, telegraph weed and spiny ragweed. Finally, undisturbed bands of grassland are found in the shade of eucalyptus windrows which differs slightly from the aforementioned settings in dominance and makeup of component species. Ripgut brome is the dominant grass here. Foxtail barley, slender wild oats, California brome and schismus grass are also found. Forbs include Russian thistle, broad-lobed filaree, lamb's quarter, field mustard and, from the alluvial fan scrub community, blue penstemon. The dominance of ripgut and occurrence of foxtail barley and summer mustard are related to the partially shaded setting of the windrow which protects the understory habitat from dessication.

Alluvial fan scrub, the second vegetative community, is a shrubland association occurring on gravelly alluvial fans south of the San Gabriel and San Bernardino Mountains. In its undisturbed state, the community typically contains riparian wash species such as scale broom and yerba santa, chaparral shrubs such as species of wild lilac, sumac, mountain mahogany, and cherry, yucca, prickly pear, and coastal sage scrub subshrubs, including sages, sagebrush, and buckwheat. The association is among the highest priority special plant communities of California.

Remnants of this community are found in two locations in the northern half of the property. Both locales are highly simplified community representations dominated by California buckwheat. A few individuals of an annual buckwheat are found in the annual grassland groundcovers between the larger shrubs. Two woody evergreen shrub species are found in scattered locales about the planning area: buckbrush and holly-leaved cherry.

Perhaps the most valuable habitat resource within the project area are its eucalyptus windrows. These windrows, which total approximately 7 miles in length, criss-cross the site in a grid pattern and are primarily comprised of red gums, although some blue gums do occur.

In a rating of poor to excellent, most windrows fall into the fair to good category. The trees are generally small in stature and a number of them are stump-sprout suckers with spindly growth and poor symmetry. The windrow canopy is somewhat thinner than desirable, even for this species. There is top growth dieback on some individuals, though not an inordinate amount. Bud set is poor or non-existent on a large proportion of the specimens. Some trees show very good bud set, however. It is estimated that the age of the windrows probably does not exceed 60 years. Those trees still remaining were probably well adapted to the dry condition of the site and would probably subsist indefinitely.

As well as the linear windrows, one small "woodland" had been planted, near the southwest corner of the planning area. Other horticultural introductions include a dense and bushy olive windrow in excellent condition along the west boundary of the northern acreage block, and various kinds of trees and shrubs around occupied and abandoned structures and remnants of structures. Some horticultural specimens, such as chinaberry, growing about the ruins of old structures were doing well despite a long term lack of irrigation water. All horticultural material adjacent to occupied or recently abandoned structures was in good condition.

#### Wildlife

Due to the simplified and generally depauperate habitat on the site, wildlife (species) diversity is also poor. No rare, endangered or otherwise sensitive wildlife exist or are expected to exist, on the property. No amphibians were observed and the only locales where representatives of this class would be expected are in irrigated vegetation around inhabited structures. Likewise, no reptiles were observed. Several lizard species may occur, especially in habitats around structures.

Several bird species occur in large numbers. These include common crows, rock doves, starlings, and house finches. Species occurring in smaller numbers were mourning doves, meadowlarks, a loggerhead shrike, a common flicker, and several savanna sparrows. Besides species observed, certain kinds of birds may winter in the area. The most common of these would be the white-crowned sparrow.

A concern addressed in the survey was the importance of the area as raptor habitat. Two raptor individuals, a red tailed hawk and a kestrel, were observed. The habitat appears to be marginal for raptors because of the lack of habitat appropriate for small rodent prey species. However, the abundance of ground squirrels here may attract foraging ferruginous hawks.

Large numbers of Beechey ground squirrels occupy fallow grassland and buckwheat scrub habitat. Many large and small burrow systems were observed. Croton fruit appeared to be an important food source for these mammals during the fall drought inspection period, despite the general toxicity of the Euphorbia family to which this species belongs. Piles of croton fruit husks were observed about many squirrel burrows.

Jackrabbits are expected in the same habitat, though none was observed during the investigation. The most extensively utilized settings for small rodents were areas of buckwheat scrub and moderate to good quality grasslands. Pocket gophers occupied the latter habitats. Other small rodents expected in these settings are whitefooted deer mice, house mice, and possibly meadow mice and species of pocket mice.

#### 7.3.7.2 Potential Impacts

Development of the Rancho Fontana project will result in the loss of approximately 500 acres of mostly depauperate introduced grassland, eucalyptus windrows, and impacted California buckwheat scrub, including 30 acres of wine grapes. With buildout, irrigation would be available within the greenbelts, improving the condition of its component eucalyptus trees. If the project area is allowed to remain vacant, these trees will probably persist for many years, but may gradually decline in vigor. With buildout, horticultural shrubbery and lawn areas will be installed and irrigated, possibly increasing the faunal carrying capacity of the setting, or at least providing an equalization factor to mitigate loss of open space.

#### 7.3.7.3 Mitigation Measures

No mitigation measures beyond those to be integrated with current planning are recommended.

### 7.3.8 HYDROLOGY/FLOOD CONTROL

Information in this section is taken from the Geotechnical Environmental Impact Assessment prepared by Leighton and Associates and the Rancho Fontana Engineering Report prepared by Albert A. Webb Associates included as Appendices A and D to this report.

#### 7.3.8.1 Existing Conditions

##### Hydrology

A major water-yielding zone, approximately 200 feet thick, is located approximately 300 feet below the surface of the site. Wells tapping this zone commonly yield from 500 to 1000 gpm of groundwater.

Groundwater moves into the area principally by percolation of streamflow and runoff from the San Gabriel Mountains to the north. Existing water-level contour maps for 1933, 1960 and 1979 have been compared to determine relative changes in flow patterns and water levels. The groundwater levels and flow patterns were found to have changed little from 1933 to 1960. The 1979 water-level contours showed a decrease in water-levels since 1960 of approximately 50 feet, while the general pattern of flows remained similar.

Natural groundwater recharge in the study area results from precipitation infiltration and sub-surface inflow. Direct groundwater recharge is due to precipitation falling on the ground and then percolating downward through the soil into the underlying aquifer. The actual recharge due to this process will vary according to climatic conditions. California Department of Resources data indicates that an annual rainfall of 79 inches will result in 0.46 feet of deep percolation. Applying this figure to the 500 acre site produces an approximate value for recharge due to deep percolation of rainfall of 200 acre-feet per year under undeveloped conditions.

Several artificial recharge facilities are being operated to the north-northwest of the site. These consist of abandoned gravel pits, a complex of levees, interconnecting ditches, and small, shallow basins located near the active channel of Lytle Creek. The majority of storm runoff from the San Gabriel Mountains is diverted to the artificial recharge areas. An estimated 5,959 acre-feet of water per year is artificially recharged in the three major recharge facilities: Deer Creek, Day Canyon and Day Creek.

The quantity of groundwater in storage in the aquifer under the site can be estimated. The average elevation of the base of the water bearing formation on the subject



property is approximately 500 feet. The average water level, in 1979, was approximately 775 feet, resulting in an average saturated thickness of 275 feet. Multiplying by an established yield factor of 15.5 percent, the total volume of saturated material, 135,850 acre-feet, yields 21,057 acre-feet of water in storage. Groundwater in storage would be available for project needs during periods of below normal groundwater recharge.

### Drainage

Although some properties in the area are subject to flooding from storm runoff emanating from the major canyons in the San Gabriel Mountains to the north, the flood prone areas mapped by the U.S. Geological Survey (Devore Quad, 1976) are generally limited to Lytle Creek, northeast of the site, and the drainage channels associated with San Sevaine Canyon and East Etiwanda Creek, to the west and northwest. Prior to the construction of a series of diversion dikes or levees along the west side of Lytle Creek, most of the areas on the Lytle Creek alluvial fan (including the subject site) were considered subject to flooding. However, according to the San Bernardino County Flood Control District the existing dikes are believed capable of containing the 100-year flood flows from Lytle Creek. No significant drainage courses traverse the study area and runoff is primarily by sheetflow whenever the soil infiltration rate is less than the surface flow.

The General Plan of the City of Fontana includes a map of Specific Flood Hazard Areas identified in 1974. This map indicates a portion of the site, west of Hemlock and south of Baseline, is within a flood hazard zone. The source of this information is the City of Fontana Flood Insurance Rate Map prepared by the U.S. Department of Housing and Urban Development as a part of the National Flood Insurance Program and published in 1974. However, these maps are currently being reviewed and updated by PRC Toups, in Orange, California to reflect flood control facility improvements that have been made in recent years. The updated data indicate flows from a 100-year storm would be contained in San Sevaine Creek channel north of Baseline Road. South of this point flooding is expected to occur 800' to 2000' on either side of the channel. Some shallow flooding, less than one foot in depth, will occur in a band 100 to 200 feet wide on the north side of the Southern Pacific Railroad track. These potential 100-year flood zones are not expected to impact the site of this proposed project located approximately three-quarters of a mile to the east.

The Rancho Fontana development is within the San Sevaine Creek drainage area. Storm runoff from the project area presently flows in a southwesterly direction along with the existing storm drainage channels. The storm runoff within the boundary of Rancho Fontana and its adjacent drainage areas is intercepted by existing streets which discharge the flow southerly or westerly.

Those flows intercepted by the north-south streets are carried southerly into the existing Fontana Channel which discharges the storm runoff westerly into a storm flow detention basin known as the Banana Basin, located at the intersection of Banana Street and the AT&SF Railroad. From the Banana Basin, runoff is discharged into the East Etiwanda Creek Channel and then southerly to Riverside County, and finally into the Santa Ana River.

Storm runoff from Rancho Fontana and its adjacent drainage area that is intercepted by the east-west streets, is conveyed westerly to the San Sevaine Channel. (San Sevaine Channel consists of wire revetment channel beginning southerly of Interstate Highway 15 to Foothill Boulevard; at that location, storm flows are discharged into Banana Street.) Banana Street serves a dual purpose as a 24-foot wide paved street with 18-inch curbs and as a storm channel. Banana Street terminates at the Banana Basin. Both the San Sevaine Channel (particularly in the Banana Street area) and the West Fontana Channel are inadequate to handle existing storm runoff from their tributary areas. Thus, flooding occurs in the area along the West Fontana Channel, north of the AT&SF Railroad, as well as along Banana Street and Foothill Boulevard.

The San Bernardino County Flood Control District is presently preparing a drainage plan for Day, Etiwanda, and San Sevaine Creeks drainage areas which will be an update of the Comprehensive Storm Drain Plan completed in 1969. The drainage study now being prepared for the Flood Control District is analyzing the flood drainage requirement for runoff from the San Gabriel Mountains southerly to the Santa Ana River. This study plans to recommend the major storm drain facilities required for San Sevaine Creek's drainage area from the foothills of the mountains to the San Bernardino/Riverside County line.

## Water Quality

Analyses of available water quality data indicate that groundwater in the site area is of excellent mineral quality. The average mineral analysis of July 1981 from several wells serving the area indicate that the water is suitable for all beneficial uses. Total dissolved solids concentration, a general indicator which reflects the influence of the main dissolved constituents, has shown little change since 1980 with concentrations of approximately 200 mg/l or less. The California Department of Health Services recommends a maximum concentration of 500 mg/l of TDS for drinking water standards.

### 7.3.8.2 Potential Impacts

Development of Rancho Fontana will alter the natural drainage patterns and topography on the site. Development will also introduce impervious surfaces which will increase the amount of surface runoff and to a minimal degree will affect the quality of the runoff. Runoff from impervious surfaces on site will originate from rainfall, landscape irrigation and other activities of the residents. Water washing these areas will contain such constituents as chemical fertilizers and petroleum, residuals (e.g., gasoline, oil, etc.) and other natural compounds.

Based on an hydrological analysis prepared by the project engineer, the nearly 280 acres south of Baseline Road, when fully developed, would have a peak runoff of 517 cubic feet per second (cfs), resulting in an increase of 21 cfs over underdeveloped runoff volume (496 cfs). The volume would be slightly less for the 230 acres north of Baseline Road. This difference reflects a 4 percent increase in runoff between undeveloped and developed site characteristics.

### 7.3.8.3 Mitigation Measures

Because of the inadequate storm drain facilities now existing within the study area, storm detention basins will be required for reducing the peak runoff from any new development to a flow rate equal to or less than the present peak runoff which now exists from the undeveloped area. This is recommended in order to prevent the aggravation of the present flooding that now exists in the areas along the West Fontana Channel, Foothill Boulevard, and Banana Street.

Four alternatives were developed by the project engineer to solve the drainage and flood control problems which presently exist and which will be aggravated by further development in northwestern Fontana. Each of these alternatives is discussed in detail in Appendix D; the preferred storm drain/flood control scheme is described below.

The proposed Conceptual Flood Control Plan (Exhibit 13), was developed to provide storm drain facilities not only for Rancho Fontana but also for properties approved for development south and east of the subject property. The area of benefit for this flood control plan encompasses approximately 3000 acres (2260 acres north of Baseline Road and 765 acres south of that arterial). The major elements of this plan are described below.

For the area north of Baseline Road, the Baseline Flood Control Channel will be constructed from the easterly property boundary west to the San Sevaine Channel; this facility will vary from a 96-inch reinforced concrete pipe (RCP) to an 8 foot by 10 foot reinforced concrete box (RCB). Runoff from the northerly drainage area would be carried by the Baseline Flood Control Channel and discharged into a proposed 25 acre, 80 acre-foot storm detention basin, sized to limit the peak discharge into the San Sevaine Channel at or below the present peak flows (based on a 25 year storm). This basin will be adequate to serve the entire northerly drainage area. Since the majority of this drainage area is presently undeveloped, should the detention basin be constructed to the full design capacity in the near future, there should be adequate unused detention storage which could be utilized by the San Bernardino County Flood Control District for diverting peak flows from the San Sevaine Channel into the basin. The peak storm flows going southerly and eventually down Banana Street could be decreased, thus reducing the flood hazard that now exists in that area.

South of Baseline Road, the flood control plan would require that the County's Comprehensive Storm Drain Plan be modified to include the area east of Tokay Avenue and southerly of Baseline Road to be transported to the Beech Avenue storm drain. This Beech Avenue storm drain would have to be increased in size to accommodate the additional area, resulting in a 54 inch RCP south of the project boundary which will ultimately reach 84 inches at the West Fontana Channel. Lines "D" and "F" on the County's Master Plan could also be reduced in size with their northerly terminuses being Foothill Boulevard rather than Miller Avenue (refer to Plate 2-3 of Appendix D).

### 7.3.9 CLIMATE AND AIR QUALITY

#### 7.3.9.1 Existing Conditions

##### Climate

The climate in the vicinity of the project site is typical of other inland areas of the South Coast Air Basin. Summers are warm and dry, while winters are short and mild. July temperatures range from an average low of 62 degrees to an average high of 95 degrees; average January temperatures range from 43 to 65 degrees. Annual rainfall averages 14 inches, normally occurring during the months of winter and early spring. The area is subject to daytime sea breezes flowing inland through Santa Ana Canyon, with a mean velocity of 5 miles per hour; this wind drainage is reversed in the evenings at slightly reduced velocities. The area is also subject to inversions due to the inability of (vertical) mixing to take place in the relatively stable environment.

The distinctive climate of the South Coast Air Basin is determined by its terrain and geographical location. The Basin is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter. The general region lies in the semi-permanent high pressure zone of the eastern Pacific. As a result, the climate is mild, tempered by cool sea breezes. This usually mild climatological pattern is interrupted infrequently by periods of extremely hot weather, winter storms, or Santa Ana winds. Santa Ana winds are winds that blow into the South Coast Air Basin through the passes in the San Gabriel and San Bernardino Mountains. These winds are known to reach velocities of 60 miles per hour in the north Fontana area.

A complete discussion of the basin's climate, including temperature, rainfall, humidity, wind, cloudiness, and inversions is provided in the "Air Quality Handbook for Environmental Impact Reports" (Revised October 1980).<sup>1</sup>

##### Air Quality

Air pollution is of two general types: primary and secondary. Primary pollutants such as Hydrocarbons (HC) Sulfur Oxides (SO<sub>x</sub>), Nitrogen Oxides (NO<sub>x</sub>) and Carbon

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<sup>1</sup>South Coast Air Quality Management District, pp. 5-12. See also "A Climatological-Air Quality Profile, California South Coast Air Basin", SCAQMD, November 1980.



Monoxide (CO) are emitted directly into the air and are of a local nature. Secondary pollutants are created over time by chemical and photochemical reactions. Examples of secondary pollutants are ozone ( $O_3$ ), photochemical aerosols and peroxy nitrates (PAN).

Local air quality depends upon the dispersion of the pollutants released from within and surrounding the local area. Temperature inversions and land-sea breezes also affect the dispersions of pollutants and are factors in determining air quality.

The potential for high contaminant values varies seasonally for many contaminants. During the late spring, summer and early fall, light winds, low mixing heights and brilliant sunshine combine to produce conditions favorable for the maximum production of oxidants, mainly ozone.

During the spring and summer, when fairly deep marine layers are frequently found in the Basin, sulfate concentrations achieve yearly peak concentrations.

When strong surface inversions are formed on winter nights, especially during the hours prior to sunrise, coupled with near-calm winds, carbon monoxide (CO) from automobile exhausts becomes highly concentrated, and the highest yearly CO values are measured during November, December and January. Similarly, concentrations of oxides of nitrogen and nitrates are highest during the late fall and winter.

The South Coast Air Quality Management District operates local air quality monitoring stations throughout the Air Basin. The monitoring station located closest to the project site is in Fontana and data collected at that receptor is presented below. For comparative purposes, it is useful to examine air quality data collected from the other two stations close to the project, located in Upland and San Bernardino.

Although in recent years California standards have been exceeded in the Fontana area for all pollutants, the two most serious pollutants are oxidants (ozone) and suspended particulates.

Ozone is a highly reactive gaseous compound which is formed in the atmosphere by a series of complex chemical reactions between oxides of nitrogen and hydrocarbons and sunlight. The principle source of this pollutant's constituents is motor vehicle exhaust. Table 4 below provides a comparison of recent violations of the State standard for ozone (i.e., 0.10 ppm/1 hour average) at all three of the nearby monitoring stations.



TABLE 4  
VIOLATIONS OF STATE STANDARDS  
FOR OZONE (1979-81)

	Fontana			Upland			San Bernardino		
	1979	1980	1981*	1979	1980	1981*	1979	1980	1981*
Jan	0	0	2	0	0	1	0	0	1
Feb	0	4	5	0	1	2	0	1	2
Mar	9	6	5	4	1	6	5	3	4
Apr	24	18	17	12	16	16	15	15	17
May	22	13	20	18	10	24	17	12	22
Jun	26	27	28	25	23	27	25	23	28
Jul	29	31	--	28	29	--	29	29	--
Aug	31	27	--	29	27	--	29	29	--
Sep	29	26	--	29	26	--	29	27	--
Oct	22	17	--	16	15	--	15	14	--
Nov	4	10	--	1	10	--	0	10	--
Dec	1	2	--	1	1	--	0	0	--
	197	181	77	163	159	76	164	163	74

\*Information for 1981 available through June only.

SOURCE: California Air Resources Board, "California Air Quality Data", Volumes XI and XII.

South Coast Air Quality Management District, "Air Quality and Meteorology", Volume XXVI, Nos. 1-6.

The data above indicates that the State standard for oxidants is exceeded at the Fontana station on approximately 52 percent of the days throughout the year (1979-80 average); this compares to 44 percent and 45 percent violation rates at the Upland and San Bernardino stations, respectively. During 1979, there were 95 Stage One episodes (0.20 ppm/1 hour average) and 9 Stage Two episodes (0.35 ppm/1 hour average) for oxidant at the Fontana station; during 1980, there were 84 Stage One episodes and 6 Stage Two episodes at Fontana.

With regard to suspended particulates, concentrations at the Fontana station exceeded State standards on 63 percent of the days monitored, over the period 1979 through June 1981. State standards were exceeded on 61 percent of the monitored days at the San Bernardino station. At the Upland station, State standards were exceeded 54 percent of the days monitored during the two and a half year period.

### 7.3.9.2 Potential Impacts

Impacts to the ambient air environment will occur from three sources: 1) during construction; 2) from automobile emissions created by vehicular traffic after completion of the project; and 3) from demand (both residential and commercial) for energy resources for heating, lighting and cooling.

#### Construction-Related Emissions

Site preparation and construction are characterized by grading operations and material transfer using heavy duty equipment (e.g., bulldozers, graders, fill trucks, etc.) that results in dust and other particulate matter and pollutants being dispersed into the air environment. It is not possible to assess the air quality impact accurately because essential information (number and type of equipment used, gasoline/diesel consumption, vehicle miles traveled, etc.) necessary to quantify such an impact is not available. These impacts will be short-term in nature and result in the generation of particulate matter as well as other mobile source pollutants, depending on the nature of the equipment utilized.

#### Mobile Source Emissions

When the site preparation/construction phase has been completed, additional pollutants will be generated. Although phasing of Rancho Fontana has not been determined, for the purposes of the EIR analysis, a 10-year build-out has been assumed, resulting in the construction of approximately 230 dwelling units per year. The following discussion analyzes air quality impacts resulting from mobile source emissions (i.e., vehicular traffic) at its ultimate development.

Based on the traffic study prepared by Kunzman Associates (refer to Appendix E), a total of approximately 40,500 daily vehicle trips will result at ultimate development. Average trip length varies by land use and is reflected below; however, the average of all trips has been determined to be 6.9 miles.<sup>1</sup>

The trip lengths identified above extrapolate to a total of 249,000 miles being traveled each day upon project completion. Table 5 summarizes mobile source pollutant emissions (by year) from the development of the project.

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<sup>1</sup>Los Angeles Regional Transportation (LARTS) Base Year Report with the "estimated" numbers furnished by Kunzman Associates.

TABLE 5  
MOBILE SOURCE EMISSIONS\*

<u>YEAR</u>	<u>TVMT**</u>	<u>CO</u>	<u>THC</u>	<u>NO<sub>x</sub></u>	<u>SO<sub>x</sub></u>	<u>TSP</u>
1983	24,900	0.62	0.06	0.07	0.01	0.01
1984	49,800	1.04	0.10	0.13	0.01	0.02
1985	74,700	1.56	0.15	0.20	0.02	0.03
1986	99,600	1.84	0.18	0.24	0.02	0.04
1987	124,500	2.30	0.22	0.30	0.03	0.04
1988	149,400	2.57	0.25	0.33	0.04	0.05
1989	174,300	2.99	0.29	0.39	0.04	0.06
1990	199,200	3.26	0.32	0.42	0.04	0.07
1991	224,100	3.67	0.36	0.48	0.05	0.08
1992	249,000	4.08	0.40	0.53	0.05	0.09

\* All figures in Tons/Day

\*\* Total Vehicle Miles Traveled

SOURCE: South Coast Air Quality Management District "Air Quality Handbook for Environmental Impact Reports (revised October 1980) Table XVI (average speed 35 mph)

As reflected in Table 5 above, mobile source related emissions will increase annually from 1983 through 1992. based on project build-out as described above.

For the portion of San Bernardino County within the South Coast Air Basin, the South Coast AQMD has prepared preliminary updated emissions forecasts for 1987 for mobile sources.<sup>1</sup> Although these forecasts are preliminary and subject to further revision, they are useful for comparison with project-related mobile source emissions. The County totals are presented below as well as the percentage of project-related mobile source emissions.

TABLE 6  
Project-Related vs.  
County-Wide Emissions Comparison

<u>Contaminant</u>	<u>County-Wide Total Emissions</u>	<u>Percent of County-Wide Emissions</u>
Carbon Monoxide	798 tons/day	0.50
Oxides of Nitrogen	90 tons/day	0.60
Oxides of Sulfur	32 tons/day	0.20
Total Sus. Part.	124 tons/day	0.07
Total Hydrocarbons	157 tons/day	0.30

<sup>1</sup> Telephone conversation with Brian Farris, SCAQMD, December 14, 1981.

## Stationary Source Emissions

In addition to emissions resulting from mobile sources, pollutants will also be produced by electric power generating plants and by natural gas combustion required to provide space heating and water heating and other miscellaneous heating or air conditioning needs. These pollutants are not emitted directly by the project but, rather as a result of its demand for energy resources. Thus, these emissions contribute to the total regional burden as well as to the localized pollutant concentrations.

Stationary source emissions are based on projected energy resources demand. Resultant yearly demands for these resources total approximately 23 million Kwh of electricity and 290 million cubic feet of natural gas. Utilizing these figures, it is possible to estimate the stationary source emissions reflected in Tables 7 and 8.

TABLE 7  
NATURAL GAS  
STATIONARY SOURCE EMISSIONS<sup>1</sup>

<u>YEAR</u>	<u>CO</u>	<u>NO<sub>x</sub></u>	<u>SO<sub>x</sub></u>	<u>TSP</u>	<u>HCO</u>
1983	1.60	6.38	0.05	1.20	0.63
1984	3.20	12.76	0.10	2.40	1.26
1985	4.80	19.14	0.15	3.60	1.89
1986	6.40	25.52	0.20	4.80	2.52
1987	8.00	31.90	0.25	6.00	3.15
1988	9.60	38.28	0.30	6.20	3.78
1989	11.20	44.66	0.35	8.40	4.41
1990	12.80	51.04	0.40	9.60	5.04
1991	14.40	57.42	0.45	10.80	5.67
1992	16.00	63.80	0.50	12.00	6.30

TABLE 8  
ELECTRICITY  
STATIONARY SOURCE EMISSIONS<sup>1</sup>

<u>YEAR</u>	<u>CO</u>	<u>NO<sub>x</sub></u>	<u>SO<sub>x</sub></u>	<u>TSP</u>	<u>HCO</u>
1983	1.26	14.48	17.00	2.52	1.13
1984	2.52	28.96	34.00	5.04	2.26
1985	3.78	43.44	51.00	7.56	3.39
1986	5.04	57.92	68.00	10.08	4.52
1987	6.30	72.40	85.00	12.60	5.65
1988	7.56	86.88	102.00	15.12	6.78
1989	8.82	101.36	119.00	17.64	7.91
1990	10.08	115.84	136.00	20.16	9.04
1991	11.34	130.32	153.00	22.68	10.17
1992	12.60	144.80	170.00	25.20	11.30

<sup>1</sup> All figures in pounds/day.

The proposed project will ultimately result in the addition of 462.5 pounds/day (0.23 ton) of contaminants from stationary sources. Although these pollutants will add to the cumulative impacts from all proposed development, stationary source pollutant impacts of this project alone will be negligible.

#### Air Quality Management Plan

Because in recent years growth in the west end of the San Bernardino Valley has been greater than previously expected, implementation of the Rancho Fontana project represents further deviation from the SCAG-78 Growth Forecast Policy. Despite the project's consistency with current and previous general plan designations for the site, this and other proposed developments will lead to a greater population than forecast in SCAG-78.<sup>1</sup> Because the South Coast AQMD's current Air Quality Management Plan (AQMP) is based on SCAG-78 population and housing forecasts, the proposed project is therefore not consistent with the AQMP.

Given the fact that SCAG-78 population and housing forecasts for the West Valley are no longer appropriate due to faster than expected growth, SCAG has prepared revised estimates, and is expected to adopt the official SCAG-82 forecast in early 1982.<sup>2</sup> Likewise, the South Coast AQMD is currently preparing a revised Air Quality Management Plan based on the new SCAG estimates.<sup>3</sup> This effort is expected to be completed by summer, 1982.

Although input from the City of Fontana and the San Bernardino Associated Governments (SANBAG) has not been officially adopted by SCAG, the population estimates for

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1 Interpolation of SCAG-78 forecasts for the West Valley in the year 2000, show Fontana and its sphere of influence with an approximate population of 85,000 (Dennis Macheski, SCAG, 12/14/81). Year 2000 estimates by the City of Fontana and SANBAG are approximately 145,000 and 140,000, respectively.

2 Telephone conversation with Dennis Macheski, SCAG, December 14, 1981.

3 Telephone conversation with Brian Farris, SCAQMD, December 14, 1981.

Fontana by the City and SANBAG reflect the level of development proposed for the Rancho Fontana project.<sup>1</sup> Thus, the project's consistency with the upcoming revised AQMP is contingent upon the SCAG-82 population forecast for the Fontana area being at or above the City's and SANBAG's estimates.

#### 7.3.9.3. Mitigation Measures

The air quality impacts of the proposed project were not planned for under the present Air Quality Management Plan, and thus, complete mitigation of project impacts cannot be accomplished. Whether or not the project's population is accommodated in the upcoming revised AQMP can be better determined when the draft AQMP is completed in early 1982.

In order to reduce short-term air pollution impacts which will result from grading and construction activities, the following measures are recommended:

- Keep the site and area traversed by vehicles, including trucks and other construction equipment, sprayed and watered sufficiently to suppress dust.
- Restrict travel of all construction vehicles and equipment to established and properly watered roadways.
- Require that all vehicles hauling dirt or other particulate material be sprayed and moistened prior to their leaving the construction site.
- Require that operations which tend to create dust be suspended when the wind velocity is sufficient to cause such problems.

The project has been designed to implement the following objectives:

- Reduce vehicle miles traveled by locating neighborhood commercial facilities within the project.
- Locate school and recreational facilities within walking/bicycling distance of residential neighborhoods.

Stationary source emissions can be lessened by enforcing the State energy conservation standards for new residential and non-residential buildings.

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<sup>1</sup> Telephone conversations with Jeff Bloom and Terry Draper, City of Fontana Planning Department, December 14, 1981.



Implementation of additional mitigation measures aimed at reducing stationary and mobile source emissions are beyond the control of the project developers and lie within the realm of other governmental agencies. As a part of the South Coast AQMD's efforts to attain federal and state pollution standards, the present AQMP includes the following strategies which may be applicable to the proposed project: improved emission controls for motor vehicles, future improvement of technological controls for stationary sources, energy conservation applied to street lighting, improved design of residential space and water heating systems, traffic signal synchronization, and improved public transportation.

### 7.3.10 TRAFFIC AND CIRCULATION

#### 7.3.10.1 Existing Conditions

Circulation patterns in Fontana and in the project environs generally occur as a grid system of north-south and east-west roadways and arterials. Due to the sparsely developed nature of northwestern Fontana, the existing circulation network is only partially constructed. The following discussion provides a description of the existing traffic and circulation conditions based on a traffic study prepared for the proposed Rancho Fontana Specific Plan. Refer to Appendix E for the complete traffic analysis.

Regional access is provided to the Rancho Fontana site via the Pomona Freeway (State Route 60), the San Bernardino Freeway (Interstate 10), and the Devore Freeway (Interstate 15); this latter facility is not constructed from the Riverside Freeway (State Route 91) north to the Pomona Freeway. Other regional accessways are Foothill Boulevard (Highway 66), Baseline Road, and Highland Avenue, the proposed Foothill Freeway (State Route 30). Local access to the property is provided by Baseline Road and Citrus Avenue. Figure 2 of Appendix E reflects the existing roadway improvements in the vicinity of the project. Average daily traffic volumes (ADTs) on Foothill range from 9500 west of Cherry Avenue to 15,500 east of Sierra Avenue. ADTs for Highland are 2850 west of the Devore Freeway to 9500 east of Citrus Avenue.

Baseline Road is an east-west roadway with an existing interchange with the Devore Freeway. Baseline exists as a two lane undivided roadway except at the Devore Freeway interchange where it widens to a four lane divided roadway. On the City of Fontana Circulation Plan, Baseline is designated to be ultimately constructed as a six lane divided major highway (120 foot right-of-way). Baseline Road, which bisects the property into nearly equal portions, currently carries 4100 vehicles daily adjacent to the site.

Citrus Avenue is a north-south roadway located to the east of the development site. Citrus Avenue is a two lane undivided roadway from Highland Avenue to just northerly of Foothill Boulevard where it widens to four lanes at the intersection. Citrus is designated to be ultimately constructed as a four lane undivided secondary highway (88-foot right-of-way) in the City of Fontana. Citrus Avenue currently carries 2800 vehicles daily south of Baseline Avenue.

Other local roadways include Hemlock Avenue, a City-designated north-south collector street west of the northern portion of the property; Sultana Avenue bisects the southern half of the property and is also designated on the City's Circulation Plan as a collector street. Existing daily traffic volumes on these streets are 100 and 200, respectively.

Although most of the existing roadways in the vicinity of Rancho Fontana are not built to their ultimate cross-section, each is operating below its roadway and intersection capacities (refer to Exhibit 20). All of the morning and evening peak hour ICUs reflected in that exhibit reflect a level of service of "A".<sup>1</sup>

#### 7.3.10.2 Potential Impacts

Development of Rancho Fontana as proposed will result in the generation of 40,500 vehicular trips at ultimate development. This figure is based on the trip generation rates identified in the traffic study (refer to Table 2 of Appendix E). Approximately 25 percent of the total trips will be internal (e.g., to commercial, schools, parks, etc.); the remaining external trips (e.g., home-to-work, regional commercial, etc.) will exit the project area by way of the local and regional access routes. For example, 26 percent of the trips will travel west; 19 percent will be directed south; 22 percent easterly; and the remaining 11 percent will travel north from the property.

Exhibit 21 reflects future ADTs and ICUs for roadways and intersections in the project environs. All ICUs are either for existing intersection geometrics or assume a two lane roadway. Based on the trip distribution and increased roadway volumes, the most significant impacts will occur to Baseline Road. Traffic volumes on Baseline will increase from 4,300 to 10,400 vehicles per day east of Citrus Avenue and from approximately 4,500 to 13,600 vehicles daily west of Hemlock Avenue. These ADTs exceed the design capacity of a two lane roadway (8,000 to 10,000 vehicles per day). Intersection capacity utilization in the vicinity of the project has also increased, resulting in a reduction in the levels of service at these intersections. These impacts are described in Table 9 which follows.

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<sup>1</sup> Low volumes; high speeds; speed not restricted by other vehicles; all signal cycles clear with no vehicles waiting through more than one signal cycle.

TABLE 9  
INTERSECTION CAPACITY  
UTILIZATION

<u>INTERSECTION</u>	<u>AM PEAK/LOS*</u>	<u>PM PEAK/LOS*</u>
Baseline Road and Cherry Avenue	71/C	79/C
Baseline Road and Beech Avenue	63/B	75/C
Baseline Road and Citrus Avenue	53/A	69/B

\*Level of Service (refer to Appendix E).

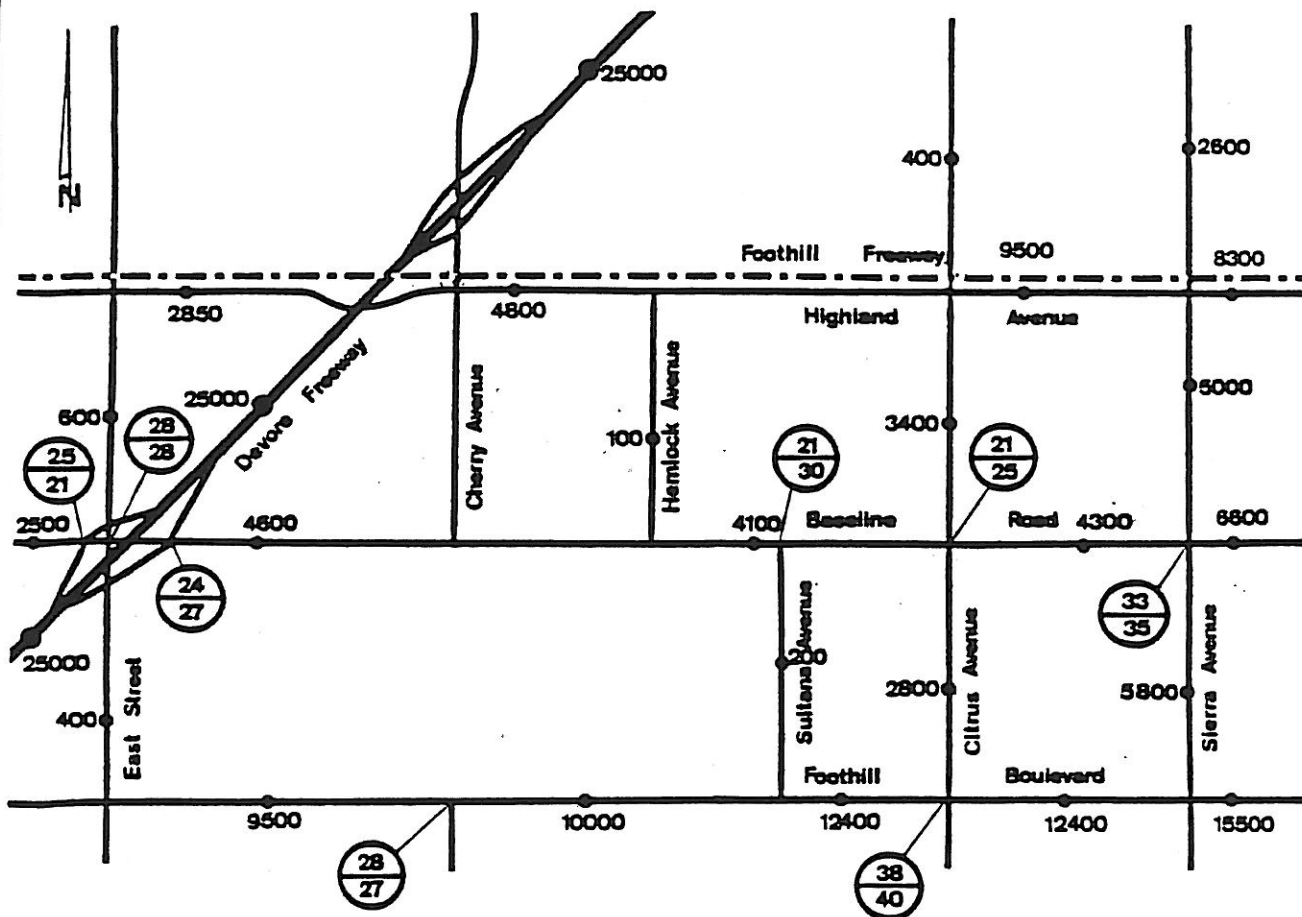
SOURCE: Kunzman and Associates

Future traffic volumes along the circulation network were also analyzed based upon development of the remainder of the 1200-acre area surrounding Rancho Fontana. By applying a similar land use pattern over this larger area, an additional 40,000 daily vehicular trips will be generated. Exhibit 22 reflects future traffic volumes resulting from development of the entire 1200-acre portion of Subarea III. As depicted in that exhibit, the ADTs shown will be well within the design capacities of the roadways and arterials when those facilities have been improved to their ultimate cross-sections. Likewise, all ICUs reflect a level of service "A" with the exception of the intersection of Baseline Road and southbound interchange to the Devore Freeway; that intersection will be operating at levels of service "B" and "C", during a.m. and p.m. peak hours.

#### 7.3.10.3 Mitigation Measures

In order to ensure that roadways which serve Rancho Fontana operate within the desired levels of service (at least "C"), several roadway improvements will be required as development occurs. These roadway improvements address not only Rancho Fontana needs but also the remaining 700 acres of the adjacent study area. Table 10 identifies the needed improvements and the date at which time they must be constructed.

# EXISTING DAILY TRAFFIC VOLUMES



## Legend



AM  
PM Intersection Capacity Utilization

2500 Average two-way daily traffic volumes

SOURCE: KUNZMAN ASSOCIATES

The map displays the San Jose area with the following features:

- Freeways:** Devore Freeway (running diagonally from the bottom left to the top right) and Foothill Freeway (running horizontally across the top).
- Streets:**
  - Highland Avenue (horizontal, top section)
  - Baseline Road (horizontal, middle section)
  - Miller Avenue (horizontal, bottom section)
  - Cherry Avenue (vertical, left side)
  - Hemlock Avenue (vertical, left side)
  - Beech Avenue (vertical, left side)
  - Sultana Avenue (vertical, left side)
  - Lime Avenue (vertical, left side)
  - Citrus Avenue (vertical, left side)
  - Sierra Avenue (vertical, left side)
  - East Street (vertical, far left)
- Markers:** Numerous circular markers containing two numbers, such as (48/57), (38/45), (71/79), (37/30), (35/35), (38/40), (39/31), (38/37), (51/58), (53/69), (44/50), and (57/56).
- Other Labels:** 4700, 14400, 16700, 13600, 8700, 10700, 10400, 9700, 10100, 13300, 13700, 4600, 5500, 5100, 3900, 10700, 1800, 8400, 6200, 700, 900, 1500, 1100, 3600, 700, 1100, 13300, 13700, 4600, 5500, 5100, 3900, 10700, 1800, 8400, 6200, 700, 900, 1500, 1100, 3600, 700, 1100, 13300, 13700.
- Legend:** Partially visible at the bottom left.

41  
39

AM  
PM Intersection Capacity Utilization

2500 Average two-way daily traffic volumes

21



TABLE 10  
ROADWAY IMPROVEMENT PHASING

<u>Roadway Improvement</u>	<u>Date Needed*</u>
Install Traffic Signal at Citrus and Baseline.	Prior to 20% of Rancho Fontana.
Install Traffic Signal at Devore Freeway Ramps and Baseline.	Prior to 25% of Rancho Fontana.
Install Traffic Signal at Lime and Baseline.	Prior to 25% of Rancho Fontana.
Construct Beech from Highland to Foothill as a two lane roadway.	In conjunction with development of Rancho Fontana.
Install Traffic Signal at Beech and Baseline.	In conjunction with development of Rancho Fontana.
Install Traffic Signal at Beech and Foothill.	In conjunction with development of Rancho Fontana.
Widen Baseline from Beech to the Devore Freeway to a four lane roadway.	Prior to 92% of Phase II development (250 acres).
Widen Baseline from Sierra to Beech to a four lane road.	Prior to 44% of remainder of development in 1200-acre study area.
Install Traffic Signal at Cherry and Foothill.	In conjunction with development of remainder of 1200-acre study area.
Widen Baseline from Sierra to Devore Freeway to a six lane roadway.	After development of the remainder of 1200-acre study area.

\*Roadway improvements should occur on or before that portion of the development phase identified. Roadways internal to the Rancho Fontana project site should be improved in conjunction with development, and as is logically dictated to provide access to site development areas.

The plan for the Rancho Fontana project proposes to realign Hemlock, Sultana and Lime within the project site. The roads have been realigned to discourage through traffic on the collector roads. The proposed realignments do, however, create intersections on a horizontal curve which raises the issue of design speed on the horizontal curves.

For the proposed realignments, the streets intersect on the outside rather than the inside of the horizontal curve. However, by intersecting on the outside of the curve, greater visibility of vehicles as they approach the intersection is possible, some channelization to direct the flow of traffic may be required.

As a 30 mile per hour design speed roadway, excessive speeds on long straight roadway stretches should be discouraged. Small traffic circles and intermittent stamped concrete surfaces should be considered. In addition, travel speeds on the curves should be posted to reduce safety hazards.

### 7.3.11 SCENIC RESOURCES

#### 7.3.11.1 Existing Conditions

The terrain of the project site is very flat and the majority of the site is lacking significant vegetative groundcover; thus the primary visual characteristic of the site is empty fields with very light grass cover. The only visual amenities existing on the site are the red gum eucalyptus windrows which crisscross the area. Long range views to the San Bernardino Mountains to the north provide some visual relief as atmospheric conditions allow. The few, neglected structures and dumped trash and junk in many places both on the site and in the vicinity detract from any positive visual qualities described above. The flat terrain and lack of vegetation beyond the eucalyptus windrows do not provide a unique or unusual visual perspective.

#### 7.3.11.2 Potential Impacts

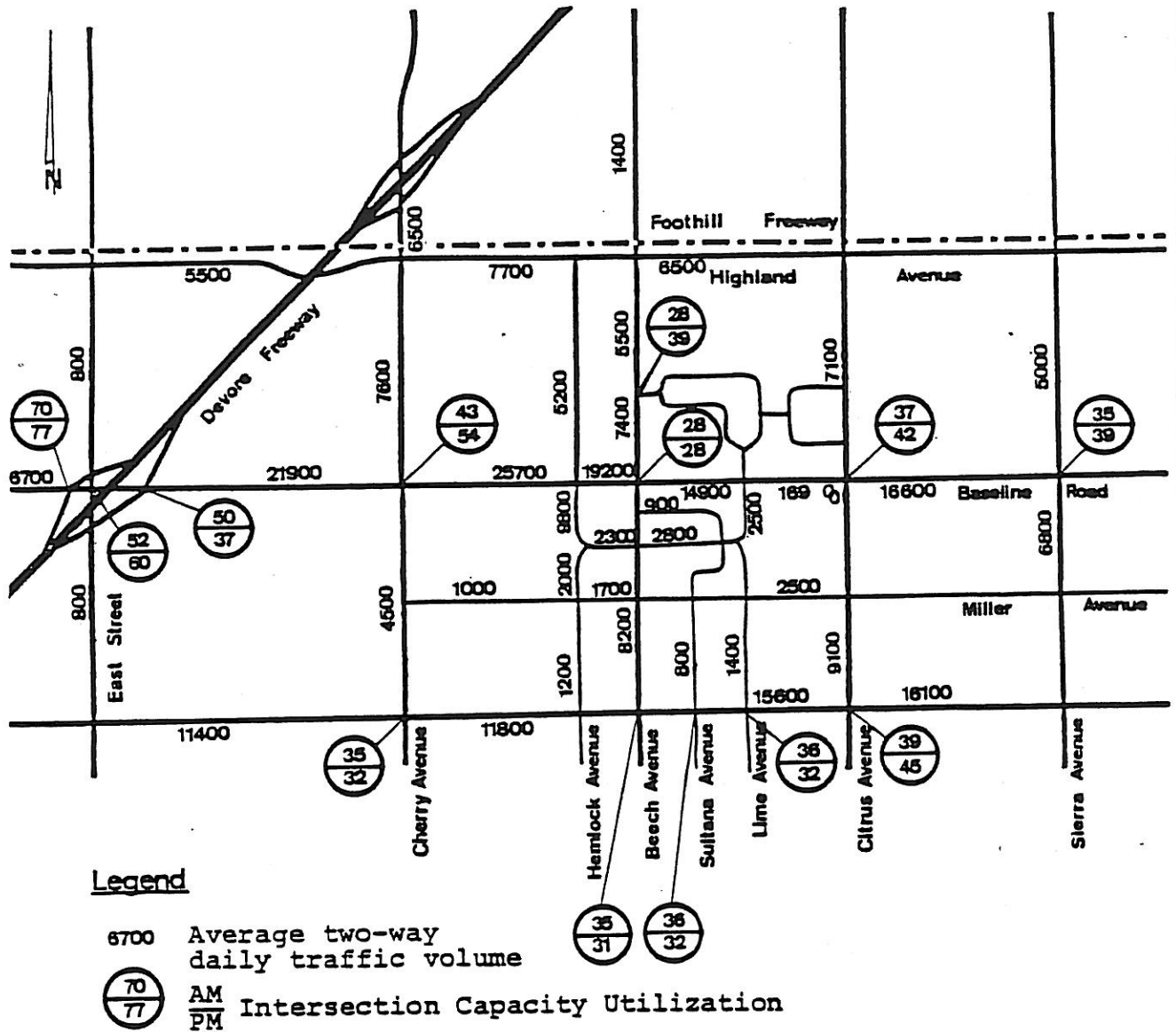
Development of not only the 510-acre subject property but also the remaining 700-acre portion of the larger 1200-acre specific plan area designated by the City's General Plan would cause the area to undergo permanent alteration, replacing the existing, sparsely vegetated, flat terrain with (primarily) residential development. Due to the generally depauperate state of the vegetation the preponderance of refuse which has been deposited, and the site and environs, no adverse impacts are anticipated.

The intent of the current planning effort for the property is to preserve to the greatest extent possible the eucalyptus windrow habitat and incorporate it into a greenbelt setting for Rancho Fontana. With buildout, irrigation would be available, thereby improving the condition of the component eucalyptus trees. However, if the site is allowed to remain vacant, these trees will probably persist for many years but must rely on rainfall only and may gradually decline in vigor as a result.

#### 7.3.11.3 Mitigation Measures

The Rancho Fontana Specific Plan proposes with it a conceptual landscape plan which would be implemented as buildout occurs. Horticultural shrubbery, greenbelt areas and theme tree plantings will be installed and irrigated. Implementation of the landscape concept could result in an increase in the faunal carrying capacity of the existing setting, or at least provide an equalization factor to mitigate the loss of open space. The landscape concept plan is described in detail in Chapter IV of this document.

# FUTURE TRAFFIC VOLUMES



SOURCE: KUNZMAN ASSOCIATES

### 7.3.12 POPULATION/SOCIOECONOMIC CHARACTERISTICS

#### 7.3.12.1 Existing Conditions

The following section presents a summary of historic population and socioeconomic data for Fontana as a whole as well as Census Tract 23, within which the project site lies. Census data and other demographic data has been provided by the Fontana General Plan (Draft GP-81), the San Bernardino County Planning Department, and Urban Decision Systems, Inc.

#### Population

The population of Fontana at the time of the April 1980 census was 37,111. This figure represents an 80 percent increase over the 1970 census population of 20,673. Most of this large increase occurred in the second half of the decade, as suggested by the fact that the 1975 city population was 23,629 (1975 Special Census).

In Census Tract 23, which consists of north Fontana including the project site, population increased from 4,059 in 1970 to 4,192 in 1975 to 5,698 in April, 1980. Again, the statistics indicate that the most significant growth has occurred in the last few years.

The average household size in Fontana in 1980 was 2.66 persons per household, down from the 1970 household size of 3.03 persons. Similarly, Tract 23 shows a decline in household size from 3.40 persons in 1970 to 2.73 persons in 1980.

Population statistics for the City and for Tract 23 are summarized below in Table 11.

Table 11

#### Population Statistics Fontana and Census Tract 23

<u>ana</u>	<u>1970</u>	<u>1975</u>	<u>1980</u>	<u>% Change 1970-1980</u>	<u>% Change 1975-1980</u>
lation	20,673	23,629	37,111	+80	+57
ehold Size	3.03	n/a	2.66	-12	n/a
<u>t 23</u>					
lation	4,059	4,192	5,698	+40	+36
ehold Size	3.40	2.91	2.73	-20	-6

## Age, Race, and Income

During the period between the 1970 Census and the 1975 Special Census, the median age in the City of Fontana decreased from 27.8 to 26.8 years. In the same period, the median age County-wide increased slightly from 27.6 to 27.7 years. In Tract 23, median age increased slightly from 25.2 in 1970 to 25.5 in 1975.

With respect to age distribution, Tract 23 historically has had a greater percentage of residents aged under 18 years or over 60 years than the City as a whole. In the 18 to 59 age group, Tract 23 has disproportionately fewer residents than the City as a whole.

According to the 1980 Census, approximately 85 percent of the Fontana population is white. Even though the 1975 Special Census shows only a 74 percent white population, the two Census figures are not comparable due to the fact that until 1980, persons with "Spanish surname" were counted in a separate racial category. In the 1980 Census, persons of "Spanish origin" were counted independently of race; thus, of the 18.6 percent of the City's population of Spanish origin (1980), a significant percentage is considered white in race. Blacks constituted 3.6 percent of the City's population in 1980.

In Tract 23, whites make up 56 percent of the population, significantly below than the citywide average. Conversely, 30 percent of the population in Tract 23 is black, well above the citywide average. It is interesting to note that according to the 1970 Census, 49 percent of the Tract 23 population was black. In absolute terms, the black population in the tract has declined by over 300 persons. Thus, the growth in Tract 23 in recent years has been almost completely non-black in racial composition.

Family income data from the 1980 Census is not yet available. Although the actual income figures from the 1970 Census are out of date, the relationship between the median income levels in 1970 for the County; City, and Tract 23 is worth examining. In 1970, median family income in Fontana as a whole was 101 percent of the Countywide median income level. However, the median income in Tract 23 was 78 percent of the Fontana figure and 79 percent of the County level.

## Employment

Approximately 33 percent of the City's work force is employed in manufacturing. (With the recent reductions in employment at Kaiser Steel, this percentage has probably decreased). Another 24 percent is employed in various



services, most notably, the health care and educational fields. Approximately 18 percent of the local labor force is employed in the retail trade. Because of the relative affordability of housing in Fontana, a significant number of Fontana residents work at jobs in Los Angeles or Orange County.

#### Housing

With the increasing unavailability of cheap land in Los Angeles and Orange Counties, Fontana and other West Valley cities have become prime locations for residential development in recent years. Since 1970 the Fontana housing stock has increased from 6,829 units to 13,961 units in 1980, a 104 percent increase. In Tract 23, the dwelling unit count has increased from 1,183 in 1970 to 1,442 in 1975 to 2,090 in 1980. As with population, most of the housing growth occurred in the second half of the decade.

As shown in Table 12 below, new home median sale prices in Fontana, though lower than regional median price, have increased at a faster rate than home prices in surrounding areas. As of January 1981, the median sale price for new homes in Fontana was \$66,500, which is 90 percent of the Market Area median price.

Table 12

Median Prices for New Home Sales (in \$)

	<u>7/77</u>	<u>1/78</u>	<u>7/78</u>	<u>1/79</u>	<u>1/82</u>
Fontana/Rialto	28,800	47,900	52,700	59,200	66,500
Total Market Area	55,500	59,600	63,200	68,600	73,600

SOURCE: First American Title Co.; G.P. Revision 13, Draft EIR

Historically, housing units constructed in Fontana were almost exclusively single-family detached in type. Since 1977, however multi-family units have constituted nearly half of all new housing units built in Fontana. Furthermore, multi-family construction itself has changed from being almost solely apartments to primarily condominium.

#### 7.3.12.2 Potential Impacts

The Rancho Fontana Specific Plan will yield a maximum of 2295 dwelling units over an anticipated 10-year phasing period. Assuming an average household size in the project of 2.75 persons,<sup>1</sup> the Rancho Fontana population will total 6311 persons by 1992 the year of project buildout.

The level of development projected above for Rancho Fontana has been anticipated by the City's planning staff in its recent population estimate of 145,000 for the City in the year 2000. This estimate differs considerably from earlier estimates made by the Southern California Association of Governments (SCAG). Interpolation of the official SCAG-78 forecast for the West Valley region of San Bernardino County in the year 2000 shows Fontana and its sphere of influence with an approximate population of 85,000 persons.<sup>2</sup> The variation between estimates indicates that growth in the West Valley region, including Fontana, has been more rapid in the last several years than previously expected. SCAG is presently revising the estimates for its entire region, and is expected to adopt the official SCAG-82 forecasts in early 1982.

#### 7.3.12.3 Mitigation Measures

Implementation of the policies outlined in the General Plan elements will mitigate the impacts of growth in the study area. Through implementation of goals outlined in the housing element, the City of Fontana will strive to maintain a high proportion of affordable housing to meet local and regional needs.

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<sup>1</sup> City of Fontana Planning Department.

<sup>2</sup> Telephone conversation with Dennis Macheski, SCAG, 12/14/81.

### 7.3.13 ENERGY CONSUMPTION/CONSERVATION

#### 7.3.13.1 Existing Conditions

Because nearly all of the site is undeveloped, existing energy demands are insignificant. The existing single-family residences and poultry ranch on the 510-acre property currently use comparatively small amounts of energy resources for interior heating, lighting and cooling.

#### 7.3.13.2 Potential Impacts

Consumption rates for electricity and natural gas vary by geographic area because of climatological and other factors which affect energy demand. However, average consumption rates for these resources have been identified in the "Air Quality Handbook for Environmental Impact Reports."<sup>1</sup> The applicable rates, extracted from that document, are reflected below:

<u>Electricity Demand</u>	<u>Annual Kwh Per Sq. Ft.</u>
Single-Family residence w/gas appliances	4.8
Apartment w/gas appliances	4.0
Major Commercial Shopping Center	27.3

<u>Natural Gas Demand</u>	<u>Monthly Demand Cu. Ft./Sq. Ft./DU</u>
Single-Family Residence	9125
Multi-Family/4 or less Units	5339
Multi-Family/5 or more Units	4830
Shopping Center	20*

\*cubic feet/sq. ft./month

Gasoline consumption is based on EMFAC5 computations. Based on an ambient temperature of 75°F, an average speed of 35 miles per hour, and automobile operations which assume 38 percent cold start, 9 percent hot start, and 53 percent hot stabilized modes, the average fuel consumption is 0.04412 gallons per mile.<sup>2</sup>

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<sup>1</sup> South Coast Air Quality Management District (Revised October 1980).

<sup>2</sup> California Air Resources Board, November 1979 computer run.

Based on the above data, it is possible to estimate the projected energy demand of Rancho Fontana. Table 13 reflects that demand.

TABLE 13  
Projected Energy Consumption

<u>ENERGY RESOURCE</u>	<u>ANNUAL DEMAND</u>	<u>ANNUAL TOTAL BTU's</u> <sup>1</sup>	<u>ANNUAL TOTAL EQUIVALENT IN BARRELS OF OIL</u> <sup>2</sup>
Natural Gas	2.872x10 <sup>8</sup> cubic feet	2.872x10 <sup>11</sup>	51,277
Electricity	2.3x10 <sup>7</sup> Kwh	2.389x10 <sup>11</sup>	42,661
Gasoline	4.01x10 <sup>6</sup> gal.	5.17x10 <sup>10</sup>	9,235

<sup>1</sup> One therm is equivalent to approximately 100 cubic feet of natural gas and 100,000 BTU's. One Kwh is equivalent to 10,387 BTU's.

<sup>2</sup> One barrel of oil is equivalent to 5.6 million BTU's.

Further, it is also possible to determine the energy demand for the larger 1200-acre area, of which Rancho Fontana is a part. These figures are reflected in Table 14. A comparison of the subsequent development phases can be made to Rancho Fontana.

TABLE 14  
Cumulative Energy Consumption

<u>DEVELOPMENT</u>	<u>(ANNUAL EQUIVALENT IN BARRELS OF OIL)</u>			
	<u>NATURAL GAS</u>	<u>ELECTRICITY</u>	<u>GASOLINE</u>	<u>TOTAL</u>
Rancho Fontana	51,277	42,661	9,235	103,128
Phase II	17,721	12,182	3,275	33,178
Subsequent Dev.	<u>31,179</u>	<u>21,437</u>	<u>5,763</u>	<u>58,379</u>
	100,177	76,280	18,273	194,730

Energy would be used during construction by equipment and vehicles and after construction to deliver water and to dispose of wastewater; however, there are no known methods of apportioning this energy use per household. The project would also be responsible for energy used in the production of the raw materials used in construction.

Energy use by the project would have long-term and irreversible impacts upon energy resources; however, the amount used by the project would be an incremental increase contributing to a cumulative impact. The project would not use excessive amounts of energy in comparison to other similar projects.

#### 7.3.13.3 Mitigation Measures

An efficient traffic circulation system has been implemented which can minimize total vehicle miles travelled thus reducing gasoline consumption. Pedestrian and bicycle trails have been proposed to direct residents to schools and parks, commercial areas, and other focal points within the community to further reduce dependency on the automobile.

Building design and construction features can contribute to energy conservation through insulation, reduced glass area, efficient heating and cooling system, weather stripping, lighting and non-mechanical ventilation. In addition, energy conserving home appliances would also be useful. The applicant will implement many of these features, those that are required by the State and the City as well as those which are not economically prohibitive. Once energy conserving features are provided, residents would be responsible for using them in an energy efficient manner.

### 7.3.14 COMMUNITY SERVICES

#### 7.3.14.1 Solid Waste Collection

##### Existing Conditions

The Solid Waste Management Division of the San Bernardino County Environmental Public Works Agency is responsible for ensuring that adequate sanitary landfill sites are available in the County. Presently, four such landfills exist in the County, including those operations in Fontana, Colton, Ontario and near Redlands. Both the Fontana and Colton sites are scheduled for closure in 1982 and 1984, respectively, leaving only the San Timeteo (southwesterly of Redlands) and the Milliken facilities to serve the County until their projected closure dates of 2000 (San Timeteo) and 1995 (Milliken). Fontana Rubbish Collectors, Inc., is a private collection company in Fontana to which the City contracts for refuse collection in Fontana.

##### Potential Impacts

According to officials of the Solid Waste Management Division, a figure of 6 pounds per person per day is estimated to determine refuse generation in the County. The project, which proposes a maximum of 2295 single- and multiple-family residential dwelling units, will result in approximately 6300 future residents.<sup>1</sup> Refuse generation created by the project, based on the County per capita rate of 6 pounds, will total 18.9 tons per day at ultimate buildout.

Development of the remaining 1200-acre specific plan area will result in an additional 8550 residents over a period of several years who will ultimately generate 25.6 tons of refuse each day.

As indicated above, based on the County's Master Plan and present mode of operation, the Fontana Sanitary Landfill is scheduled for closure by the end of 1982 and the Colton facility will close in 1984 leaving only two facilities to serve the County through the end of this century. However, development of the subject project as proposed will not significantly alter the ability of the remaining San Timeteo and Milliken landfill facilities to accommodate future growth. Development which will occur not only in the 1200-acre specific plan area but also City-wide could cause the County to seek to implement additional measures in order to accommodate future growth.

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<sup>1</sup> Based on 2.75 persons per household (City of Fontana General Plan).



### Mitigation Measures

Although the County agency responsible for providing an adequate level of refuse disposal service has indicated that no significant impacts will result from project development<sup>1</sup>, a measure presently being considered by the County is extending the site life of the Fontana Sanitary Landfill by 5 years. In order to accomplish this approximately \$100,000 must be budgeted in the County's Capital Improvement Program (CIP). If the necessary monies are not made available through the CIP, an alternative source of these funds is an assessment of County users. Both alternatives are being investigated.

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<sup>1</sup> B.C. Escobar, Director, Solid Waste Management Division, San Bernardino County Environmental Public Works Agency (letter dated December 10, 1981).

### 7.3.14.2 Fire Protection

#### Existing Conditions

The Central Valley Fire Protection District is responsible for providing fire protection service in the Fontana area. Two existing fire stations presently serve the area. Station No. 1 is located on Arrow Highway east of Sierra Avenue, approximately 2.5 miles southeast of the subject property. Station No. 3, on Arrow Highway west of Cherry Avenue, is also 2.5 miles from the site.

Each station currently is equipped with one Class A pumper and one water tanker; in addition, Station No. 1 has a rescue squad. Staffing at these primary response facilities is 3 full-time personnel at Station No. 3 and 4 at Station No. 1 every 24-hours. Full-time staff officers also complement the fire-fighting contingent. Response times to emergency calls at the project site range from 5 to 10 minutes, depending on conditions such as traffic, weather, etc. The engine companies at the fire stations also respond to all requests for medical and personnel are required to be certified EMT 1A.

According to officials of the Fire Department, a new fire station is projected at the Gilfillan Airport north of the site; this airport is owned by the County. However, no funds are currently in reserve and the Fire District does not anticipate receiving funds for the needed fire station(s).

#### Potential Impacts

The Central Valley Fire Protection District is presently operating at its maximum manning capability with limited funds available as a result of Proposition 13 limitations. Since the passage of Proposition 13, the District no longer maintains a service ratio (i.e., fire protection, equipment, or other standards) due to the insufficient financial resources. The established goal is three men per engine (for each 8-hour shift); however, the average is usually lower.<sup>1</sup> According to District officials, without additional manning/equipment capabilities and a new fire station, concern has been expressed within the department to its ability to adequately serve the area from a fire protection standpoint due to the present limited manning and the addition of 2295 dwelling units (6190 residents. Subsequent development of not only the

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<sup>1</sup> City of Fontana General Plan, Draft GP-81 and Environmental Impact Report (General Plan Revision 13) p. V-167.

project but also the complementary 700 acres in Sub-Area 3 will further exacerbate the existing inadequate level of protection without commensurate increases in staffing.

#### Mitigation Measures

As indicated previously, the proposed fire station at Gilfillan Airport is not likely to be constructed and manned in the near future due to budgetary constraints. In the interim, fire fighting equipment and manpower could be housed in one of the homes constructed in the first development phase of Rancho Fontana. This temporary facility could serve the area until such time as the Gilfillan station or other site is developed to provide permanent fire protection service to the environs. (It is possible that a fire station could be constructed in the future in one of the areas designated for mixed uses on the land use development plan.) Fire protection equipment and manpower allocations for the temporary fire station could be derived from incremental tax increases as development occurs in Rancho Fontana.

### 7.3.14.3 Police Protection

#### Existing Conditions

Police service within the City of Fontana is provided by the Fontana Police Department. This agency also operates in cooperation with surrounding law enforcement agencies under the State Mutual Aid Pact. Presently, the manpower/staffing capability of the Police Department is 50 sworn (peace officer) personnel positions. This figure includes 35 patrol officer positions as well as the Chief of Police. In addition, 21 non-sworn (support) positions supplement the existing department staff.

Based on the City's current population of approximately 43,000, the ratio of 1.16 (sworn) officers per 1000 population exists. As expressed by department officials, the Fontana Police Department's position has been to seek a ratio of 1.4 officers per 1000 population, the average number of officers for cities of comparable size in the Pacific region of the Country. The department has indicated that its present staffing is not adequate to serve the City's protection needs.<sup>1</sup>

The inadequate level of protection expressed by the Police Department is further compounded by the increase in crime experienced by the City since 1978. These increases are reflected in the City's recently adopted General Plan.<sup>2</sup>

#### Potential Impacts

The most significant impact anticipated by the Police Department is lacking an adequate number of personnel to provide service. Based on a maximum of 2295 dwelling units which would yield approximately 6300 residents,<sup>3</sup> the project, by itself, would cause the existing ratio to be reduced to 1.02 officers per 1000 population without manpower additions. In order to maintain the present level of service, the project would necessitate the addition of 7 sworn officers to the force; this number would be 9 if the desired 1.4:1000 ratio were implemented.

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<sup>1</sup> Edward F. Stout, Captain Fontana Police Department; letter dated December 16, 1981.

<sup>2</sup> Fontana General Plan, Table 5.15.1, page V-165.

<sup>3</sup> Assumes 2.75 people per household (City-wide average).

Based on ultimate development of the 1200-acre specific plan area (or approximately 14,850 residents), the current ratio would be reduced to 0.86 officer per 1000 population if manning was not increased. Seventeen officers would be required to maintain the existing ratio while 21 would be necessary to achieve the ratio desired by department officials. Table 15 reflects the cumulative effect of long-term development in the 1200-acre Sub-Area Three.

In the year 2000, Fontana's population will total an estimated 145,000. In order to meet the desired employment ratio of 1.4 officers per 1000 population, the addition of 153 officers to the existing force of 50 will be necessary.<sup>1</sup> This will bring the departmental total sworn personnel to 203 officers. Additional support staffing will also be necessary.

TABLE 15  
CUMULATIVE IMPACTS  
POLICE PROTECTION

<u>DEVELOPMENT AREA</u>	<u>1.16:1000 Ratio Needs</u>	<u>1.4:1000 Ratio Needs</u>
510 Acres (Rancho Fontana Specific Plan)	7	9
250 Acres (Phase II)	4	4
440 Acre (Subsequent Phases)	<u>6</u>	<u>8</u>
Ultimate Potential Needs	17	21

#### Mitigation Measures

Police protection is a cost which is borne through property tax revenues and then allocated through the general fund. The City has projected future manpower needs through the year 2000. As with fire protection service, a portion of the incremental tax revenues generated by the proposed development would be allocated to police protection service; however, the amount generated by the project may not be adequate to provide the necessary level of protection presently afforded the residents of Fontana.

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<sup>1</sup> Fontana General Plan, page V-166.

Several policies of the City's newly adopted General Plan deal with the provision of adequate public facilities (e.g., to maintain liaison with the agencies providing public services within the study area, to encourage joint use of facilities, etc.) For this reason, the project proponents should work closely with police department officials to meet the protection needs of the City.



#### 7.3.14.4 Library Services

##### Existing Conditions

The proposed project lies between the Fontana and the Rancho Cucamonga Branch Libraries. The closest facility to the project site is the Fontana Branch of the San Bernardino County Library, located at 8334 Emerald Street in Fontana. This branch is a regional library which provides back-up reference materials for the libraries in the West Valley region. The Fontana branch has the largest bookstock in the County Library System. The bookstock of 60,000 volumes is housed in a 13,000 square foot building. There are 6 full-time staff positions (5.5 full-time equivalent) and the library is open 45 hours per week.

The Rozinante Bookmobile, with 3500 volumes, operates out of the East Base Line Branch in Highland and visits the Fontana area bi-weekly.

According to the County's standard of 1.8 books per capita, the Fontana branch is presently below standard with a service level of 1.5 books per capita.

##### Potential Impacts

The existing library facilities will not be adequate to serve the entire project. The existing bookstock volume is below County standards, and the present staff, space, and operating hours as well are insufficient to serve the ultimate project population.<sup>1</sup>

The County Library suggests a minimum population of 7,500 persons to support a new branch library. Given an estimated ultimate project population of 6300 persons and other residential development that is likely to occur nearby during or after project completion, a new branch library in the project area could in fact be supported.

The bi-weekly bookmobile service to the north Fontana area is judged to be insufficient at present;<sup>2</sup> thus, until permanent library facilities are located in the area, bookmobile service would need to be increased in order to serve project residents as well as existing residents of the area.

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<sup>1</sup> Written correspondence from Barbara Anderson, San Bernardino County Librarian, December 7, 1981.

<sup>2</sup> Barbara Anderson, December 7, 1981.

### Mitigation Measures

In order to meet the standards for library service to the project and the north Fontana area, a new branch library should be constructed. Since Proposition 13, however, funds for land acquisition and library construction have been severely diminished. Presently, there are no funds set aside for land purchase and construction of a new branch library in north Fontana.

As an initial step to fulfilling the projected need, the County Librarian has suggested that a portion of the land designated for community use in the Specific Plan be set aside for the construction of a 7,000 square foot library. Without a special library fund, money for land purchase and construction must come from the County's on-going capital improvement program. However, because there are many needs County-wide that are competing for capital-improvement funding, the timing of future library construction in the Fontana area is highly uncertain.<sup>1</sup>

One alternative to County funding for additional library facilities is for the City of Fontana to finance the land acquisition and facility construction. The building then could be leased to the County, which would furnish, stock, and operate the branch library. Such an arrangement has been carried out already in the cities of Rialto and Montclair.

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<sup>1</sup> Personal communication with Barbara Anderson, San Bernardino County Librarian, December 21, 1981.

#### 7.3.14.5 Parks/Recreation/Open Space

##### Existing Conditions

Both the City of Fontana and County of San Bernardino maintain parks and recreational facilities and open space in the study area; these facilities include active and passive recreational amenities. The City of Fontana Parks and Recreation Department currently maintains five parks as well as additional facilities such as a running track, and community/senior center. Exhibit 23 depicts the locations of existing and proposed parks in Fontana. A local park has been proposed by the City on the subject property south of Baseline Road east of Sultana Avenue.

The existing park located nearest to the subject site is North Fontana Park located north of Foothill Boulevard. This park is scheduled to be annexed to the City of Fontana July 1, 1982. Facilities located at the ten acre park are a community center with gymnasium, kitchen, offices, meeting rooms, a playground, one ballfield, lighted tennis courts, picnic facilities and a separate building which houses a Head Start Program.

The next nearest park is Tokay Park, a proposed four acre school/park site to be built on school property by September 1982. The park will consist of open space, a handball/softball practice field, restrooms, picnic area and a playground.

The third nearest park is the existing Cypress Park on Miller Avenue, approximately one mile east of the site. This park, which covers 12.6 acres, consists of two playgrounds, two restrooms, three lighted little league ball fields, a soccer field, picnic facilities and two lighted tennis courts currently under construction.

Other recreation/open space amenities include a system of regional riding and hiking trails operated by the County of San Bernardino and large tracts of undeveloped land to the north in the San Bernardino National Forest, south in the Jurupa Hills and within two major power transmission easements. These and other existing and proposed parks and recreation facilities are described completely in the City of Fontana General Plan.<sup>1</sup>

The City has established a recommended service standard of five acres of park land per 1,000 population.<sup>2</sup> To insure the provision of adequate park facilities with

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1 Chapter V - Section 4.8 available from the City of Fontana

2 Fontana General Plan Park Element 1975

future development, the City has established the Park Development Ordinance. The ordinance requires every residential developer to dedicate a portion of the site, pay a fee (1 percent of building valuation) or both, at the City's option to provide park and recreational facilities. Additionally, large new developments are now expected to include a maintenance district to provide all necessary funds for upkeep of facilities serving the development. The city council approved the most recent such district in November 1981 (Southridge Village) in which the assessment district was to provide for 100 percent of park maintenance.

#### Potential Impacts

Based on the City's park requirement of 5 acres per 1000 population, development of Rancho Fontana will necessitate the addition of 31.56 acres of parkland and or recreational facilities to the existing inventory. The proposed specific plan identifies several recreational/open space amenities, including two school/park combination sites, a village parkway loop, and eucalyptus windrows; in addition, Rancho Fontana will also include private recreational facilities.

Subsequent development of the remaining 700-acres identified on the City's General Plan would also require additions to the parks inventory and/or the payment of fees in lieu of park dedication. These needs are identified below in Table 16.

TABLE 16  
CUMULATIVE IMPACTS  
PARKS

<u>DEVELOPMENT AREA</u>	<u>POPULATION</u>	<u>STANDARD</u>	<u>REQUIRED DEDICATION</u>
510 acres (Rancho Fontana Specific Plan)	6311	5 ac/1000 pop	31.56 ac
250 acres (Phase II)	3094	5 ac/1000 pop	15.47 ac
440 acres (Subsequent phases)	5445	5 ac/1000 pop	27.22 ac
TOTALS	14,850		74.25 ac

### Mitigation Measures

As previously discussed, the Land Use Development Plan (Exhibit 5) proposes several recreation/open space amenities which would serve residents of Rancho Fontana. These facilities are described below.

TABLE 17  
PROPOSED RECREATION/OPEN SPACE

<u>FACILITY</u>	<u>PERCENT OF CREDIT POSSIBLE</u>	<u>MAXIMUM ALLOWABLE DEDICATION</u>
<u>School/Park Sites</u>		
2 School/Park sites at 29 acres total. (Allowance of 6 acres each for school.	100	17.0 acres
<u>Village Parkway</u>		
11,750 lineal feet of parkway on both sides at 25 feet/side average and 1,200 lineal feet of parkway on one side totals 14.2 acres (includes bicycle and pedestrian trails).	50	7.1 acres
<u>Windrows</u>		
13,400 lineal feet at 35 feet wide equals 10.8 acres.	50	5.4 acres

The facilities proposed above total 29.5 acres if the maximum credit possible were allowed by the Parks and Recreation Department. The remainder of the park requirement stipulated by the City (approximately 2 acres) would be made up by private recreational facilities and/or fees in lieu of park dedication as described in a previous section. The implementation program for parks is fully described and outlined in Chapter IV of this document.

Long-term impacts created by subsequent development will also be required to provide recreational facilities commensurate with the intensity of development as it occurs. The City will be responsible for ensuring that these facilities are adequate to meet development needs.

#### 7.3.14.6 Health and Emergency Services

##### Existing Conditions

Several health care facilities serve the residents of Fontana including San Bernardino Community Hospital and San Bernardino County Medical Center in San Bernardino; Kaiser Permanente Hospital in Fontana; and Loma Linda Community Hospital and Loma Linda University Medical Center in Loma Linda. (Kaiser Permanente, a private facility, and San Bernardino Community Hospital provide the majority of medical health care for the residents of Fontana). These facilities have a combined capacity of approximately 1700 beds and an average occupancy rate of 80 percent and each provides full health care and basic emergency room services with 24-hour physical coverage.<sup>1</sup> According to officials of the Inland Counties Health Systems Agency, the regional health planning agency for Inyo, Mono, Riverside, and San Bernardino Counties, no new medical facilities are planned for the area.<sup>2</sup>

##### Potential Impacts

The increase in population associated with development of Rancho Fontana and the surrounding area will (theoretically) increase the (80 percent) occupancy rate. However, because many of the future residents of the subject project are likely to presently reside in the area served by the affected health care facilities, the impact to those facilities will not be as great.

Based upon the methodologies used to determine general acute care requirements, the resulting ratio of hospital beds to population is approximately 2.8 beds per 1000 (civilian) population.<sup>3</sup> Using this factor, Table 18 reflects the total numbers of hospital beds required by Rancho Fontana and the adjacent development area.

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<sup>1</sup> Draft EIR 80-2 for General Plan Revision 13; City of Fontana, p. 102.

<sup>2</sup> Carolyn Harris, Senior Health Planner, Inland Counties Health Systems Agency; telephone conversation February 24, 1982.

<sup>3</sup> Ibid.



TABLE 18  
PROJECTED HEALTH CARE  
FACILITY IMPACTS

<u>DEVELOPMENT</u>	<u>PROPOSED POPULATION</u>	<u>BEDS/1000 POPULATION</u>	<u>TOTAL BEDS NEEDED*</u>
Rancho Fontana	6311	2.8	18
Phase II	3094	2.8	9
Subsequent Phases	<u>5445</u>	2.8	<u>15</u>
	14,850		42

\*These figures assume that all future residents who will live in the proposed project(s) do not presently reside in the service area.

As reflected in Table 18 above, the Rancho Fontana project would necessitate an increase of 18 additional beds; subsequent phases will require 24 beds to be added to the existing inventory.

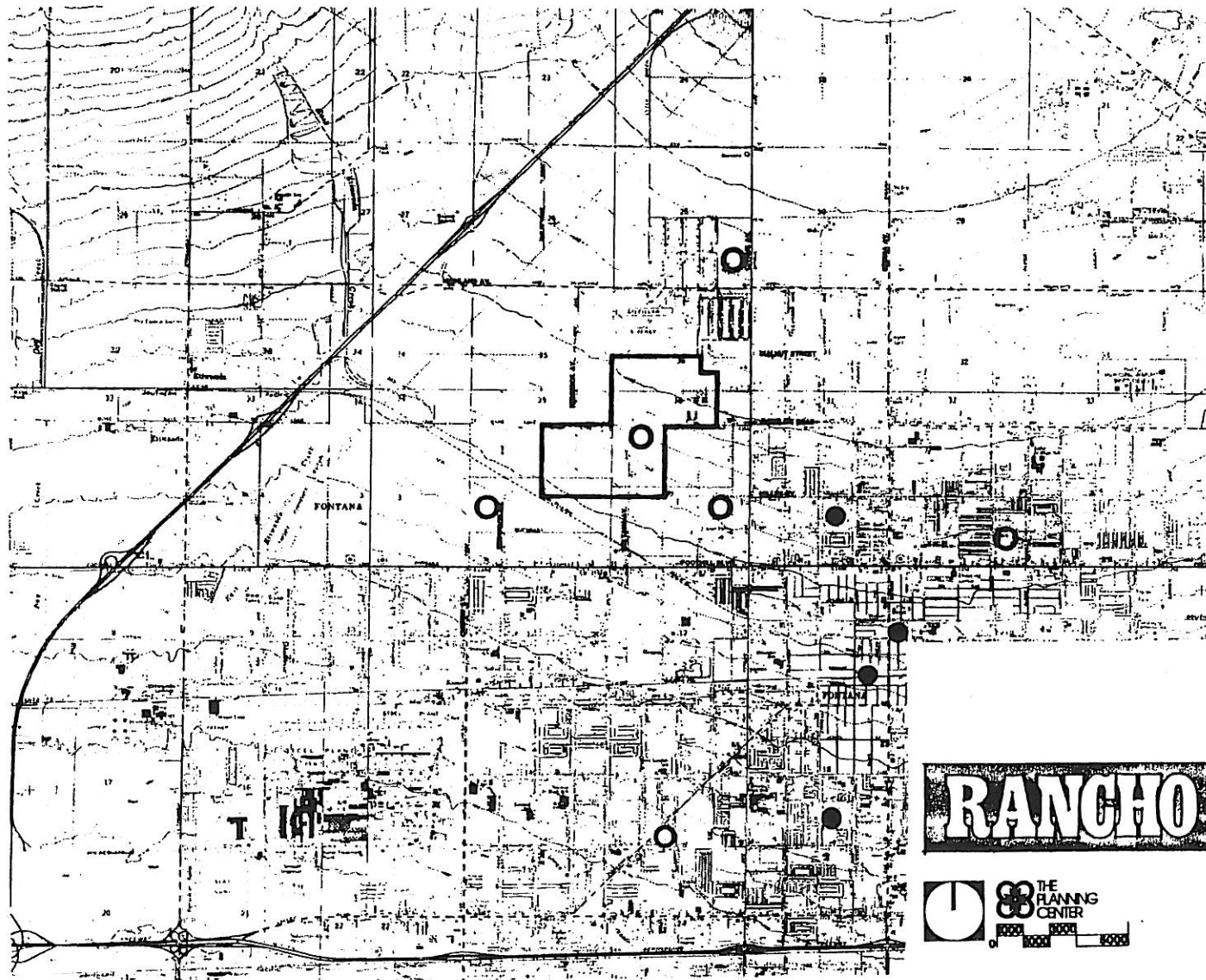
#### Mitigation Measures

As indicated in Draft EIR 80-2 (General Plan Revision 13, City of Fontana), meeting the need for health care facilities can be accomplished in several ways, including:

1. Expansion of existing hospital facilities. (San Bernardino Community Hospital plans to relocate from its present site in San Bernardino to the City of Rialto in the vicinity of Highland and Cedar Avenues. The proposed facility will have 294 beds with an expansion capability of up to 588 beds.)<sup>1</sup>
2. Further development of private clinics and doctors offices.
3. Development and implementation of action plans for expanding health care throughout the area.

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<sup>1</sup> Draft EIR 80-2 for General Plan Revision 13; City of Fontana, pp. 102-103.



# LEGEND

- EXISTING PARK SITE ●
- PROPOSED PARK SITE ○

**RANCHO FONTANA** 



**EXISTING PARKS PLAN**

### 7.3.14.7 School Facilities

#### Existing Conditions

The 510-acre property is located within the jurisdiction of three school districts, including the Fontana Unified, Etiwanda, and Chaffey Joint Union High School Districts. Exhibit 24 depicts the relationship of the site to each school district. As is evident, approximately 80 acres in the northwestern portion of the property is not within the Fontana Unified School District. That area is served by the Etiwanda and Chaffey districts. The following discussion describes the existing conditions in each school district.

Fontana Unified School District. Currently, Redwood Elementary, Sequoia Junior High, and Fontana High Schools serve the project area. Redwood Elementary is located on Redwood Avenue, south of Arrow Highway approximately 2 1/2 surface miles from the center of the project. Sequoia Junior High is located south of Randall on Hemlock approximately 3 miles from the project. Fontana High is located on Citrus south of Randall approximately 3 3/4 miles from the center of the project. Table 19 reflects the design capacities and current enrollments of these facilities.

TABLE 19  
SCHOOL FACILITIES  
FONTANA UNIFIED SCHOOL DISTRICT

<u>FACILITY</u>	<u>DESIGN CAPACITY</u>	<u>EXTENDED<sup>1</sup> CAPACITY</u>	<u>EXISTING ENROLLMENT<sup>2</sup></u>
Redwood Elementary	479	581	569
Sequoia Junior High	858	1074	1084
Fontana High	2211	2307	2387

<sup>1</sup> Includes utilization of portable facilities.

<sup>2</sup> 1981-82 school year.

SOURCE: Fontana Unified School District 12/8/81.

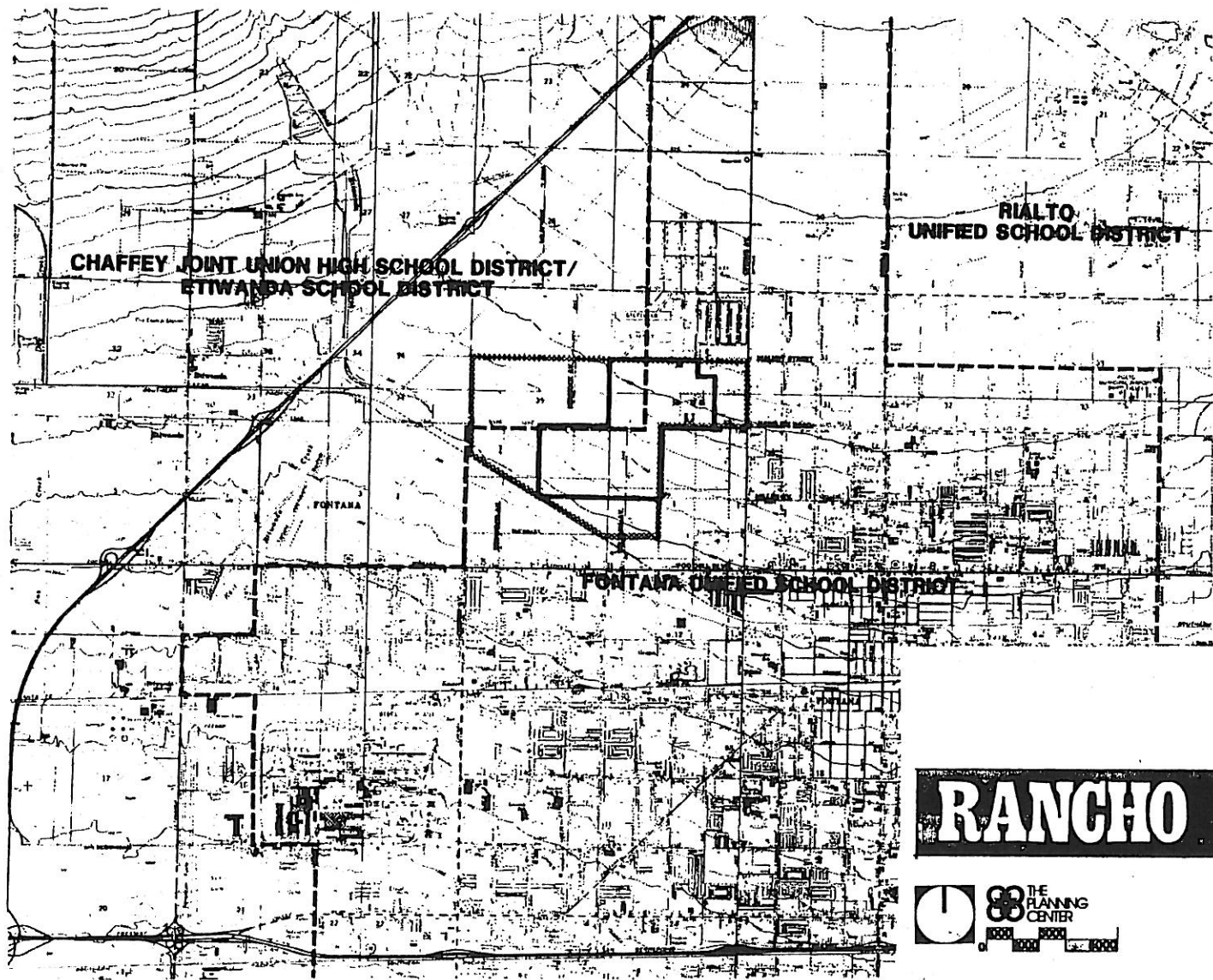
All three schools are presently operating at or beyond their (extended) capacities and there are no plans to permanently enlarge any of these schools. However, due to

the schools' present impaction, Fontana has adopted an ordinance at the request of the Fontana Unified School District which requires that builders pay a fee (in accordance with the California Government Code, Section 65971 et seq.) of \$1681 per dwelling unit in areas that permit the addition of portables on existing campuses. The developer fees collected by the school district may be used only for the provision of temporary housing and not land acquisition and/or construction of permanent school facilities.

The district will construct the proposed nine-classroom (modular) Tokay Elementary School on Tokay Avenue, south of Miller Avenue, approximately one-half mile east and south of the planning area. This facility is scheduled to open in September 1982 and will have a capacity of 261 students. The school will absorb excessive enrollment from Redwood and Juniper Elementary Schools; interim classrooms will be added as a result of development in-fill as the need arises by means of developer fees which would be collected. Fontana Unified School District presently does not have the financial means to construct new schools beyond the completion of Phase I of Tokay Elementary School.

Etiwanda School District. The northwestern portion of the project site is under the jurisdiction of the Etiwanda School District and is served by Summit Elementary and Etiwanda Intermediate Schools. Summit Elementary is located on Summit Avenue near East Avenue in Etiwanda, approximately 4 1/4 surface miles from the center of the project site. Etiwanda Intermediate is located on Etiwanda Avenue, south of Victoria Street, nearly 3 3/4 miles from the project. The Summit Elementary School (which accommodates grades K-5), including the use of portable classrooms, is intended to serve 660 students; present enrollment is 360 students. Etiwanda Intermediate School (grades 6-8) is intended to serve 1,060 students; present enrollment is 300 students.

Although this district does not presently employ portable facilities to house students, it has been authorized by an ordinance adopted by the Rancho Cucamonga City Council to collect a fee from developers for all new development approved in that city. The fee established by the district is \$1100. (No such ordinance has been requested by the Etiwanda district to be adopted in Fontana.) According to district officials, the Etiwanda School District growth plan proposes that one-half of the classrooms at all new schools will be portable.



# **LEGEND**

- 1200-ACRE SPECIFIC PLAN AREA BOUNDARY 
- SCHOOL DISTRICT BOUNDARIES 

**RANCHO FONTANA** 



**SCHOOL DISTRICT BOUNDARIES**



Chaffey Joint Union High School District. The northwestern portion of the site is served by Chaffey High School, located on Euclid near Fourth Street in Ontario. However, High School No. 6 (as yet unnamed) is scheduled for completion by September of 1983 and will be located on Victoria Street near Interstate 15, approximately 2 3/4 miles west of the site. This school will then serve the project site and will have a design capacity of 1,100 students. The district is projecting that the new high school will house 1,200 students in the 1984-85 school year, necessitating relocatable units.

Consistent with the Etiwanda School District, developer donation fees are assessed against new developments in the City of Rancho Cucamonga; the fee is \$600 per unit for single family residential dwellings and \$300 for each mobile home, apartment, or condominium unit. The district has not yet requested the City of Fontana to adopt an ordinance requiring the payment of a developer donation-fee.

### Potential Impacts

Development of the subject property will result in the generation of approximately 1700 elementary, junior high, and high school students in the three school districts identified in the previous section. The magnitude of the impacts to each district is described below. The analysis which follows assumes the development of 230 dwelling units each year through build-out (2295 homes) of Rancho Fontana; this figure equates to 194 units in the FUSD and 38 units in the Etiwanda and Chaffey Joint Union High School Districts.

Fontana Unified School District. The Fontana Unified School District currently employs a student generation rate of 0.73 student per dwelling unit (City-wide average)<sup>1</sup>. This factor equates to 0.50 for grades K-6, 0.14 for grades 7-9, and 0.09 for grades 10-12. Based on these generation rates, development of Rancho Fontana will cause the addition of 1413 school age children in the FUSD, including 968 elementary, 271 junior high, and 174 high school students. Assuming the development of 194 dwelling units each year in the FUSD, approximately 140 school-age students would be generated annually. This total includes 97 elementary, 27 junior high, and 17 high school students. Based on this assumption, ultimate build-out of Rancho Fontana will require 10 years.

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<sup>1</sup> Carl B. Coleman, Jr., Fontana Unified School District; correspondence dated December 8, 1981.



Should implementation of the proposed project occur, the FUSD anticipates adverse impacts to its existing facilities. As discussed earlier, all existing schools are operating at or beyond their intended (design) capacities and although a nine-classroom elementary school is planned for Tokay Avenue, the planned capacity of that facility (261 students) will be absorbed by overflow enrollment from Redwood and Juniper Elementary Schools. The new students from the Rancho Fontana project would require one and one-half large elementary schools, one-third of a small junior high school, and a seven room addition to the high school.

Etiwanda School District. Development occurring in the Etiwanda School District will generate 241 elementary school-age (K-8) students, or 24 students each year if construction took place at the rate of 36 dwelling units per year and based on 0.67 student per dwelling unit.<sup>1</sup> According to district officials, sound planning the use of builders fees (SB 201), and Leroy Greene State loan money, will be employed to offset the impacts of new development.

Chaffey Joint Union High School District. This district makes projections based on a student generation factor of 0.15 student per dwelling unit.<sup>2</sup> Utilizing this figure, the 36 homes in this school district will increase enrollment in the high school by 5 students each year, or a total of 54 students through project buildout; these figures represent only minor increases. High School No. 6 (the new school proposed in the District) will have a capacity of 1100 students. In the 1984-85 school year, an enrollment of 1200 is anticipated, necessitating the placement of relocatables on this facility. Based on the projected impaction, the project will require some mitigation.

Cumulative Impacts. As indicated in the preceding text, the 510-acre Rancho Fontana development plan would generate a total of 1708 school-age children. Coupled with this impact is the additional cumulative impact of subsequent residential development which would occur in the remaining portion of the 1200-acre Sub-Area III Specific Plan area. Over the course of time an additional 2397 students will be generated by the 3105 dwelling units which could be developed in that larger area. Table 20 reflects the cumulative impacts, including Rancho Fontana.

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1 Carleton P. Lightfoot, Etiwanda School District; correspondence dated December 3, 1981.

2 Mike D. Dirksen, Chaffey Joint Union High School District; correspondence dated December 4, 1981.

TABLE 20  
CUMULATIVE IMPACTS

FONTANA USD

	<u>NO. OF DUs</u>	<u>ELEM.</u>	<u>JHS</u>	<u>HS</u>	<u>TOTAL</u>
Rancho Fontana	1935	968	271	174	1413
Phase II	405	203	57	36	296
Subsequent Phases	<u>1260</u>	<u>630</u>	<u>176</u>	<u>114</u>	<u>920</u>
	3600	1801	504	324	2629

ETIWANDA/CHAFFEY JOINT UNION HIGH SDs

Rancho Fontana	360	241	---	54	295
Phase II	720	482	---	108	590
Subsequent Phases	<u>720</u>	<u>482</u>	<u>---</u>	<u>108</u>	<u>590</u>
	1800	1205	---	270	1475
TOTALS	5400	3006	504	594	4104

Ultimately, development build-out of the entire 1200-acre Sub-Area will require facilities to accommodate over 4000 students. Housing needs for these long-range impacts would include 5 elementary schools (3 in the FUSD and 2 in the ESD), approximately two-thirds of a junior high school, and a 14-room addition to the existing high school.

Mitigation Measures

As is evident from the information provided in the preceding text of this document, each of the affected schools in the school districts having jurisdiction over the 510-acre project are either presently operating or are expected to be operating at or beyond their design capacities. The following discussion recommends mitigation measures which could be implemented in an effort to provide a temporary means of alleviating overcrowded conditions. The provision of ultimate/permanent school facilities will require the combined effort of the State, local school districts, and these and other developers/project sponsors in Fontana.

1. The intent of attendance area boundary changes is to redistribute students from impacted areas to those

where overcrowding does not exist to seek enrollment balances. The affected school districts should undertake a study which would identify potential boundary changes which would provide temporary capacity for students.

2. In order to accommodate pupils in excess of existing capacity, the district can continue to add portable classrooms on those existing school sites where utilities and space are available. Classrooms could be relocated to sites as the needs in the district change.
3. Students may also be bussed (to achieve equilibrium) from overcrowded schools to schools where capacity is available.
4. From time to time, school districts have been forced to establish two daily sessions as a means of accommodating surplus enrollment. Considering time only, the primary grades could better adapt to double sessions than could upper grades which must meet longer daily requirements.
5. Staggered school sessions involve the starting of groups of students at different times so that all students are present only during the three or four midday periods. This system can be used to increase school capacity if there exists a number of large classes that can be bunched during the middle of the day or, if physical education facilities permit, physical education can be missed during these critical periods.
6. Implementation of year-round programs can increase the capacity of schools by as much as 25 percent.
7. Each of the affected school districts has caused developer donation fee ordinances (in accordance with SB 201) to be enacted. Assessment of these fees on subsequent project sponsors would provide money to each district for interim (portable) facilities.

Implementation of one or a combination of the aforementioned measures could increase capacity in the affected school districts. In addition to these short-term, temporary solutions, long-term facilities will also be required. The California State Constitution mandates that, "The legislature is directed ... to provide for 'a system of common schools;' and ... 'the public school system shall include primary and grammar schools, and such

other (of certain designated) schools as may be established by the legislature, or by municipal or district authority."<sup>1</sup> Further, financial support requirements are stipulated in the Education Code. However, since passage of Proposition 13, the ability of the State to finance educational facilities has been limited by the availability of funds derived from property tax. Because it is incumbent upon the State to provide an adequate level of education, several bills have been introduced in the State legislature which, if adopted, would make funds available to school districts for the construction of permanent facilities. These bills are discussed below.

1. AB 3564 - Assemblyman Roos has authored a bill which will provide a major new scheme for financing public improvements related to housing development. Specifically, AB 3564 provides a new assessment bond improvement act, entitled "The Local Agency Public Improvement Act of 1982." It would allow benefit assessments to be used not only for an expanded list of public improvement construction, but also for the operation and maintenance of public services. It would permit local agencies to levy a special benefit assessment for needed neighborhood public improvements and services for both new and existing residential development. This measure would provide local government with an additional tool to finance needed public improvements (e.g., school facilities) associated with major residential developments.
2. AB 3005 (as amended) Torres - School Building Lease-Purchase Bonds: tideland revenues.

Under existing law, the revenues from certain state lands are applied to specified obligations.

This bill would provide that of those (tidelands) revenues there shall also be applied to the General Fund for fiscal year 1982-83, and for each fiscal year thereafter, the amount necessary to pay the principal and interest on the bonds issued and sold pursuant to the provisions of the State School Building Lease-Purchase Bond Law of 1982.

This bill would become operative only if the electorate approve the State School Building Lease-Purchase Bond Law of 1982 (AB 3006) at the November 1982 General Election.

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<sup>1</sup> California State Constitution 1849; Article 9, Section 5.

3. AB 3006 (as amended) Torres - School building lease-purchase bonds.

(1) The State School Building Lease-Purchase Law of 1976 provides for the acquisition and construction of facilities by the state and the lease-purchase of those facilities by school district.

This bill would enact the State School Building Lease-Purchase Bond Law of 1982 which, upon approval by the state electorate, would provide for the issuance of state general obligation bonds in an amount not to exceed \$500,000,000 and the expenditure of the revenues therefrom to provide aid to school districts in accordance with the State School Lease-Purchase Law of 1976.

The bill would provide for the submission of the proposed bond act to the electorate as the first proposition on the ballot of the General Election to be held in November 1982.

This bill would provide that not more than \$150,000,000 of the monies authorized under the State School Building Lease-Purchase Bond Law of 1982 shall be reserved for the reconstruction or modernization of facilities.

(2) This bill would take effect immediately as an urgency statute.

4. 1982-83 Budget - The Governor's budget for fiscal year 1982-83 proposes \$100 million for the State School Building Lease-Purchase Fund and \$116 million for the Capital Outlay Fund for Public Higher Education (COFPHE); however, existing law would allow \$247.2 million and \$125 million, respectively, for each fund. These appropriations would come from tidelands oil revenue.

### 7.3.15 PUBLIC UTILITIES

#### 7.3.15.1 Water Facilities

##### Existing Conditions

Water service in the vicinity of the site is provided by the Fontana Water Company. Rancho Fontana is within two water service zones: the area north of Baseline Road is in the Highland Pressure Zone; the Alder Pressure Zone will serve the project site south of Baseline Road. The Highland system is supplied by a 4.75 million gallon (mg) reservoir located near the intersection of Citrus and Summit Avenues; the Alder system is fed by a 3.0 mg reservoir located near Highland and Alder Avenues. The Fontana Water Company has stated that it has access to ample water supplies to meet growth in the Fontana area beyond the year 2000.<sup>1</sup>

##### Potential Impacts

According to the Fontana Water Company's proposed master water plan for the project, the portion of the site north of Baseline would be served by the Highland System, and the southern portion of the site would be served by the Alder System. Service to the site would involve the extension of water lines from the existing mains in Citrus Avenue. Each system will be supplemented by an additional reservoir within the next two years.

The Fontana Water Company assumes the following water consumption rates for the various proposed land uses:

single-family residential (detached and attached)	575 gal/day unit
multi-family residential	465 gal/day unit
neighborhood commercial	9,100 gal/day/center
schools	11,000 gal/day/center
parks	11,000 gal/day/park

Based on these consumption figures, Table 21 presents the water demand which will be created by the Rancho Fontana project.

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<sup>1</sup> I.G. Holmberg, Vice President and General Manager, Fontana Water Company; letter dated December 10, 1982.



TABLE 21  
WATER CONSUMPTION  
RANCHO FONTANA

<u>Land Use</u>	<u>No. of of DUs</u>	<u>Daily Demand Rate</u>	<u>Total Demand (in Gal/Day)</u>
Residential	1978	575 gal/day/DU	1,137,350
Residential	317	465 gal/day/DU	147,405
Commercial	----	9,100 gal/day/center	9,100
Mixed Use	----	575 gal/day/DU <sup>1</sup>	57,500
Schools/Park	----	11,000 gal/day/park	22,000
	2295		1,373,355

<sup>1</sup> 100 equivalent dwelling units

SOURCE: Fontana Water Company

Further, development in the surrounding area (700+ acres) will cause additional demand for domestic water. The cumulative demand of this project and the outlying area is presented in Table 22, below.

TABLE 22  
CUMULATIVE IMPACTS  
WATER

<u>DEVELOPMENT AREA</u>	<u>PROJECTED DEMAND (GALLONS/DAY)</u>
510 Acres (Rancho Fontana Specific Plan)	1,373,355
250 Acres (Phase II)	629,605
440 Acres (Subsequent Phases)	<u>1,108,030</u>
	3,110,990

#### Mitigation Measures

The Fontana Water Company proposes to construct transmission mains reflected in Exhibit 11. That portion of the project in the Alder Zone will be serviced by a 10-inch diameter main on Baseline Road tied into an existing

10-inch diameter line on Citrus and Baseline. In addition, a pressure reducing facility at the intersection of Lime Avenue and Baseline Road is proposed in order to supply water into the Alder Zone from the Highland Zone. Fire flow requirements for the project will range from 1500 gallons per minute for single-family residential developments to 3500 to 4000 gallons per minute for multiple family and commercial developments. Based on the projected water demands for fire flow requirements, Fontana Water Company has estimated the cost of water facilities necessary to serve Rancho Fontana. Since Fontana Water Company is a public utility regulated by the State of California, the construction cost for the recommended facilities would be constructed under a reimbursement contract with the developers. An implementation program has been proposed in Section VI of the Rancho Fontana Specific Plan.

Measures recommended by the California Department of Water Resources to reduce domestic water consumption are listed below and should be implemented where feasible.

1. Conformance with applicable water regulations of the Fontana Water Company and the State and Regional Water Company policies.
2. Funding of necessary water facilities by the project sponsors in accordance with City and Fontana Water Company policies.
3. Implementation of the following water conservation measures were appropriate:

a. Required by law

1. Low-flush toilets (see Section 17921.3 of the Health and Safety Code).
2. Low-flow showers and faucets (California Administrative Code, Title 24, Part 6, Article 1, T20-1406F).
3. Insulation of hot water lines in water recirculating systems (California Energy Commission regulations).

b. Recommend implementation where applicable.

Interior:

1. Supply line pressure: recommend water pressure greater than 50 pounds per square inch (psi) be reduced to 50 psi or less by means of a pressure reducing valve.

2. Flush valve operated water closets: recommend 3 gallons per flush.
3. Drinking fountains: recommend equipped with self-closing valves.
4. Pipe insulation: recommend all hot water lines in dwelling be insulated to provide hot water faster with less water waste, and to keep hot pipes from heating cold water pipes.
5. Hotel rooms: recommend posting conservation reminders in rooms and restrooms. Recommend thermostatically-controlled mixing valve for bath/shower.
6. Laundry Facilities: recommend use of water-conserving models of washers.
7. Restaurants: recommend use of water-conserving models of dishwashers or retrofitting spray emitters. Recommend serving drinking water upon request only.

Exterior:

1. Landscape with low water-consuming plants wherever feasible.
2. Minimize use of lawn by limiting it to lawn dependent uses, such as playing fields.
3. Use mulch extensively in all landscape areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.
4. Preserve and protect existing trees and shrubs. Established plants are often adapted to low water and their use saves water needed to establish replacement vegetation.
5. Install efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.
6. Use pervious paving material whenever feasible to reduce surface water runoff and aid in ground water recharge.

7. Grading of slopes should minimize surface water runoff.
8. Investigate the feasibility of utilizing reclaimed waste water, stored rainwater, or household gray water for irrigation.
9. Encourage cluster development which can reduce the amount of land being converted to urban use. This will reduce the amount of impervious paving created and thereby aid in ground water recharge.
10. Preserve existing natural drainage areas and encourage the incorporation of natural drainage systems in new developments. This would aid in ground water recharge.
11. Flood plains and aquifer recharge areas which are the best sites for ground water recharge should be preserved as open space.

### 7.3.15.2 Sewer Facilities

A detailed engineering report was prepared by Albert A. Webb Associates which analyzed the infrastructure (i.e., sewer, water, storm drain) needs for Rancho Fontana. That report has been appended with this Specific Plan. The following text provides a summary of the findings, conclusions, and recommendations of that engineering report.

#### Existing Conditions

The City of Fontana currently owns and operates the wastewater collection system within Fontana. The City has contracted with the Chino Basin Municipal Water District (CBMWD) to treat and dispose of the effluent. Presently, there are no sewer lines connected to the property. Sewage is treated in CBMWD Regional Plant No. 3 in Fontana which is located at the southwest corner of Beech and Jurupa Avenues, approximately four miles south of Rancho Fontana. Present flow to this facility is 3.2 million gallons per day (mgd); the rated capacity of the plant is 3.5 mgd.<sup>1</sup>

The CBMWD has obtained Clean Water Grant funds to expand the treatment plant capacity at Regional Plant No. 1 to treat flow from Regional Plant No. 3. The plan was to construct the Fontana Interceptor which would carry the wastewater from Regional Plant No. 3 to Regional Plant No. 1 and phase out Regional Plant No. 3. However, this aspect of the plan has been delayed pending funding of the Fontana Interceptor and the result of Chino Basin Water Reclamation Study.<sup>2</sup> The grant eligible flows for the Fontana Interceptor are 6.2 and 10.2 mgd for average daily flow and peak design flow, respectively. The Draft Project Report on the Water Reclamation Study has recommended the retention of Regional Plant No. 3 for groundwater reclamation.

#### Potential Impacts

Development of Rancho Fontana as proposed will result in the daily generation of approximately 750,000 gallons of

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<sup>1</sup>Robert Schoenborn, P.E., Public Works Director, City of Fontana; letter dated December 1, 1981.

<sup>2</sup>Rancho Fontana Engineering Report, March 1982; p. 1-4.

<sup>3</sup>Ibid.

wastewater based on the City's generation factors. It is expected that the annual incremental increase will be 75,000 gallons per day (assuming a 10-year build-out). Table 23 reflects the average daily wastewater flows caused by the proposed project.

TABLE 23  
WASTEWATER FLOWS  
RANCHO FONTANA

<u>Land Use</u>	<u>Acres/DUs</u>	<u>Generation Factor</u>	<u>Avg. Flows Gal/Day</u>
Residential	2295 DUs	275 Gal/DU/Day	631,125
Mixed Use	15.0 AC	3000 Gal/AC/Day	45,000
School/Park <sup>1</sup>	29.0 AC	15/Gal/Stu/Day	18,000
Commercial	20.0 AC	3000 Gal/AC/Day	60,000
Agriculture <sup>2</sup>	10.0 AC		
			<u>754,125</u>

<sup>1</sup>Assumes 2 schools at 600 students/school

<sup>2</sup>Not connected to sewer

SOURCE: Albert A. Webb Associates

Sewage generated by the remaining 700 acres in the areas surrounding Rancho Fontana which have been designated S-RES 4.5 are depicted below and compared to those of the proposed project.

TABLE 24  
CUMULATIVE IMPACTS  
SEWAGE

<u>Development Area</u>	<u>Projected Flows (Gallons/Day)</u>
510 Acres (Rancho Fontana Specific Plan)	754,125
250 Acres (Phase II)	309,400
440 Acres (Subsequent Phases)	<u>544,500</u>
	1,608,025



### Mitigation Measures

An analysis was made of several alternatives to determine the best plan for collecting wastewater from the proposed Rancho Fontana development. Of these various alternatives considered, three were selected for a more complete, detailed analysis. Upon completion of the detailed analysis, a preferred conceptual sewerage plan has been proposed. This concept is described below. (A complete discussion of the alternatives is included in Appendix D.)

The proposed sewerage system requires the construction of a trunk line along Beech Avenue. However, the 18-inch diameter trunk line would be increased to 21 inches south of the railroad line. This main would end approximately 1000 feet northerly of San Bernardino Avenue; at that point, an interconnecting line would be constructed easterly to Poplar Avenue to an existing 15-inch diameter line. The interconnecting line would be designed to flow by gravity utilizing a 15-inch diameter line and average slope of 0.4 percent. The peak flow capacity of the 15-inch diameter interconnecting line would be 1.85 mgd, which would have adequate capacity for the ultimate development of Rancho Fontana. This conceptual plan is depicted in Exhibit 12. The implementation plan is described in Section VI of the Rancho Fontana Specific Plan.

This method of sewage collection is recommended because of its ability to provide the greatest flexibility for the City of Fontana in their design and master planning of the ultimate collection system. This is particularly important since the City has just retained an engineering firm for the preparation of the master plan.

This alternative would construct a sewer trunk line along Beech Avenue to approximately 1000 feet northerly of San Bernardino Avenue. A provision could be made at this point for continuing this interceptor southerly in accordance with the future master sewer plan. It appears that the line would be a 24-inch diameter line down to CBMD Regional Plant No. 3.

Implementation of this alternative would provide capacity in the Beech Avenue trunk line in accordance with the land uses reflected in the Fontana General Plan. The proposed 21-inch diameter Beech Avenue trunk line would have a peak design capacity of approximately 8.0 mgd, based on a design depth of 0.6 full. The peak flow anticipated from the ultimate development of Rancho Fontana is 1.28 mgd. Thus, it is possible that the City of Fontana may wish to participate in the construction cost of the recommended trunk line, since the excess capacity of approximately 6.7 mgd could be utilized for future development.

### 7.3.15.3 Telephone Services

#### Existing Conditions

Telephone service to the project area is provided by Pacific Telephone Company. There are few telephone facilities located within the project site; however, a minor distribution cable is located along Baseline Road.

#### Potential Impacts

Existing facilities are adequate to serve only the initial phases of project development. Major facility reinforcements will be necessary in order to serve the project at buildout. Construction of the necessary additional facilities is expected to be completed approximately in 18 months following the approval of the project's first phase.<sup>1</sup>

#### Mitigation Measures

Facility installation will conform to applicable Public Utilities Commission regulations. Further, the project sponsor should work closely with the telephone company during subsequent development processing phases.

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<sup>1</sup> W.R. Inman, Manager, Engineering, Pacific Telephone; letter dated December 4, 1981.

#### 7.3.15.4 Electricity

##### Existing Conditions

The subject property is within the service territory of the Southern California Edison Company. Although no substations or facilities presently exist in the vicinity of Rancho Fontana, a substation is proposed near the intersection of Citrus and Miller Avenues.

##### Potential Impacts

At ultimate build-out, Rancho Fontana will create a demand for approximately 23 million kwh each year. (Refer to Energy Consumption/Conservation section of the Draft EIR.) The Southern California Edison Company has indicated that electric loads of the project are within the growth projections which SCE is planning to meet in the area.

##### Mitigation Measures

Facility installation will conform to applicable Public Utilities Commission regulations. As tentative tract maps and site plans are designed, developers/project sponsors should work directly with SCE planners to designate the specific location and configuration of electrical lines and facilities to best serve the Rancho Fontana community.

#### 7.3.15.5 Natural Gas

##### Existing Conditions

The project site is within the jurisdiction of the Southern California Gas Company. The nearest gas facilities are located in Tokay Avenue near Baseline Road.

##### Potential Impacts

The Southern California Gas Company has indicated that gas service to the project can be provided from an existing main without any significant impact on the environment. The projected demand for natural gas from the project will be approximately 287 million cubic feet per year.

##### Mitigation Measure

The specific locations of gas lines to serve the Rancho Fontana community will be determined at the tentative tract level of planning. Builders and developers should work directly with gas company planners at that time to ensure that Title 24 requirements are met and additional energy saving measures are implemented, if feasible.

#### 7.4 Unavoidable Adverse Impacts

The environmental impacts discussed in the preceding text consist of both short- and long-term as well as cumulative effects which may be associated with implementation of the Rancho Fontana Specific Plan. Those impacts which would be unavoidable or potentially unavoidable despite mitigation measures are summarized below.

##### 7.4.1 GEOLOGY

The site and environs will be subject to potentially strong seismic-related groundshaking (equivalent to intensity levels IX to X on the Modified Mercalli Scale) due to the proximity of the site to the San Andreas, San Jacinto, and Cucamonga fault zones.

##### 7.4.2 LAND USE/RELEVANT PLANNING

Portions of the proposed project will be subject to potential odors and nuisance (the lesser house fly) emanating from the existing poultry ranch.

##### 7.4.3 NOISE

Potentially higher ambient noise levels associated with future development and based on ultimate ADTs along existing and future roadways.

##### 7.4.4 HYDROLOGY

There will be an increase in the extent of impervious surfaces and a potential decrease in soil infiltration rates which will increase the rate and velocity of runoff. Development will also cause an increase in the amount of urban pollutants in runoff.

##### 7.4.5 CLIMATE AND AIR QUALITY

There will be incremental and long-term, cumulative increases in both stationary and mobile source pollutant emissions and a concomitant degradation of air quality in the region. During each construction-phase, fugitive dust and construction equipment emissions will occur.

#### 7.4.6 TRAFFIC AND CIRCULATION

Rancho Fontana will generate approximately 250,000 vehicular trips per day at project buildout.

#### 7.4.7 ENERGY CONSUMPTION/CONSERVATION

Cumulative increases in the demand for imported, finite energy supplies will result through project implementation. Annual consumption estimates for Rancho Fontana include: 23 million kwh of electricity, 20 million cubic feet of natural gas, and 4.1 million gallons of gasoline.

#### 7.4.8 COMMUNITY SERVICES

There will be an incremental increase in the amount of refuse generated.

Increased demand for fire protection and law enforcement services.

Increase in the population of school-age children.

#### 7.4.9 PUBLIC UTILITIES

Increased demand for all utility services (i.e., water, wastewater, energy systems, etc.)



## 7.5 Alternatives

### 7.5.1 NO PROJECT

The "no project" alternative would result in the site being retained in its present condition, that of a mixture of remnant vineyards, depauperate eucalyptus windrows, a few existing and abandoned residences, and the existing egg ranch. The significant environmental consequences outlined in the preceding text would not occur. Specifically, these impacts would include increased demands for public services (e.g., schools, parks, health care, etc.), the need to extend/expand infrastructure (e.g., sewer, water, storm drains, and roads), increased traffic and the resultant impact on the ambient air environment, and increased consumption of non-renewable energy resources. This alternative would delay urbanization of the site and, therefore, reserve the site for future development options.

The property has little value in its present state due to the lack of topographic relief, limited biological significance, and lack of existing infrastructure. These limitations are further compounded by the fact that site serves as an unofficial "dumping grounds" for trash and refuse. In addition, preservation of the site would result in the continuation of some existing problems. For example, inadequate storm drain facilities downstream from Rancho Fontana cause flooding conditions. Without development of the project and the infrastructure facilities proposed, the downstream problems will continue. Other off-site improvements such as those to roads would likewise not occur without the Rancho Fontana project. Finally, without adequate rainfall and/or irrigation, the major amenity of the eucalyptus windrows would also suffer and possibly be lost.

This alternative would not provide the opportunity to increase the economic productivity of the site. It would also delay the provision of housing and other elements described in the Specific Plan or cause pressure to develop in other areas not presently designated for residential uses. Although this alternative may appear to be the most environmentally sensitive or advantageous, it should be analyzed in light of the socio-economic and other development-related advantages (e.g., infrastructure), of Rancho Fontana.

### 7.5.2 LOW-DENSITY RESIDENTIAL/AIRPORT EXPANSION

This alternative would propose development of Rancho Fontana in concert with the expansion and development of Gilfillan Airport as a general aviation air terminal. Only limited plans have been developed regarding the airport expansion which do not include numbers of flights, types of aircraft, or other information on operations. For this reason, the Rialto Airport expansion data have been used in the following analysis to provide a scenario by which potential impacts may be examined. This scenario does not reflect air tanker/bomber operations for fire-fighting support. According to the information available from the City of Fontana and the San Bernardino County General Services Administration, the existing diagonal runway at Gilfillan Airport is proposed to be extended to 4000 feet.<sup>1</sup> This is slightly shorter than the Rialto extension (4500 feet); however, for the purposes of comparison, the Rialto example is still applicable to demonstrate potential impacts.

Assuming the same operations for Gilfillan as Rialto, approximately 154,000 (two-way) fixed- and rotary-wing flights, including single- and multi-engine piston, business jets, and helicopters, would occur.<sup>2</sup> The largest percentage of flights would be by single-engine piston aircraft. Based on these parameters, the noise contours and safety zones are reflected on Exhibit 25.

Utilizing the 60 CNEL as the maximum ambient noise level for single-family residential development (as adopted by the City's Noise Element), approximately 200 acres of the 510-acre property (40 percent) will be impacted by noise caused by airport expansion. (In addition, 300 acres within the larger 1200 specific plan area will be adversely affected by flight operations and approximately 600 acres within the remainder of the City.) If the remainder of the Rancho Fontana property were to be developed at a gross density of two dwelling units per acre, the site would yield a total of 1020 units (510 acres x 2.0 du/ac); this figure would equate to approximately 3.3 du/ac on the unimpacted 310-acre portion of the site. The impacts which would result from this alternative are described below.

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<sup>1</sup> Memorandum from George J. Brenner to Fontana Planning Commission, February 1, 1982.

<sup>2</sup> Draft EIR on Rialto Municipal Airport Runway 6-24 Extension; City of Rialto (CH<sub>2</sub>M Hill); March 1982; p. 3-8.

#### 7.5.2.1 Land Use/Relevant Planning

The specific plan designation proposing 4.5 du/ac in Subarea III would necessitate a modification or a transfer of density to areas not affected by noise and/or crash hazard or safety requirements. In addition, the impactation of the several hundred acres identified above could also require that the City or County (i.e., airport operator) acquire some or all of the property if it is determined that the property is no longer usable. This might make operation of the airport economically unfeasible. Development of the property at two du/ac is within the density prescribed by the adopted Land Use Element.

#### 7.5.2.2 Noise

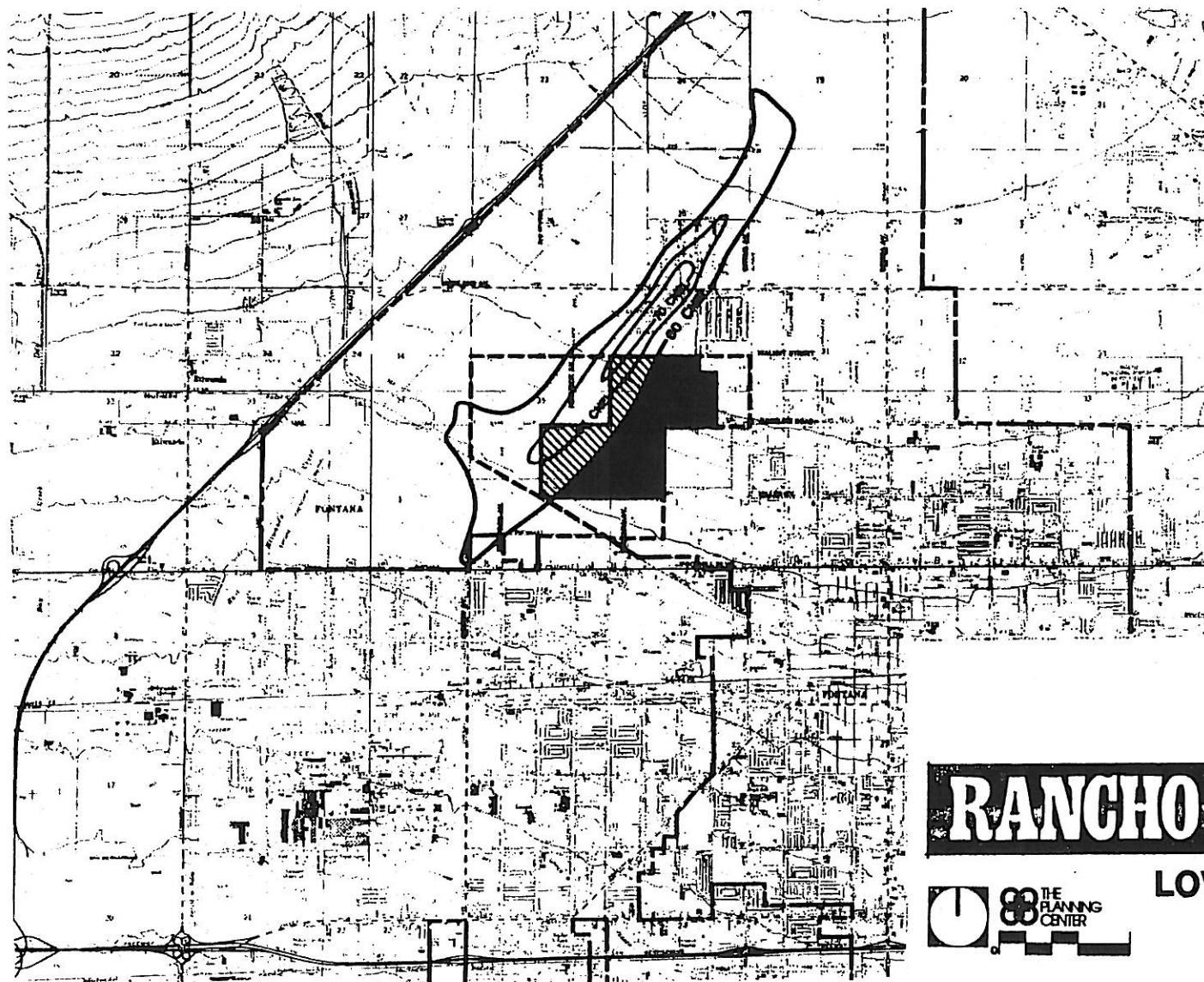
As depicted in Exhibit 24, approximately 40 percent of the 510 acre Rancho Fontana property would be impacted by noise exceeding 60 CNEL, based on operation parameters taken from the Rialto Airport expansion EIR. Not only will future residents be exposed to excessive noise (single events) but utilization of the diagonal runway will expose existing residential units north of Gilfillan Airport to crash hazards caused by incoming flights approaching from the north. Noise generated by vehicular trips would be reduced due to the reduction in vehicular trips.

#### 7.5.2.3 Hydrology/Flood Control

Post-development runoff caused by 1020 dwelling units on 310 acres would be slightly less than that caused by the proposed project. However, extensive flood control facilities would still be required. It is possible that construction of the needed improvements along with other infrastructure/facilities (e.g., sewer, water, roads, etc.) could result in disproportionate costs for the 1020 homes and, therefore, make the project economically unfeasible.

#### 7.5.2.4 Climate and Air Quality

The pollutant emissions reflected in Tables 5, 7, and 8 in section VII.C.9 would generally be reduced by approximately 50 percent. However, significant increases in pollutant emissions will result from both increased vehicular usage (travelling to and from the airport) and flight emissions. Analogous emissions information is provided in the Draft EIR on the Rialto Municipal Airport Runway Extension.



# **LEGEND**

CNEL CONTOUR 

CITY LIMITS 

BOUNDARY OF 1200-ACRE  
SPECIFIC PLAN AREA 

RANCHO FONTANA  
NOISE-IMPACTED AREA 

SINGLE FAMILY DETACHED  
RESIDENTIAL (2 DU/AC) 

## **RANCHO FONTANA**



**LOW DENSITY RESIDENTIAL/  
AIRPORT EXPANSION  
ALTERNATIVE**

#### 7.5.2.5 Traffic and Circulation

The project would generate approximately 13,250 vehicular trips, not including those airport-related trips; additional vehicular trips would also result from the airport operation (approximately 540 per day). Thus, some of the roadway improvements proposed for the subject project may not be required for this alternative until more of the northwestern portion of the City is developed. In addition, the City's Circulation Element would require modification as Beech Avenue could not be constructed as reflected on that plan but rather would be terminated south of the runway extension. This situation would necessitate an alternate circulation plan for the project.

#### 7.5.2.6 Population/Socio-Economic Characteristics

Development of this alternative would generate only 1785 residents (1020 du x 2.75 pph). However, the major impact would be the limitations caused by low-density, single-family residential development. Cost of the new homes would result in the attraction of only a limited market segment. Lower and more moderately priced homes could not be provided primarily because of disproportionate infrastructure costs.

#### 7.5.2.7 Energy Consumption/Conservation

Similar to traffic and air quality impacts, the energy demands would be reduced proportionately to the amount and type of development (i.e., approximately 50 percent). However, flight operations will cause a demand for energy resources which vary depending on the type of aircraft. Although it is not possible to quantify this demand, consumption of fuel could be a substantial increase over that caused by the proposed project.

#### 7.5.2.8 Community Services

Impacts to such services as police and fire protection, schools, parks and recreation, refuse, and health services would also be reduced proportionately, based on a total of 1020 dwelling units and a population of 1785. For example, only 9 acres of parks and/or recreational facilities would be required for this alternative and only 750 school-age children (K-12) would be generated.

#### 7.5.2.9 Public Utilities

Demand for domestic water and generation of sewage will also be reduced. However, construction of transmission mains will still be required to accommodate not only the subject property but a larger service area as reflected in the appropriate technical appendix (refer to the Engineering Report prepared by Albert A. Webb Associates). If it is determined that the same facilities must be constructed, the costs to do so, as indicated for other services/facilities, could make the project unfeasible.

As discussed above, impacts resulting from this alternative related to relevant planning, noise, air quality, socio-economic characteristics, and costs associated with infrastructure improvements could be excessive and would make construction of a low density project not only impractical but also economically unfeasible. Because of this and because plans to expand the airport as described have not been developed (except in concept), this alternative has not been selected. Finally, both the San Bernardino County Board of Supervisors and Fontana City Council have adopted resolutions which would invalidate such an alternative. Although both resolutions acknowledge the need for an emergency center, they implicitly discount the use of the airport as a general aviation facility. Thus, the airport alternative as described above is neither environmentally sound nor desired.



## 7.6 The Relationship Between Local Short-Term Use of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity

Projects which have the ability to offset the unavoidable adverse impacts of development and enhance the quality of life for the community as a whole also improve the overall community environment. Economic and social pressures for growth in Southern California are such that complete protection of the environment at the expense of community growth and well-being is not practical. Therefore, a balance must be sought that accommodates the needs of the growing population of the region, while maintaining the integrity of the environment. It is the degree to which this balance is achieved in a given development that establishes the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity.

From the short-term perspective, development of Rancho Fontana will intensify the use of the site and environment. Residential, commercial, and other development will cumulatively alter the existing physical environment. The balance referred to above is established through the development plan. The Specific Plan proposes special elements which are sensitive to the physical, social, and political constraints affecting the area. For example, if left in its natural state, many of the eucalyptus trees would suffer or eventually die because of an unreliable supply of rainfall. The Landscape Concept Plan will retain and integrate, wherever possible, these features into the development plan. Not only will the trees be preserved but they will also support, along with introduced landscape elements, a population of birds and other wildlife which would otherwise be displaced or destroyed by development.

The long-term productivity of the project site in its present state is not of great value, except as an open space amenity and as a (limited) natural habitat. The land has natural value but little economic value based on its current use. Although development would preclude access to the sand and gravel resource-bearing capability on the site, those resources are not unique in the general region and their loss would probably not be a significant one. It is also apparent that continued agricultural productivity of the site (except for the existing poultry ranch) is also limited based on the absence of primary (agricultural) soils. Further evidence of the depressed agricultural viability is reflected in the abandoned vineyards and other remnants of past agricultural uses.



The Rancho Fontana Specific Plan proposes development of the site in accordance with standards which are sensitive to the physical, social, and political environments while at the same time will increase the social and economic productivity by developing it with land uses compatible with their surroundings.

## 7.7 Irreversible and Irretrievable Commitment of Energy Supplies and Resources

Implementation of the proposed Rancho Fontana Specific Plan would commit the project area, as a land resource, to a long-term residential-oriented community. Residential development, commercial and mixed land uses, schools, parks and open space would be built, utilities installed and a network of roadways constructed, all comprising an urban community. At that point, the likelihood of reversion to a less intense or significantly different set of uses would become highly improbable because of the large labor and capital investments already committed. As previously discussed, to the extent that open space, scenic and biological values are preserved through adherence to Specific Plan policies and development standards, some conservation of these existing resources can be achieved. Other than these, no known, significant on-site resources would be adversely affected by the proposed project.

As in any urban development project, implementation of the Rancho Fontana Specific Plan will require commitment of several types of limited resources both for actual construction and long-term operation. Facility construction overall will require relatively large commitments of such resources as lumber and other forest products, sand and gravel, asphalt, petrochemical construction materials, various metals, equipment fuel, etc. In addition, the Specific Plan would require an irreversible commitment of labor, capital and social and public maintenance services. Perhaps of greater importance are the long-term commitments of finite energy sources and water represented by the Plan.

Alternative energy sources, such as solar energy, are presently not in widespread use and it will be some time before a real savings in finite energy supplies (e.g., oil and natural gas) is likely to be realized. Therefore, the proposed Specific Plan, if approved and implemented, will result in an irretrievable commitment of finite energy resources. Although urban development on the site will comply with all applicable state and local insulation, building and other conservation standards, the increase in the intensity of land uses will result in a concomitant increase in energy consumption. Inasmuch as fossil fuels are the principle source of energy, implementation of the Specific Plan will involve increased consumption of fuel oil (electricity), natural gas and gasoline for transportation of future residents. Estimates of consumption of these energy sources are provided in the respective section of this document.

Considering that implementation of the Specific Plan would, at least and in part, represent real growth in population in Southern California, an irretrievable increase in demand for imported water can also be expected. Consideration of this commitment is appropriate at the scale of planning represented by this Specific Plan, and it should be viewed in light of both the impending reductions in supply from the Colorado River and the status of plans for increased supply from the California Aqueduct.

## 7.8 Growth-Inducing Impacts

Implementation of the proposed project will ultimately include the construction of approximately 2295 single- and multiple-family dwelling units. In addition to the residential uses, community commercial, recreational, open space and public uses (e.g., public school site) have been proposed for Rancho Fontana. This project will direct the growth and expansion in northwestern Fontana. Consequently, demands placed on support facilities and community services (e.g., sewer, water, schools, police and fire protection, etc.) will also be correspondingly increased.

In particular, major infrastructure systems must be constructed to serve Rancho Fontana. As a result, sewer, water, storm drain, and roadway improvements have been designed to accommodate not only the subject property but also larger service areas. On the surface, the proposed project could serve as a growth stimulus. However, one of the objectives of using specific plans is to ensure that orderly growth occurs.

Growth in northwestern Fontana is limited by the ability of the urban systems to serve it as well as by market demands and the state of economy. Thus, while the improvements could cause growth, other factors cited above as well as a system employed by the City to monitor future development (i.e., use of specific plans), will ensure that growth occurs in a logical sequence, as planned, and only at such time as the urban systems can support it.

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## 8.0 Supporting Documents

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## 8.0 SUPPORT DOCUMENTS

- 8.1 Notice of Preparation/Initial Study
- 8.2 Final EIR/Conditions of Approval
- 8.3 Legal Description
- 8.4 Resolutions/Ordinances of Approval
- 8.5 Summary - Conditions of Approval
- 8.6 Definitions
- 8.7 List of Agencies and Persons Consulted
- 8.8 Bibliography
- 8.9 Technical Appendix

- Appendix A Preliminary Geotechnical Investigation
- B Cultural Resources Report
- C Biological Assessment
- D Engineering Report
- E Traffic Study
- F Correspondence



## 8.1 Notice of Preparation/Initial Study

### APPENDIX J

#### NOTICE OF PREPARATION

TO: \_\_\_\_\_ FROM: City of Fontana Planning Dept.  
(Responsible Agency) (Lead Agency)  
\_\_\_\_\_  
(Address) P.O. Box 518  
\_\_\_\_\_  
(Address)  
\_\_\_\_\_  
Fontana, CA 92335

SUBJECT: Notice of Preparation of Draft Environmental Impact Report 81-6

The City of Fontana will be the Lead Agency and will prepare an environmental impact report for the project identified and described in attachments. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities as related to the proposed project. A draft EIR will be provided at a later time per CEQA requirements.

The project description, location, the probable environmental effects and a copy of the Initial Study are attached.

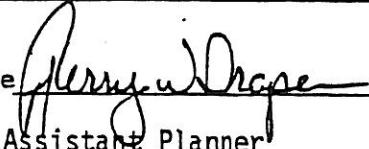
Due to the time limits mandated by State law, your response should be sent at the earliest possible date but not later than 45 days after receipt of this notice.

Please send your response to Terry Draper at the address shown above. We also request the name of a contact person in your agency.

Project Title: RANCHO FONTANA SPECIFIC PLAN (EIR 81-6)

Project Applicant: PRESLEY OF SOUTHERN CALIFORNIA, CITATION BUILDERS, et al.

Date September 24, 1981

Signature 

Title Assistant Planner

Telephone (714) 823-3411, ext. 25

## ATTACHMENT A

### Project Description

The proposed project would include the preparation and adoption of a Specific Plan within the Northwest study area, pursuant to Section 65450 et. seq. of the California Government Code. The study area is generally south of Walnut Avenue, north of Foothill Boulevard, west of Citrus Avenue, and east of Cherry Avenue.

Rancho Fontana Specific Plan study area includes a portion of north west Fontana for which a general plan amendment (GPA 13) is being considered. A draft environmental impact report (EIR 80-2) has been circulated and will be reviewed October 13, 1981 for this general plan amendment.

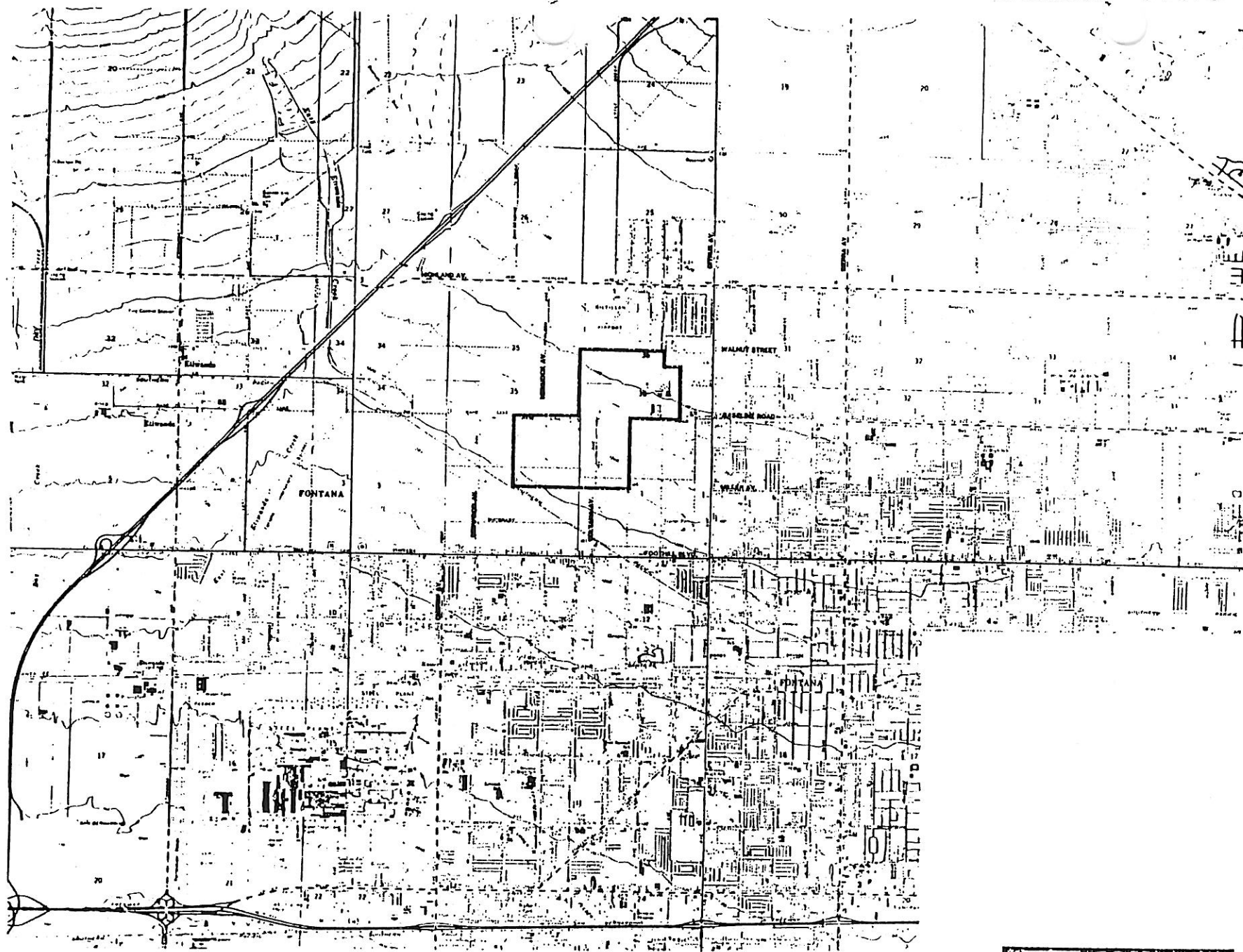
The proposed project would consist of a master planned residential community providing a mix of housing types with supporting commercial, public facilities, recreation, open space, and other non-residential land uses. The general plan amendment currently being considered establishes a threshold design density of 4.5 dwelling units per acre for the proposed area. If the general plan amendment is approved, the specific plan will be designed to reflect this target density with alternatives for evaluation purposes.

The specific plan would consist of several elements, which at a minimum are anticipated to include the following:

1. Master plans of land use, traffic circulation, drainage, water, sewer, schools, community facilities and services, open space and recreation.
2. Concept plans for grading, landscaping, and development phasing.
3. Community development standards, review and implementation procedures.
4. Summary of existing conditions and a focused environmental impact report.
5. Fiscal analysis and financing mechanisms for facilities, services and maintenance.

An initial study has been prepared by the City; it has been determined that an environmental impact report will be prepared for the Rancho Fontana Specific Plan. The content and scope for the Specific Plan EIR will be based on the conclusions of the initial study; on the comments submitted by the public to the Planning Department and at public workshops; and on the responses received by the City regarding this Notice of Preparation.

VIII-5



RANCHO FONTANA



# APPENDIX I

City of Fontana  
Planning Department

## INITIAL STUDY FORM (Environmental Checklist)

FILING DATE: 9/21/81 DISCRETIONARY ACTION BY: \_\_\_\_\_ DATE: 9/24/81  
 APPLICANT: PRESLEY OF SOUTHERN CALIFORNIA CITATION BUILDERS  
 ADDRESS: 4600 CAMPUS DRIVE 17731 IRVINE BOULEVARD, STE. 201  
NEWPORT BEACH, CA 92668 TUSTIN, CA 92680 (714) 731-0141  
 PHONE NUMBER: ( 714 ) 540-0500 DATE REVIEWED: September 24, 1981  
 CASE NO. EIR 81-6 LOG NUMBER. 578  
 PROJECT: SPECIFIC PLAN #1 - RANCHO FONTANA  
 PROJECT LOCATION: GENERALLY SOUTH OF WALNUT, NORTH OF FOOTHILL BOULEVARD,  
BETWEEN CHERRY AND CITRUS AVENUES.

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

1. <u>Soils and Geology.</u> Will the proposal Result in:	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
a. Unstable ground conditions or in changes in geologic relationships?	_____	<u>X</u>	_____
b. Disruptions, displacements, com- paction or burial of the soil?	<u>X</u>	_____	_____
c. Change in topography or ground surface contour intervals?	<u>X</u>	_____	_____
d. The destruction, covering or modification of any unique geologic or physical features?	_____	<u>X</u>	_____
e. Any potential increase in wind or water erosion of soils, affecting either on or off site conditions?	<u>X</u>	_____	_____
f. Changes in erosion siltation, or deposition?	<u>X</u>	_____	_____

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	<u>  X  </u>	_____
h. An increase in the rate of extraction and/or use of any mineral resource?	_____	<u>  X  </u>	_____
2. <u>Hydrology</u> . Will the proposal result in:			
a. Changes in currents, or the course of direction of flowing streams, rivers or ephemeral stream channels?	_____	<u>  X  </u>	_____
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	<u>  X  </u>	_____	_____
c. Alterations to the course of flow of flood waters?	_____	<u>  X  </u>	_____
d. Change in the amount of surface water in any body of water?	_____	_____	<u>  X  </u>
e. Discharge into surface waters, or any alteration of surface water quality?	_____	<u>  X  </u>	_____
f. Alteration of groundwater characteristics?	<u>  X  </u>	_____	_____
g. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interference with an aquifer?			
Quality?	<u>  X  </u>	_____	_____
Quantity?	<u>  X  </u>	_____	_____
h. The reduction in the amount of water otherwise available for public water supplies?	<u>  X  </u>	_____	_____
i. Exposure of people or property to water related hazards such as flooding or seiches?	_____	<u>  X  </u>	_____

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
c. Introduction of new or disruptive species of animals into an area, or result in a barrier to the migration or movement of animals?	<u>X</u>	<u>      </u>	<u>      </u>
d. Deterioration or removal of existing fish or wildlife habitat?	<u>X</u>	<u>      </u>	<u>      </u>
5. <u>Population.</u> Will the proposal result in:			
a. Will the proposal alter the location, distribution, density, diversity, or growth rate of the human population of an area?	<u>X</u>	<u>      </u>	<u>      </u>
b. Will the proposal affect existing housing, or create a demand for additional housing?	<u>X</u>	<u>      </u>	<u>      </u>
6. <u>Socio-Economic Factors.</u> Will the proposal result in:			
a. Change in local or regional socio-economic characteristics, including economic or commercial diversity, tax rate, and property values?	<u>      </u>	<u>X</u>	<u>      </u>
b. Will the project costs be equitably distributed among project beneficiaries i.e., buyers, tax payers or project users?	<u>      </u>	<u>X</u>	<u>      </u>
7. <u>Land Use and Planning Considerations.</u> Will the proposal result in:			
a. A substantial alteration of the present or planned land use of an area?	<u>      </u>	<u>      </u>	<u>X</u>
b. A conflict with any designations, objectives, policies, or adopted plans of any governmental entities?	<u>      </u>	<u>      </u>	<u>X</u>
c. An impact upon the quality or quantity of existing consumptive or non-consumptive recreational opportunities?	<u>      </u>	<u>X</u>	<u>      </u>
8. <u>Transportation.</u> Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	<u>X</u>	<u>      </u>	<u>      </u>



	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
j. Significant changes in the temperature, flow, or chemical content of surface thermal springs?	_____	_____	<u>X</u>
3. <u>Air Quality.</u> Will the proposal result in:			
a. Constant or periodic air emissions from mobile or indirect sources?	<u>X</u>	_____	_____
Stationary sources?	<u>X</u>	_____	_____
b. Deterioration of ambient air quality and/or interference with the attainment of applicable air quality standards?	_____	<u>X</u>	_____
c. Alteration of local or regional climatic conditions, affecting air movement, moisture of temperature?	_____	_____	<u>X</u>
4. <u>Biota.</u>			
<u>Flora.</u> Will the proposal result in:			
a. Change in the characteristics of species, including diversity, distribution, or number of any species of plants?	<u>X</u>	_____	_____
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new or disruptive species of plants into an area?	<u>X</u>	_____	_____
d. Reduction in the potential for agricultural production?	<u>X</u>	_____	_____
<u>Fauna.</u> Will the proposal result in:			
a. Change in the characteristics of species, including diversity, distribution, or numbers of any species of animals?	<u>X</u>	_____	_____
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
b. Effects on existing streets, or demand for new street construction?	<u>X</u>	<u>      </u>	<u>      </u>
c. Effects on existing parking facilities, or demand for new parking?	<u>      </u>	<u>      </u>	<u>X</u>
d. Substantial impact upon existing transportation systems?	<u>      </u>	<u>X</u>	<u>      </u>
e. Alterations to present patterns of circulation or movement of people and/or goods?	<u>X</u>	<u>      </u>	<u>      </u>
f. Alterations to or effects on present and potential water-borne, rail, mass transit or air traffic?	<u>X</u>	<u>      </u>	<u>      </u>
g. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	<u>      </u>	<u>X</u>	<u>      </u>
9. <u>Cultural Resources.</u>			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	<u>      </u>	<u>X</u>	<u>      </u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	<u>      </u>	<u>X</u>	<u>      </u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	<u>      </u>	<u>      </u>	<u>X</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	<u>      </u>	<u>      </u>	<u>X</u>
NOTE: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21001 and 21068, Public Resources Code.			
10 <u>Health, Safety, and Nuisance Factors.</u>			
Will the proposal result in:			
a. Creation of any health hazard or potential health hazard?	<u>      </u>	<u>      </u>	<u>X</u>

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
b. Exposure of people to potential health hazards?	_____	_____	<u>X</u>
c. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>
d. An increase in the number of individuals or species of vector or pathenogenic organisms or the exposure of people to such organisms?	_____	<u>X</u>	_____
e. Increases in existing noise levels?	<u>X</u>	_____	_____
f. Exposure of people to potentially dangerous noise levels?	_____	_____	<u>X</u>
g. The creation of objectionable odors?	_____	_____	<u>X</u>
h. An increase in light or glare?	_____	<u>X</u>	_____
i. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u>X</u>
11. <u>Aesthetics</u> . Will the proposal result in:			
a. The obstruction of degradation of any scenic vista or view?	_____	<u>X</u>	_____
b. The creation of an aesthetically offensive site?	_____	_____	<u>X</u>
c. A conflict with the objective of designated or potential scenic corridors?	_____	<u>X</u>	_____
12. <u>Utilities and Public Services</u> . Will the proposal result in impacts on the following:			
a. Electric power?	<u>X</u>	_____	_____
b. Natural gas or packaged gas?	<u>X</u>	_____	_____
c. Communications systems?	<u>X</u>	_____	_____
d. Water supply?	<u>X</u>	_____	_____

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
e. Wastewater facilities?	<u>X</u>	<u>      </u>	<u>      </u>
f. Flood control structures?	<u>X</u>	<u>      </u>	<u>      </u>
g. Solid waste facilities?	<u>X</u>	<u>      </u>	<u>      </u>
h. Fire protection?	<u>X</u>	<u>      </u>	<u>      </u>
i. Police protection?	<u>X</u>	<u>      </u>	<u>      </u>
j. Schools?	<u>X</u>	<u>      </u>	<u>      </u>
k. Parks or other recreational facilities?	<u>X</u>	<u>      </u>	<u>      </u>
l. Maintenance of public facilities, including roads and flood control facilities?	<u>X</u>	<u>      </u>	<u>      </u>
m. Other governmental services?	<u>X</u>	<u>      </u>	<u>      </u>
13. <u>Energy and Scarce Resources.</u> Will the proposal result in:			
a. Use of substantial or excessive fuel or energy?	<u>      </u>	<u>X</u>	<u>      </u>
b. Substantial increase in demand upon existing sources of energy?	<u>      </u>	<u>X</u>	<u>      </u>
c. An increase in the demand for development of new sources of energy?	<u>      </u>	<u>      </u>	<u>X</u>
d. An increase or perpetuation of the consumption of non-renewable forms of energy, when feasible renewable sources of energy are available?	<u>X</u>	<u>      </u>	<u>      </u>
e. Substantial depletion of any nonrenewable or scarce natural resources?	<u>      </u>	<u>X</u>	<u>      </u>
14. <u>Mandatory Findings of Significance.</u>			
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or			

- |  | <u>YES</u>   | <u>MAYBE</u> | <u>NO</u> |
|--|--------------|--------------|-----------|
| wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?           | _____        | <u>  X  </u> | _____     |
| (b) Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is on which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)                                       | <u>  X  </u> | _____        | _____     |
| (c) Does the project have impacts which which are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, other current projects, and probable future projects.) | <u>  X  </u> | _____        | _____     |
| 1. DISCUSSION OF ENVIRONMENTAL EVALUATION.<br>(i.e., of affirmative answers to the above questions.)   |              |              |           |
| 11. DETERMINATION. (To be completed by the Lead Agency.)   |              |              |           |

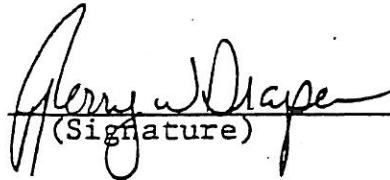
On the basis of this initial evaluation:

\_\_\_\_\_ finds 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.

\_\_\_\_\_ finds that although the proposed project could have a significant effect on the environment, as determined by the Initial Study, there will not be a significant effect in this case if the mitigation measures identified in the Initial Study are incorporated in the project. If the mitigation measures are not incorporated in the project, the Negative Declaration is void, and the project shall be returned to the Environmental Analysis Division for further environmental review. A NEGATIVE DECLARATION WILL BE PREPARED.

ENVIRONMENTAL REVIEW OFFICER \_\_\_\_\_ finds the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date SEPTEMBER 24, 1981

  
\_\_\_\_\_  
(Signature)

CITY OF FONTANA  
\_\_\_\_\_  
(For)

## 8.2 Final EIR

### TABLE OF CONTENTS

1. List of Agencies Responding to EIR....
2. Comments Received and Responses by Lead Agency....
3. Summary of Mitigations....
4. Unavoidable Adverse Impacts....
5. Statement of Overriding Considerations....
6. Conditions of Approval....



RANCHO FONTANA SPECIFIC PLAN  
FINAL ENVIRONMENTAL IMPACT REPORT 81-6

This Final Environmental Impact Report for Specific Plan No. 1 has been prepared in accordance with the California Environmental Quality Act (CEQA), and the guidelines adopted by the City of Fontana for the implementation of CEQA.

Presented herein are the comments received by the City on the Draft EIR; responses to the significant issues raised in these comments; and a summary of adverse impacts and mitigation measures as presented in the Draft EIR.

COMMENTS ON THE DRAFT EIR

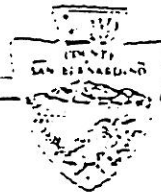
Comments were received from the following agencies:

1. Fontana Water Company
2. Chino Basin Municipal Water District
3. Fontana Unified School District
4. San Bernardino County Public Works Agency (Solid Waste Management)

The following pages present these comments and responses to the comments.

# SOLID WASTE MANAGEMENT

105 East Third Street • San Bernardino, CA 92415 • (714) 383-2600



COUNTY OF SAN BERNARDINO  
ENVIRONMENTAL  
PUBLIC WORKS AGENCY

B. C. ESCOBAR  
Director

July 13, 1982

File: I-1

City of Fontana  
Planning Department  
P. O. Box 518  
Fontana, CA 92335

Attn: Mr. Terry W. Draper  
Environmental Officer

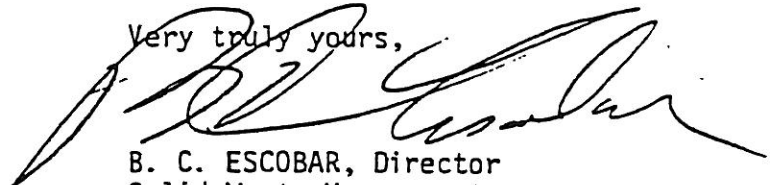
Re: Rancho Fontana Specific Plan  
EIR 81-6

Gentlemen:

We have recently reviewed the subject Draft Environmental Impact Report and generally concur with the comments made with regard to solid waste landfills and associated impacts. However, please be advised that there are four landfills in the Valley area of the County, rather than the County, as stated in Section VII, Page 69, of the report.

If we can be of further assistance, please contact Mr. Charles Laird, Chief, Solid Waste Management Planning, at (714) 383-2340.

Very truly yours,



B. C. ESCOBAR, Director  
Solid Waste Management

BCE:DMB:om

VIII-17

Board of Supervisors

First District: DAVID L. MCKENNA  
Second District: ROBERT O. TOWNSEND  
Third District: ROBERT L. HAMMOCK

Fourth District: [blank]  
Fifth District: [blank]

July 27, 1982

Mr. Terry W. Draper  
Environmental Officer  
Fontana Planning Department  
Post Office Box 518  
Fontana, California 92335

Subject: EIR 81-6  
Rancho Fontana Specific Plan

Dear Mr. Draper:

This is to advise you that the proposed development is located within the service area of Fontana Water Company and the water demands will be supplied by this company.

There are certain errors and omissions in the draft report that should be corrected in the final draft for the Specific Plan.

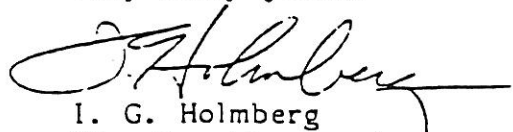
Exhibit 11, entitled Conceptual Water Distribution Plan, does not depict the final water plan submitted to Albert A. Webb Associates in February of this year. Therefore, all of the infrastructure water facilities have not been included in the report.

On page VI-19, the paragraph on Water Service does not describe accurately the financing of the water facilities. We have no hook-up fees as referred to in the discussion. All of the water facilities, except for meters, will be paid for by the developers. As a result of a recent revision in our Rule No. 15 by the California Public Utilities Commission, infrastructure water facilities may be included in reimbursement agreements with the developer. Future in-tract facilities connected to the infrastructure facilities will be included in reimbursement agreements with the developers.

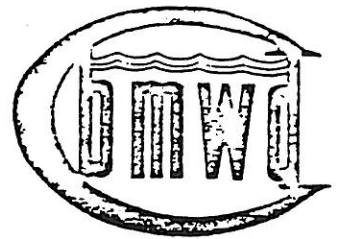
On page VII-93, there is another reference to reimbursement agreements which is not correct. See comments above regarding the changes.

We believe the above changes are significant and the final draft should be corrected accordingly.

Very truly yours,

  
I. G. Holmberg  
Vice President and  
General Manager

July 20, 1982



CHINO BASIN  
MUNICIPAL  
WATER  
DISTRICT

TELEPHONE (714) 987-1712

THEO T. NOWAK  
GENERAL MANAGER

Mr. Terry Draper  
Environmental Officer  
City of Fontana  
8353 Sierra Avenue  
Fontana, CA 92335

Dear Mr. Draper:

Subject: Draft Environmental Impact Report - Rancho Fontana  
Specific Plan

This letter represents Chino Basin Municipal Water District's (CBMWD) response to the Draft EIR prepared on the proposed Rancho Fontana project in Fontana.

While the Draft EIR has addressed many of those issues pertinent to CBMWD service functions, we feel the following information should be addressed and incorporated into the Final EIR.

In 1978 Southern California Association of Governments (SCAG) prepared a growth forecast known as SCAG-78. This report was developed for the purpose of estimating future population growth trends within the Southern California region. These population forecasts were then utilized during the preparation of the South Coast Air Basin Quality Management Plan and the 208 Wastewater Treatment Facilities Plan.

The Rancho Fontana Specific Plan is located in SCAG's Regional Statistical Area 28 (RSA 28). For RSA 28, the adopted growth forecast projects a population figure for the year 2000 of 500,000. Although never officially revised by SCAG, this figure was later increased to 590,000 for regional planning purposes. When the growth projections of the City of Fontana are reviewed in a regional format, the combined growth forecasts from the West End cities becomes inconsistent with the growth projections presented in SCAG 78. The figure of 590,000 is also being considered by SCAG in their update of population projections to be known as SCAG-82. That figure is also being used by the Santa Ana Regional Water Quality Control Board for their update of the Santa Ana Watershed Basin Plan.

If the projected growth within RSA 28 negatively affects the attainment of the air quality standards presented in the Air Quality Management Plan for the South Coast Air Basin, CBMWD's ability to receive Federal NPDES discharge permits and Federal clean water construction grants may be restricted.

VIII-19

8555 ARCHIBALD AVENUE • POST OFFICE BOX 697 • CUCAMONGA, CALIFORNIA 91730

JOHN G. CILDAY  
President

GEORGE A. BORBA  
Vice-President

JOHN L. ANDERSON  
Secretary/Treasurer

EDWARD A. GIRARD  
Asst. Sec. or Treasurer

DWIGHT F. FRENCH

Subject: Draft Environmental Impact Report - Rancho Fontana Specific Plan,  
July 20, 1982

Should you have any questions on the issues presented above, please contact  
the undersigned at our District office.

Sincerely,

Theo T. Nowak, General Manager  
CHINO BASIN MUNICIPAL WATER DISTRICT

*Ed Cameron*

By: Ed Cameron  
Supervisor, Planning and  
Administrative Services

EC/sf



# FONTANA UNIFIED SCHOOL DISTRICT

9680 CITRUS AVENUE • FONTANA, CALIFORNIA 92335

714/829-6011

## BOARD OF EDUCATION

JAMES ALTMAN, PRESIDENT

THOMAS RABONE, CLERK

TIMON E. COVERT, MEMBER

DICKSIE SPOLAR, MEMBER

WILLIAM TUNNEY, MEMBER

July 20, 1982

Mr. Terry W. Draper  
Environmental Officer  
Fontana Planning Department  
P. O. Box 518  
Fontana, California 92335

Dear Mr. Draper:

The Fontana Unified School District agrees with the information regarding school facilities existing conditions and potential impacts as reported in draft Environmental Impact Report 81-6 dated June, 1982.

We feel that some of the listed mitigation measures may not be obtainable in light of the State of California's current fiscal status. We would suggest as another mitigation measure an agreement between the developers and district stipulating agreed upon measures to take place that will provide required additional school facilities.

Should you have further questions, you may reach me at (714) 829-6440.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Carl B. Coleman, Jr.", written over the typed name.

Carl B. Coleman, Jr.  
Coordinator, Planning and Research

CBC/das

## RESPONSE TO FONTANA WATER COMPANY

Exhibit 11 in the Draft Specific Plan/EIR depicts the Conceptual Water Distribution Plan for Rancho Fontana and identifies backbone (water) facilities only. The final water plan referred to by the Fontana Water Company reflected an hypothetical development scenario based on maximum buildout at the densities prescribed by the Land Use Development Plan (Exhibit 5). The intent of the final water plan was to provide project applicants with a means of projecting infrastructure costs only and not necessarily the manner in which development would actually occur. For this reason, more detailed "in-tract" facility plans were not included in the Specific Plan/EIR. Water facilities for future development will be determined at subsequent planning stages (e.g., tentative tract map, site plan, etc.), subject to the approval of the Fontana Water Company.

In accordance with Water Company regulations, no hook-up fees will be required. All water facilities, except for meters, will be paid for by developers. Further, as a result of a recent revision in the Water Company's Rule No. 15 by the California Public Utilities Commission, infrastructure water facilities may be included in reimbursement agreements with the developer. Future in-tract facilities connected to the infrastructure facilities will be included in reimbursement agreements with the developers.

## RESPONSE TO CHINO BASIN MUNICIPAL WATER DISTRICT

The projection of 2295 residential dwelling units, combined with commercial, open space and recreational uses, is based on the City's adopted General Plan which proposes a maximum of 4.5 dwelling units per acre. This information was provided to SCAG by the City and was utilized by SCAG to develop the year 2000 population forecast of 590,000 for RSA 28. Because the proposed development plan is consistent with the City's General Plan, it would appear that it is consistent with the forthcoming SCAG 82 population projection indicated above for RSA 28. It should, therefore, also be consistent with the AQMP and 208 Wastewater Treatment Facilities Plan, which are also based on SCAG 82 forecasts.

## RESPONSE TO FONTANA UNIFIED SCHOOL DISTRICT

It is recognized that some of the mitigation measures identified in the Draft EIR, aimed at offsetting over-



crowding at affected schools, may not be feasible or practical in increasing capacity or accommodating future students; however, it is recommended that one or a combination of several be implemented wherever feasible. In addition to those interim measures, an agreement between the developers and the district stipulating agreed upon measures to take place that will provide required additional school facilities should be added to the list of mitigation measures.

#### RESPONSE TO SOLID WASTE MANAGEMENT

Page VII-69 of the Draft Specific Plan/EIR is hereby revised to reflect the existence of four (4) sanitary landfills in the Valley area of the County (vice four in the County).

## SUMMARY OF MITIGATION MEASURES

### Topography

Detailed grading plans which comply with all City codes and ordinances will be required for each tentative tract map.

### Geology

Construction will conform to the latest UBC standards, the Fontana Building Code, and other state-of-the-art recommendations.

### Land Resources

Soils investigations will be required prior to final tract approval.

### Noise

A detailed acoustical analysis should be conducted in the areas where excessive noise levels are anticipated.

### Cultural/Scientific Resources

A paleontologist should check the soil engineer's boring logs prior to construction. Mapping, photographing and testing of historic sites should be conducted prior to grading.

### Biological Resources

A landscape concept plan will be implemented which integrates some of the site's existing eucalyptus species and introduces other species to enhance the character of the site and mitigate the loss of existing vegetation.

### Hydrology/Flood Control

A conceptual storm drain plan has been proposed which includes the construction of major drainage facilities and detention basins.

### Climate/Air Quality

Measures are incorporated in the SCAB Draft AQMP to reduce region-wide emissions. The project proposes to reduce auto usage by incorporating trails, access to commercial centers, and neighborhood schools and mixed use facilities within Rancho Fontana.

### Traffic and Circulation

A roadway improvement schedule has been proposed for construction of both on-site and off-site roadway improvements and signals.

### Energy Consumption/Conservation

Building design and construction in accordance with Title 24 requirements will reduce energy demands. Alternative modes of circulation (pedestrian and bicycle paths) will also reduce vehicle usage.

### Fire Prevention

A temporary fire facility will be required prior to the construction of the first tract. This temporary facility could be the garage of a house modified to accommodate emergency equipment or other modular, temporary facilities. (Discussions are currently underway with officials of the Central Valley Fire Protection Agency.)

### Police Protection

Joint use of the temporary fire station by police personnel is proposed.

### Library Service

At such time when funds are available in the County, a library could be constructed in one of the mixed use areas designated on the land use development plan.

### Parks/Recreation/Open Space

The project proposes two park sites which total 17 acres and other amenities, including trails, windrows, and landscaped parkways which could be used to meet the park requirement as well as park in-lieu fees.

### School Facilities

A number of interim measures are available, including double sessions, year-round schedules, adjusting attendance boundaries, developer donation fees, etc. The developers should work closely with the School District to stipulate and agree upon measures which will take place to provide the necessary additional school facilities.

### Water Facilities

A conceptual water distribution plan has been proposed to serve Rancho Fontana.

### Sewer Facilities

The project proposes implementation of a sewer facilities master plan which would cause major transmission mains to be constructed. Some treatment capacity exists with the remainder necessary to serve the project projected to be completed with on-going treatment plant expansion operations.

### Utilities

Builders/developers should work closely with utility companies (electricity and natural gas) to ensure that energy efficiency is maximized. Title 24 requirements will be incorporated where necessary.

#### D. UNAVOIDABLE ADVERSE IMPACTS

The environmental impacts discussed in the preceding text consist of both short- and long-term as well as cumulative effects which may be associated with implementation of the Rancho Fontana Specific Plan. Those impacts which would be unavoidable or potentially unavoidable despite mitigation measures are summarized below.

##### Geology

The site and environs will be subject to potentially strong seismic-related groundshaking (equivalent to intensity levels IX to X on the Modified Mercalli Scale) due to the proximity of the site to the San Andreas, San Jacinto, and Cucamonga fault zones.

##### Land Use/Relevant Planning

Portions of the proposed project will be subject to potential odors and nuisance (the lesser house fly) emanating from the existing poultry ranch.

##### Noise

Potentially higher ambient noise levels associated with future development and based on ultimate ADTs along existing and future roadways.

##### Hydrology

There will be an increase in the extent of impervious surfaces and a potential decrease in soil infiltration rates which will increase the rate and velocity of runoff. Development will also cause an increase in the amount of urban pollutants in runoff.

##### Climate and Air Quality

There will be incremental and long-term, cumulative increases in both stationary and mobile source pollutant emissions and a concomitant degradation of air quality in the region. During each construction-phase, fugitive dust and construction equipment emissions will occur.

### Traffic and Circulation

Rancho Fontana will generate approximately 250,000 vehicular trips per day at project buildout.

### Energy Consumption/Conservation

Cumulative increases in the demand for imported, finite energy supplies will result through project implementation. Annual consumption estimates for Rancho Fontana include: 23 million kwh of electricity, 20 million cubic feet of natural gas, and 4.1 million gallons of gasoline.

### Community Services

There will be an incremental increase in the amount of refuse generated.

Increased demand for fire protection and law enforcement services.

Increase in the population of school-age children.

### Public Utilities

Increased demand for all utility services (i.e., water, wastewater, energy systems, etc.)

## STATEMENT OF OVERRIDING CONSIDERATIONS

The "Rancho Fontana" Specific Plan Project is a design for the long-term use of the environment, based on the concept of the orderly planned growth and development which considers the maintenance and enhancement of long-term productivity within the City.

The project will enable the City to control development and to curtail the future spread of unplanned growth. The project will ensure that improvements are made with a logical unified relationship to each other and surrounding land uses.

The programmed long term development of the Project Area will significantly increase the economic value of the property and provide additional residential opportunities to the area by programming for significant capital expenditure in construction and the extension of support services.

The Specific Plan would reinforce the development and long-term use of park and open space opportunities.

The Plan will increase the economic viability of the underutilized land significantly through the generation of property tax and an increase in consumer buying power in the area. The additional population generated by continued orderly development will balance with demand for the development of commercial services, and reinforce industrial viability by providing local housing for employees.

The Plan develops sites for local shopping centers which will provide a source of convenient retail goods to the residents of South Fontana. This will assist in providing local shopping opportunities and diminish vehicle trips so associated.



The project further provides infrastructure needed to mitigate servicing and utility problems.

In general, the proposed project will maintain and enhance the long-term productivity and highest and best use of Subject Planning Area.

#### CONDITIONS OF APPROVAL

The Specific Plan text (Chapter #4) contains "Conditions of Approval" for projects submitted within the planning area. For the purpose of this document these conditions are mitigations of impacts identified within the EIR and are adopted as such.

### 8.3 Legal Description

Beginning at a point being the intersection of the centerlines of Baseline Avenue and Lime Avenue, also being the northeast corner of Lot 6 Etiwanda Vineyards subdivision as recorded in Book 17, page 29 Records of the County of San Bernardino, State of California according to the official plat thereof; thence southerly along said Lime Avenue centerline a distance of 2640 feet to a point being the intersection of the centerlines of Lime Avenue and Miller Avenue also being the southeast corner of Lot 59 of said subdivision, thence westerly along said Miller Avenue centerline a distance of 4595 feet to a point being the southeast corner of Lot 20 Arrowhead Vineyard Tract No. 1 subdivision as recorded in Book 16, page 69; thence northerly along the west line of said Lot 20 and the west line of Lots 15 and 6 of said Arrowhead Vineyards subdivision a distance of 2640 feet to a point being the northwest corner of said Lot 6, Arrowhead Vineyards subdivision, also being a point on the centerline of Baseline Avenue, thence easterly a distance of 2640 feet to a point being the northwest corner of Lot #1 of said Arrowhead Vineyards subdivision also being the intersection of the centerlines of Baseline and Beech Avenues, thence northerly a distance of 2640 feet to a point being the intersection of the centerlines of Beech and Walnut Avenues, also being the northwest corner of the south 1/2 of the west 1/2 of Section 36 Township 1 North, Range 6 west, thence easterly along the centerline of Walnut Avenue, distance of 3300 feet to a point being the intersection of the centerlines of Walnut Avenue and Almeria Avenue, thence southerly a distance of 660 feet, thence easterly a distance of 660 feet to a point on the west line of the east half of the east 1/2 of said Section 36, thence southerly a distance of 1980 feet along said west line to a point intersecting the centerline of Baseline Avenue, also being the northeast corner of Lot 2 of said Etiwanda Vineyard subdivision, thence westerly along Baseline Avenue a distance of 1980 feet to the point of beginning.

## RESOLUTION 82 - 128

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING THE RANCHO FONTANA SPECIFIC PLAN.

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

WHEREAS, The City Council, considered, and certified as complete the Final EIR (81-6) for said Rancho Fontana Specific Plan; herein referenced in its entirety, a copy of which is on file in the City Clerks office; and,

WHEREAS, The City Council is fully appraised of the Rancho area and the Rancho Fontana Specific Plan and accompanying addendum, maps, drawings, reports, EIR and addendum, presentations made at all of the Planning Commission and City Council Workshops and public hearings; and

WHEREAS, The Final Rancho Fontana Specific Plan incorporates, all needed information here to fore referenced for adoption as a complete document,

WHEREAS, all mitigations incorporated within said final plan do mitigate impacts associated with said project to the maximum extent possible,

BE IT RESOLVED that the City Council of the City of Fontana hereby adopts the Rancho Fontana Specific Plan (SP-1) as contained in the Report and Map adopted herewith by reference; and

BE IT FURTHER RESOLVED that Chapter 6 shall be adopted as development regulations for the effectuation of this Specific Plan, within Chapter 34, Article 3 of the City Code.

APPROVED AND ADOPTED this 2nd day of November, 1982.

/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, California, 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 2nd day of November, 1982, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Day, Koehler, Kragness

NOES: Councilmen Freeman & Kragness ABSENT: None

/s/ Patricia M. Murray

\_\_\_\_\_  
City Clerk of the City of Fontana

APPROVED AS TO FORM:

/s/ John M. Rager

\_\_\_\_\_  
City Attorney

CERTIFIED TRUE COPY

*Judy H. Mills*  
\_\_\_\_\_  
City Clerk, City of Fontana

## ORDINANCE NO. 736

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA  
 ADDING ARTICLE 3 TO CHAPTER 34 OF THE CODE OF THE CITY  
 OF FONTANA, CALIFORNIA, PROVIDING REGULATIONS FOR RANCHO  
 FONTANA SPECIFIC PLAN (SPECIFIC PLAN #1).

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

SECTION 1. Chapter 34, Article 3 of the Code of the City of  
 Fontana is hereby added to read as follows:

Article 3. Rancho Fontana Specific Plan Regulations

Introduction  
 Statistical Summary  
 General Notes  
 Definitions  
 Development Regulations  
     General Provisions  
     Low Density Residential  
     Medium Density Residential  
     Commercial  
     Community Facilities  
     Mixed-Use

SECTION 2. The development regulations stated herein shall be  
 adopted by reference as if appearing in this Chapter in their entirety - to be  
 found in Specific Plan #1 and Master EIR 81-6 document, dated June 1982, on file  
 in the City Clerk's office and Planning Department.

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 7th day of December, 1982.

/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-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 16th of November, 1982, was finally passed and adopted not less than  
 5 days thereafter on the 7th day of December, 1982, by the following vote,  
 to-wit:

AYES: Mayor Simon, Councilmen Day, Freeman, 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.

CERTIFIED TRUE COPY

Judy L. Mills  
 Deputy City Clerk, City of Fontana

/s/ Patricia M. Murray  
 City Clerk of the City of Fontana

# City of Fontana

C A L I F O R N I A

## 8.4.3 DETERMINATION REGARDING COSTS FOR PREPARING PLAN

### MEMORANDUM

TO: Mayor and City Council Members

FROM: Jack Ratelle, City Manager

SUBJECT: Cost Breakdown, expenses incurred for development of the Rancho Fontana Specific Plan

DATE: September 30, 1982

Section 65453 of State Planning Law requires that, should an agency wish to recover costs incurred for the development and adoption of a Specific Plan the agency shall:

- 1) Be presented with a listing of all costs associated with the preparation of the plan at the time the legislative body reviews same for adoption.
- 2) The legislative body shall make determination regarding the cost for such planning effort.

Expenses incurred for the Rancho Fontana Specific Plan are as follows:

1. Initial Planning Consultant Fees.	\$102,310.00
2. Engineering Consultant Fees.	20,180.00
3. Adendum Planning Consultant Fees.	10,426.94
4. City Staff Time: 167 hours @ \$15/hr.	<u>2,505.00</u>
Total Estimate	\$135,421.94

Should the Council determine this amount as the cost incurred, fees will be developed on a property owner's/developer's relative benefit basis. These fees shall be established so that in aggregate they defray, but as estimated do not exceed the cost of development and adoption of the Specific Plan. Actual amounts and time for payment of such fees shall be adopted by resolution by the City Council.

Fees accrued under these provisions shall be the basis for certain reimbursement to the project proponents on a fair share (proportional basis). Also, reimbursement to the City for staff time will take place.

#### Staff Recommendation

Determine that the fees listed are costs incurred during the development and adoption of this Specific Plan.

#### 8.4.4 AMENDMENTS

This section shall be held for use in recording amendments to the text map and/or regulations regarding Rancho Fontana Specific Plan.

## 8.5 Summary of Conditions of Approval

### 8.5.1 LAND USE AND GENERAL CONDITIONS

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council.

- o The Specific Plan shall consist of a Specific Plan text and accompanying graphic exhibits, and an Implementation section which contains information relative to development standards, funding methods, and review and adjustments.
- o The development of the property shall be in accordance with the mandatory requirements of all City of Fontana ordinances and state laws and shall conform substantially with the approved Specific Plan as filed in the office of the Fontana City Planning Department, unless otherwise amended.
- o Additional environmental data may be required as determined by the City at such time as precise planning is initiated.
- o All changes and/or modifications to the Specific Plan approval determined by the Planning Director to be significant shall be subject to the approval of a specific plan amendment as outlined herein.
- o All residential developments shall incorporate a homeowners association, maintenance district, or other acceptable entity for maintenance and management of common open space areas, irrigation systems, landscaped areas, signing and lighting or other responsibilities as necessary.
- o A master property owners association, landscape and open space maintenance district, or other acceptable entity shall be established for the maintenance and management of the streetscape landscaping, trail systems, and windrows, park area, and project entry point facilities, and other responsibilities as defined through the Specific Plan conditions approval.
- o Prior to recordation of any final subdivision map requiring an individual homeowners association, the applicant shall submit to the Planning Depart-



ment the following documents which shall demonstrate to the satisfaction of the City that a homeowners association will be established and will operate in accordance with the intent and purpose of the Specific Plan.

--the document to convey title

--covenants, conditions, and restrictions to be recorded

- o The approved covenants, conditions, and restrictions to be recorded at the same time that the final subdivision maps are recorded, in a manner acceptable to the Director of Planning and Community Development and City Attorney.
- o The homeowners association, or similar entity, with the unqualified right to assess the owners of individual units for reasonable maintenance and management costs, shall be established and continuously maintained. The association shall have the right to lien the property of any owners who default in the payment of their assessments.
- o Adequate buffering and screening between the existing egg ranch (Parcel 11 shown on Exhibit 5) and Tentative Tract 10800 (Parcel 10) where required in accordance with the Conditions of Approval adopted for that tract.

#### 8.5.2 CIRCULATION

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council.

- o Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for the provision of adequate street facilities for this subdivision have been entered into by the City of Fontana, the Fontana Redevelopment Agency, and/or the County of San Bernardino as be necessary.
- o Major arterial access shall be provided to all development as it occurs.

- o All local and collector streets shall provide for mail boxes, fire hydrants, lights, etc., in back of the sidewalk, leaving a minimum 4' clear area from face-of-curb. This may require the creation of a public service easement abutting the public right-of-way.

#### 8.5.3 RECREATION AND OPEN SPACE

Long-term impacts created by development will require development of recreational facilities commensurate with the intensity of development as it occurs. Two park sites have been identified on the land use development plan which total 17 acres. Additional amenities have been proposed (e.g., trails, windrows, etc.) which shall be used to meet the park requirements. In-lieu fees or dedication may be paid to offset park requirements. The City will be responsible for ensuring that these facilities are adequate to meet development needs.

#### 8.5.4 LANDSCAPE

The developer shall have responsibility for installing initial landscape improvements and shall be responsible for maintenance of these improvements for a maximum period of one (1) year or until accepted by appropriate maintenance district/association.

#### 8.5.5 WATER

The water companies must provide the Department of Real Estate with a verification letter that the developer has made financial arrangements for installation of water service and that water supply will be available.

#### 8.5.6 WASTEWATER/SEWERAGE

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council.

1. Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for sewer service for this subdivision have been entered into by the City of Fontana.
2. No occupancy permits for any dwelling unit, except for model homes, shall be issued until sewage collection and conveyance facilities adequate for the

subdivision are determined to be completed and operational by the City of Fontana. Within two years following the construction of a model home, or prior to the conveyance of title to such a model home from the builder to an occupant, whichever shall occur first, said model home shall be connected to the community sewer system.

At the time of construction, sewer connection fees shall be paid for individual housing units within the Specific Plan area, according to the schedule of such fees established by the City Council for all new sewer housing units in the City.

#### 8.5.7 DRAINAGE/FLOOD CONTROL

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions may be waived by the City on a case-by-case basis upon determination by the City Council.

- o Prior to recordation of the final subdivision map, the Director of Public Works shall certify that financial arrangements and agreements necessary for the provision of adequate flood protection facilities for this subdivision have been entered into by the City of Fontana, the Fontana Redevelopment Agency, and/or the County of San Bernardino Flood Control District as may be necessary.
- o No occupancy permits for any dwelling unit, except for model homes, shall be issued until facilities adequate for protection of such dwelling unit against 100-year flood inundation are determined to be completed and operational by the City of Fontana and, where applicable, by the County of San Bernardino Flood Control District.

#### 8.5.8 FIRE PROTECTION

- o Fire fighting equipment and manpower are proposed to be housed in one of the homes constructed in the first development phase of Rancho Fontana. This temporary facility could serve the area until such time as the Gilfillan station or other site is developed to provide permanent fire protection service to the environs.

The interim fire facilities would be provided at developers cost in the first phases of development. Fire protection equipment and manpower allocations

for the temporary fire station could be derived from incremental tax increases as development occurs in Rancho Fontana.

#### 8.5.9 POLICE PROTECTION

It is proposed that the temporary fire station described above serve as a joint use facility for police protection also. Similarly, revenues derived from property taxes could be allocated for future police protection service.

#### 8.5.10 ENERGY CONSUMPTION/CONSERVATION

Building design and construction in accordance with Title 24 requirements will reduce energy demands. An efficient circulation plan with pedestrian and bicycle trails has been proposed to reduce vehicle miles traveled. Schools, parks and commercial uses have been proposed as well. (See Section 6.3.26.)

#### 8.5.11 SOLID WASTE COLLECTION

The county is considering extending the life expectancy of the Fontana Sanitary Landfill by 5 years.

#### 8.5.12 TELEPHONE SERVICE

Facility installation will conform to applicable PUC (Public Utilities Commission) regulations.

#### 8.5.13 ELECTRICITY

Builders/developers should work closely with SCE to designate the specific need, location, and configuration of facilities. Facility installation will conform to applicable PUC regulations.

#### 8.5.14 NATURAL GAS

Builders/developers should work closely with the gas company to determine the specific locations of gas mains and to ensure that all Title 24 requirements are met and additional energy savings measures and implemented, if feasible.

#### 8.5.15 SCHOOLS

An agreement between the developers and the affected school districts stipulating agreed upon measures to the place providing adequate school facilities for Rancho Fontana development.

Upon 51 percent development of Planning Unit Areas 28, 29, and 31, the City and affected developers may re-review the school use aspects of Lot 27. The use of the school site may be changed to low density residential without a specific plan amendment only after verification by the school district that such change shall be acceptable and shall be predicated on excess unit availability outstanding from completed plan unit areas within the Rancho Plan boundaries. Such a review for revised disposition shall be coordinated by the Planning Director.

The City may review the disposition of Planning Unit 27 three years from the date of Plan adoption and acquire the property through purchase or other means. Agreements for this transaction may take place at any time prior to this transaction.

#### 8.5.16 DESIGN STANDARDS

Each project within Rancho Fontana shall be reviewed by an appropriate board/commission to consider and make determinations on the quality of design. The combination of design policy guidelines and regulations shall be the basis for evaluation. Overall site function, landscape palette, construction materials color, texture shall be considered in this review.

#### 8.5.17 TOPOGRAPHY/GRADING (See Section 6.3.2)

#### 8.5.18 GEOLOGY (See Sections 6.3.2 and 6.3.29)

#### 8.5.19 LAND RESOURCE

Soils investigations may be required during the grading permit process as regulated in Section 6.3.2. Potential loss of mineral resources will be offset by development of other areas identified by the CDMG for mining operations.

#### 8.5.20 LAND USE BUFFERING

Adequate landscaping and buffers will be required between the proposed residential uses and the existing egg ranch.

#### 8.5.21 NOISE

A detailed acoustical analysis should be conducted in those areas anticipated to exceed the adopted noise standards. The analysis will determine the specific impacts and recommended appropriate mitigation techniques. (See Section 6.3.14.)

## 8.6 Definitions

-A-

**Abutting Land** - A parcel of land sharing a common property line with another parcel.

**Accessory Structure** - A detached building located on the same lot with a principal building, serving an incidental use to the main building or the use of the land.

**Accessory Use** - A use that is incidental to the principal use of the main building or the use of the land.

**Agriculture** - The tilling of soil, the raising of crops, horticulture, small livestock farming, dairying or animal husbandry and related uses.

**Alley** - A private thoroughfare providing secondary access to abutting properties.

**Amenity** - A natural or man-made feature which enhances a particular property.

**Animal Hospital** - A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

**Animal Kennel** - Any structure or premises in which animals are kept, boarded, bred or trained for commercial gain.

**Apartment House** - A structure containing three or more apartment units.

**Apartment Unit** - One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than 2 dwelling units.

**Applicant** - Legal authorized agent representing the property owner.

**Architectural Control** - Public regulation of the design of private buildings to develop, preserve, or enhance the attractiveness or character of a particular area or individual buildings.

-B-

**Basement** - A story partially (at least one half) or wholly underground (measured from the average level of the adjoining ground.)

**Berm** - A mound of earth, usually 2 to 6 feet in height.

**Bikeway** - A paved pathway, usually separated from streets and sidewalks, designed to be used by bicyclists.

**Buffer Area** - An area of land used to visibly separate one use from another or to shield noise, lights or other possible nuisances.

**Buildable Area** - The area of a lot remaining after the minimum yard and open space requirements of the development regulations have been met.

**Building Coverage** - The relationship between the ground floor area of the building and the net area of the site.

**Building Height** - The vertical distance from the average finished grade of the pad to the highest point of the structure.

**Bus Turnout** - A paved indentation at the side of a roadway designed to allow buses to pick up and discharge passengers.

-C-

**Carport** - A roofed structure, open on 2 or more sides, designed for the storage of motor vehicles.

**Circulation Master Plan** - The master plan of the City of Fontana designating adopted and proposed routes for all streets and arterial highways within the City of Fontana.

**City** - The City of Fontana

**City Council** - The City Council of the City of Fontana.

**Clinic** - An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not lodged overnight.



**Cluster Development** - A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

**Commercial Use** - An activity, normally retail sales, carried out for monetary gain.

**Common Area** - Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

**Common Facility** - A non-commercial use established primarily for the benefit and enjoyment of the community in which it is located, typically utility or service use oriented.

**Conditional Use** - An approval required for a conditional use to be permitted in a district or zone.

**Conditional Use Permit** - A use that requires special consideration because of its unusual characteristics, so that it may be located properly with respect to the effects on surrounding properties.

**Condominium Development** - A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional basis, as generally described in the Subdivision Map Act.

**Convalescent Home** - SEE: "Nursing Home"

**Conventional Development** - A development other than a condominium, apartment or cluster development, with each dwelling unit situated on a residential lot of record and no lot contains more than one dwelling unit. Such development does not have a common wall provision.

**Country Club** - A club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and structures.

**Court** - An open, unoccupied space, other than a yard, on the same lot with a building or buildings and which is bounded on two or more sides by such building(s).

-D-

**Day Care/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 place of residence, excluding any children who normally reside on the premises.

**Density** - The number of dwelling units per acre.

**Design Review Commission** - The Design Review Commission of the City of Fontana.

**Detention Basin** - A storage facility for the temporary or permanent storage of storm water runoff.

**District** - The land use designation applied to planning units upon adoption of the Specific Plan. District regulation shall maintain the regulatory powers of zoning.

**Drainage Concept Plan** - Refers to the storm drain retention program outlining the drainage facilities needed for the proper development of a specific increment of the City and duly adopted by the City Council of the City of Fontana.

**Driveway** - An unobstructed paved area providing access to a parking facility.

**Dwelling:**

**attached** - A single-family dwelling attached to another single-family dwelling by a common vertical wall.

**detached** - A dwelling which is not attached to any other dwelling by any means.

**duplex** - A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

**patio house** - A one-family dwelling on a separate lot with open space setbacks on three sides and with a court.

Comment: Patio homes may be attached to similar houses on adjacent lots and still meet this definition. Also known as zero lot line homes.

**townhouse** - A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit and each unit is separated from any other unit by one or more common fire resistant walls.

**triplex** - A dwelling containing three dwelling units, each of which has direct access to the outside or to a common hall.

**Dwelling unit** - One or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes.

-E-

**Easement** - A recorded right or interest in the land of another, which entitles the holder thereof to some use, privilege or benefit out of or over said land.

**Educational Institution** - Private or public schools, colleges or universities qualified by the State Board of Education to give general academic instruction.

**Employees quarters** - Quarters for the housing of agricultural and domestic employees when such quarters are located upon the same land occupied by their employer.

**Enclave** - A cluster or grouping of development in conformance with the natural hillsides and ridgelines having as its purpose the creation of a meaningful neighborhood unit and the preservation of significant amounts of hillside and ridgeline terrain in its natural state.

**Equestrian Trail** - A natural surfaced path for equestrian use.

**Exclusive Use District** - A land use district that allows only one use or a limited range of sensitive uses.

**Existing Use** - The use of a lot or structure at the time of the enactment of a zoning ordinance.

**Exterior Boundary** - The perimeter of any parcel or group of parcels to be developed as an integrated project.

**-F-**

**Facade** - The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

**Factory-built house** - A dwelling unit that is constructed and assembled at a factory and transported to the building's site and placed on a pre-built foundation.

**Family** - One or more persons immediately related by blood, marriage or adoption living in a single housekeeping unit in a dwelling together with their domestic employees. A group of not more than five unrelated persons living together with their domestic employees shall also be considered a family.

**Farm** - A parcel of land used for agricultural activities.

**Final Site Plan** - A precise detailed plan developed to identify the location and arrangement of land uses, improvements, structures, and landscaping consistent with the approved specific plan. This plan will provide detailed information to ascertain the character and quality of the proposed development.

**Floor area, gross** - The total horizontal area, in square feet, including the exterior walls of all floors of a structure.

**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.

**Frontage** - That side of a lot abutting on a street; the front lot line.

**-G-**

**Garage, private** - A building, or a portion of a building, used primarily for the parking of automobiles belonging to the occupants of the property.

**Garage, public** - A building other than a private garage used for the maintenance or temporary storage of motor vehicles.

**General Plan and Fontana General Plan** - The adopted General Plan of the City of Fontana.

**Grade** - The degree of rise or descent of a surface.

**Grade, finished** - The final elevation of the ground surface after development.

**Grazing** - The act of pasturing livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal sustenance of the livestock so grazed.

**Gross lot area** - The total horizontal area within the lot lines of a lot or parcel of land before rights-of-way or other areas to be dedicated for public use are deducted from such lot or parcel.

**Group quarters** - A dwelling housing related individuals.

**Growth Management** - The City program designed to control the rate, amount and quality of development.

**-H-**

**Home occupation** - A limited occupation conducted as an accessory use within a dwelling unit, as permitted and regulated by City Code.

**Homeowners Association** - A community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping or facilities.

**Hospital** - A facility licensed by the state department of public health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.

**Hotel** - Any building or portion thereof with access provided through a common entrance, lobby or hallway to six or more guest rooms, and which rooms are designed, intended to be used or are used, rented or hired out as temporary or overnight accommodations for guests.

-I-

**Industry** - Any field of economic activity including forestry, fishing, hunting and trapping; mining; construction; manufacturing; transportation, communication, electric, gas and sanitary services; and wholesale trade.

**Infrastructure** - Facilities and services needed to sustain residential and commercial activities.

**Institutional use** - A nonprofit or quasi-public use or institution such as a church, library, public, or private school, hospital, or municipally owned or operated building, structure or land, used for public purpose.

**Interceptor, Fontana** - Sewers used to collect the flows from main and trunk sewers and carry them to a central point for treatment and/or discharge.

-J-

**Junk and salvage yard** - Any property used for the breaking up, dismantling, sorting, storage, distribution, or sale of any scrap, waste material or junk.

-K-

**Kennel** - Any property where four or more dogs or cats, over the age of four months, are kept or maintained.

- (1) **Kennel, commercial:** Any kennel maintained for the purpose of boarding, breeding, raising or training dogs or cats for a fee or for sale.

- (2) **Kennel, noncommercial:** Any property where four or more dogs and cats, over the age of four months, are kept or maintained for the use and enjoyment of the occupant for non-commercial purposes.

**Kiosk** - A freestanding structure upon which temporary information and/or posters, notices and announcements are posted.

**-L-**

**Land Use (District) Map** - The official sectional district map of the City of Fontana which is a part of this ordinance.

**Lot** - Any numbered or lettered parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved division of land, or a parcel map.

**Lot area** - The total area within the lot lines of a lot, excluding any street rights-of-way.

**Lot coverage** - That portion of the lot that is covered by buildings and roofed structures.

**-M-**

**Mixed Use Development (MXD)** - The development of a tract of land or building or structure with two or more different uses such as, but not limited to, residential, office, retail, public, or entertainment, in a compact urban form.

**Mobile Home** - A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities.

**Mobile home park** - Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation, and includes mobile home accommodation structures. The rental paid for any such mobile home shall be deemed to include rental for the lot it occupies.



**Mobile Home/Modular Subdivision** - Any area or tract of land where one or more mobile home lots are bought to accommodate mobile homes used for human habitation. Such lots shall either front on a dedicated street or shall be developed in a P.U.D. style.

**Motel** - A building or group of buildings containing guest rooms or dwelling units designed, intended or used primarily for the accommodation of transient automobile travelers; including, but not limited to, buildings or building groups designated as auto cabins, motor courts, or motor hotels.

**Multi-phase development** - A development project that is constructed in increments; each increment being capable of existing independently of the others.

-N-

**Net Acre** - The average number of dwelling units/acre exclusive of public streets and other public rights-of-way.

**Net lot area** - The total horizontal area within the property lines of a lot or parcel of land exclusive of all rights-of-way.

**Nonconforming structure or building** - A structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to a zoning or district ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning or district regulations.

**Nonconforming use** - A use or activity which was lawful prior to the adoption, revision or amendment of a zoning or district ordinance, but which fails, by reason of such adoption, revision or amendment to conform to the present requirements of zoning or district regulations.

**Nursing home** - An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

-0-

**Off-street parking space** - A temporary storage area for a motor vehicle that is not located on a dedicated street right-of-way.

**On-street parking space** - A temporary storage area for a motor vehicle which is located on a dedicated street right-of-way.

**Open space** - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

**Open space, private** - Common open space held in private ownership, the use of which is normally limited to the occupants of a single dwelling or building.

**Open space, public** - Open space owned by a public agency and maintained by it for the use and enjoyment of the general public.

-P-

**Parking area, private** - A parking area other than a street, for the private use of the owners or occupants of the lot on which the parking area is located.

**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.

**Permitted use** - Any use allowed within district regulations and subject to the restrictions applicable to that Zoning or Land Use District.

**Planned residential development** - A development to be constructed by a person or corporate body, involving a variety of residential designs, planned as a total entity, and subject to approval, development, regulation and maintenance as one comprehensive land use plan.

**Planning Commission** - The Planning Commission of the City of Fontana.

**Planning unit** - Parcels of land identified within the specific plan land use map with a clearly identified land use title. All such parcels shall have regulatory controls and typically shall display acreage, threshold density (if residential), maximum yield, and an identification number.

**Preliminary Site Plan** - A preliminary "master" plan developed to identify the location and general relationships between: land uses, improvements, structures, circulation systems, landscaping and design elements, as related to a "planning unit".

**Premises** - A lot or a building site, or a specified portion of a lot or building site, that contains the structures and the open space needed for the location, maintenance and operation of the use of the property.

**Private** - Belonging to, or restricted for the use or enjoyment of particular persons..

**-Q-**

**Quasi-public** - A use owned or operated by a non-profit, religious or charitable institution and providing educational, cultural, recreational, religious or similar types of public programs.

**-R-**

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

**Retention basin** - A pond, pool or basin used for the temporary or permanent storage of water run-off.

**Riding and hiking trails** - A trail or way designed for and used by equestrian, pedestrians, and cyclists using nonmotorized bicycles.

**Right-of-way** - A corridor, either public or private, on which a right of passage has been recorded.

**-S-**

**Salvage** - The utilization of waste materials.

**Sand and gravel pit** - A surface mine or excavation used for the removal of sand, gravel, or fill dirt for sale or for use off-site.

**Sanitarium, health** - An institution where patients, other than mental or drug addict patients are housed and where medical or post-surgical treatment is provided.

**Sanitarium, mental** - An institution for the recuperation and treatment of victims of mental disorders or drug addiction.

**Sanitary land fill** - A site for solid waste disposal.

**Sanitary sewers** - Pipes that carry only domestic or commercial sewage and into which storm, surface, and ground waters are not intentionally admitted.

**Scenic easement** - An easement, the purpose of which is to limit development in order to preserve a view or scenic area.

**Scenic highway** - Any highway designed a scenic highway by an agency of the city, county, state or federal government.

**School** - Any building or part there of which is designed, constructed or used for education or instruction in any branch of knowledge.

**Screening** - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

**Septic system** - An underground system with a septic tank used for the decomposition of domestic wastes.

**Service** - An act, or any result of useful labor, which does not, in itself, produce a tangible commodity.

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

**Shopping center** - A group of commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations, and protection from the elements.

**Sidewalk** - A paved, surface or leveled area paralleling and usually separated from the street used as a pedestrian walkway.

**Sign** - Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

**Sign, animated or moving** - Any sign or part of a sign which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

**Sign, area** - The entire face of a sign including the advertising surface and any framing, trim or molding, but not including the support structure.

**Sign, billboard** - A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

**Sign, construction** - A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms having a role or interest with respect to the structure or project.

**Sign, free standing** - Any nonmovable sign not affixed to a building.

**Sign, identification** - A sign giving the nature, logo, trademark or other identifying symbol; or any combination of the name, symbol and address of a building, business, development or establishment on the premises where it is located.

**Site** - Any plot or parcel of land or combination of contiguous lots or parcels of land.

**Site plan** - The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, marshes, and waterways; openspaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

**Slope** - The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

**Solar access** - A property owners right to have the sunlight shine on his land.

**Solar energy systems** - A complete design or assembly consisting of a solar energy collector, an energy storage facility, and components for the distribution of transformed energy.

**Specific Plan** - A fully planned community, with all design controls, servicing requirements and financing techniques incorporated in the plan, which is adopted with a self-contained regulatory text.

**Storm drains** - Any facilities designed to control, retain or remove surface water runoff.

**Story** - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

**Street** - A public or private vehicular right-of-way other than an alley.

- (1) **Local street**: A low speed, low volume highway primarily for access to residential, business, and other abutting property. A local street has parking and a significant amount of parallel and perpendicular pedestrian traffic.

- (2) **Collector:** A medium speed highway abutting similar land uses. The primary function is to collect and distribute trips within a hierarchy of roads and, secondarily, to carry short trips between adjacent neighborhoods. A community collector has emergency parking only and has a significant amount of parallel and perpendicular pedestrian traffic.

**Street, furniture** - Man-made, above-ground items that are usually found in a street right-of-way such as hydrants, manhole covers, traffic lights and signs, utility poles and lines, parking meters, and the like.

**Subdivision** - The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

-T-

**Tavern** - An establishment used primarily for the serving of liquor, by the drink, to the general public.

**Temporary structure** - A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

**Temporary use** - A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

**Terracing** - An erosion control method that uses small hills and contours on the land surface to control flooding and runoff.

**Topography** - The configuration of a surface area showing relative elevations.

**Tot lot** - An improved and equipped play area for small children.

**Tract** - An area, parcel, site, piece of land, or property which is the subject of a development application.

**Tract house** - A dwelling in a residential development containing houses similar in size and appearance.



**Trailer** - A structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupation, carrying materials, goods or objects, or as a temporary office.

**Transfer of development rights (TDR)** - The removal of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district, to land in another district where such transfer is permitted.

**Transportation services, accessory** - Establishments furnishing services incidental to transportation, such as forwarding and parking services, and the arranging of passenger or freight transportation.

**Transportation services, local** - Establishments primarily engaged in furnishing local and suburban passenger transportation, including taxicabs, passenger transportation charter service, school buses, and terminal and service facilities for motor vehicle passenger transportation.

-U-

**Undeveloped land** - Land in its natural state before development.

**Unique natural feature** - That part of the natural environment which is rare or not duplicated on the community or region.

**Use** - The purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is, or may be, occupied or maintained.

**Utility, private or public** - (1) Any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other similar service; (2) A closely regulated private enterprise with an exclusive franchise for providing a public service.

**Utility services** - Establishments engaged in the generation, transmission and/or distribution of electricity, gas or steam, including water and irrigation systems and sanitary systems used for the collection and disposal of garbage, sewage and other wastes by means of destroying or processing materials.

- V-**  
**Variance** - Permission to depart from the literal requirements of a zoning ordinance.
- Vehicular accessway** - A private, non-exclusive vehicular easement affording access to abutting properties.
- W-**  
**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.
- Y-**  
**Yard** - An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward, except as may be specifically provided for in the zoning ordinance.
- Z-**  
**Zero Lot Line** - The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.
- Zone** - A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern that use, placement, spacing and size of land and buildings.
- Zoning Ordinance** - The comprehensive zoning ordinance of the City of Fontana (Chapter 33).

## 8.7 List of Agencies and Persons Consulted

### CITY OF FONTANA

#### Planning Department

Jack Ratelle, City Manager  
George J. Brenner, Director\*  
Terry W. Draper, Associate Planner  
Jeffrey A. Bloom, Assistant Planner\*

#### Public Works Departments

Robert J. Schoenborn, Director  
Robert Porter

#### Parks and Recreation Department

Gil Meachum, Director

#### Police Department .

Edward F. Stout, Captain

### COUNTY OF SAN BERNARDINO

#### Flood Control District

Al Kielhold  
Mike Walker

#### General Services Agency

Howard C. Littlefield, Administrator

#### Environmental Health Services

Lyle Stotelmyre

#### San Bernardino County Medical Center

Charles R. Jarvis, Director

#### San Bernardino County Library

Barbara Anderson, County Librarian

\*Mr. Brenner and Mr. Bloom have subsequently left the City of Fontana.

Solid Waste Management - EPWA

Beau C. Escobar, Director

Transportation - EPWA

Phillip Lock, Chief of Airport Services

COUNTY OF RIVERSIDE

Flood Control and Water Conservation District

Kenneth L. Edwards, Chief Engineer

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Mariann Yamaguchi

INLAND COUNTIES HEALTH SYSTEMS AGENCY

Carolyn Harris

CHINO BASIN MUNICIPAL WATER DISTRICT

Theo T. Nowak, General Manager

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD

Gordon Anderson

CALIFORNIA DEPARTMENT OF FORESTRY

Brian L. Richtmeyer, Captain

CENTRAL VALLEY FIRE PROTECTION DISTRICT

Nat Alvarez, Deputy Chief

FONTANA WATER COMPANY

I.G. Holmberg, Vice-President and General  
Manager

FONTANA UNIFIED SCHOOL DISTRICT

Carl B. Coleman, Jr.  
James Balsano

CHAFFEY JOINT UNION HIGH SCHOOL DISTRICT

Mike D. Dicksen, Superintendent

ETIWANDA SCHOOL DISTRICT

Carlton P. Lightfoot, Superintendent

SOUTHERN PACIFIC TRANSPORTATION COMPANY

J.G. Fuller, Terminal Superintendent

FONTANA RUBBISH COLLECTORS

Salvador V. Aguilar, President

SOUTHERN CALIFORNIA EDISON COMPANY

Christina M. Garant

SOUTHERN CALIFORNIA GAS COMPANY

Jerry Sotoberg

PACIFIC TELEPHONE COMPANY

W. R. Inman, Manager, Engineering

ALBERT A. WEBB ASSOCIATES

Ernest N. Webb  
Sam Gershon  
Rodney Crampton

LEIGHTON AND ASSOCIATES

Richard Lung

SCIENTIFIC RESOURCE SURVEYS, INC.

Roger J. Desautels  
Mark A. Roeder  
John F. Elliott

KARLIN G. MARSH, BIOLOGICAL CONSULTANT

Karlin G. Marsh

KUNZMAN ASSOCIATES

William Kunzman  
Ronald Jonas

PRC TOUPS

David Hunt

CH<sub>2</sub>M HILL

Mike Benner

PRESLEY OF SOUTHERN CALIFORNIA

Alan D. Uman  
Gail Pickart

CITATION BUILDERS

Jerry Linton

BEAM DEVELOPMENT COMPANY

James Beam

WIR DEVELOPERS

William Rousey

FRANK H. AYRES AND SONS

Renfro C. Newcomb  
Bruce Ayres

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FRANK H. AYRES AND SONS

Renfro C. Newcomb  
Bruce Ayres

BUILDING INDUSTRY ASSOCIATION

Ken Willis



## 8.8 Bibliography

- 1) State of California Constitution, Article 9, Seciton 5., p. 465.
- 2) Leighton & Associates, Inc.  
Geotechnical Environmental Impact Assessment of Proposed Rancho Fontana, Fontana, California.  
March 25, 1982, v.p.
- 3) Phillips Brandt Reddick, Inc.  
Southridge Village Specific Plan #5 and Environmental Impact Report 81-4, Prepared for City of fontana, August 1981, v.p.
- 4) South Coast Air Quality Management District.  
Air Quality and Meteorology, September 1981, 41p.
- 5) City of Fontana, California.  
Draft EIR (80-2) An Environmental Impact Report for General Plan Revision 13, N.J., 119p.
- 6) South Coast Air Quality Management District.  
Air Quality Handbook for Environmental Impact Report, Revised October 1980, 76p.
- 7) CH2M Hill  
Draft EIR on Rialto Municipal Airport Runway 6-24 Extension, City of Rialto, California, March 1982, v.p.
- 8) Los Angeles Department of City Planning.  
Environmenatl Impact Process for Private Project. August 75 2nd updates, v.p.
- 9) Scientific Resource Surveys, Inc.  
Cultural Resources Report on the Rancho Fontana Project Located in the Fontana Area of the County of San Bernardino. September 1981, 22pp.
- 10) Marsh, Karlin G.  
Biological Assessment Rancho Fontana Site City of Fontana, San Bernardino County, CA.  
September 30, 1981, 10pp.
- 11) Albert A. Webb Associates.  
Rancho Fontana Engineering Report. March 1982, v.p.
- 12) Kunzman Associates  
Rancho Fontana Traffic Study, N.J., v.p.
- 13) Southern California Association of Governments.  
SCAG-82 Growth Forecast Policy. February 4, 1982, 187p.

## Rancho Fontana Specific Plan Amendments Added

Specific Plan regulations	Ordinance 736	December 7 <sup>th</sup> 1982
Amendment #1	Ordinance 899	November 17 <sup>th</sup> 1987
Amendment #2-	Ordinance 876	June 2 <sup>nd</sup> 1989
Amendment #3-	Resolution # 88-23	February 2 <sup>nd</sup> 1988
Amendment #4-	Resolution #89-45	March 7 <sup>th</sup> 1989
Amendment #5-	Ordinance 1305	October 5 <sup>th</sup> 1999.
Amendment #6-	Ordinance 1323	July 18 <sup>th</sup> 2000
Amendment #7-	Resolution #2001-02	January 16 <sup>th</sup> 2001
Amendment #8-	Ordinance 1341	February 6 <sup>th</sup> 2001
Amendment #9-	Resolution # 2001-34	May 15 <sup>th</sup> 2001
Amendment #10-	Ordinance 1348	June 5 <sup>th</sup> 2001
Amendment #11-	Resolution 2001-89	July 17 <sup>th</sup> 2001
Amendment #12-	Ordinance 1411	June 17 <sup>th</sup> 2003

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA  
ADDING ARTICLE 3 TO CHAPTER 34 OF THE CODE OF THE CITY  
OF FONTANA, CALIFORNIA, PROVIDING REGULATIONS FOR RANCHO  
FONTANA SPECIFIC PLAN (SPECIFIC PLAN #1).

Added  
SP

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

SECTION 1. Chapter 34, Article 3 of the Code of the City of  
Fontana is hereby added to read as follows:

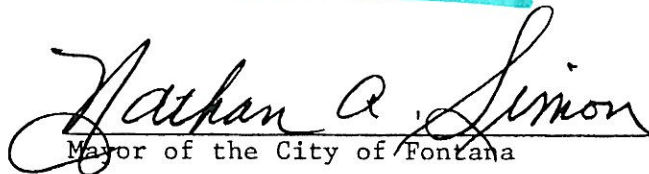
Article 3. Rancho Fontana Specific Plan Regulations

Introduction  
Statistical Summary  
General Notes  
Definitions  
Development Regulations  
    General Provisions  
    Low Density Residential  
    Medium Density Residential  
    Commercial  
    Community Facilities  
    Mixed-Use

SECTION 2. The development regulations stated herein shall be  
adopted by reference as if appearing in this Chapter in their entirety - to be  
found in Specific Plan #1 and Master EIR 81-6 document, dated June 1982, on file  
in the City Clerk's office and Planning Department.

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 7th day of December, 1982.

  
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 16th of November, 1982, was finally passed and adopted not less than  
5 days thereafter on the 7th day of December, 1982 by the following vote

Amendment  
#1

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA AMENDING THE RANCHO FONTANA SPECIFIC PLAN, AMENDMENT NO. 1, AND ASSOCIATED ENVIRONMENTAL IMPACT REPORT ADDING THE REQUIREMENT THAT ALL FUTURE DEVELOPMENT WILL PROVIDE NECESSARY FUNDING FOR CONSTRUCTION OF REQUIRED SCHOOL FACILITIES WITHIN THE SPECIFIC PLAN AREA.


THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:  
THAT THE FOLLOWING CHANGES TO THE SUBJECT SPECIFIC PLAN AND EIR BE MADE:

SECTION I. Paragraph 4.0 The Specific Plan, Part IV-36, Sub-paragraph 4.3.8.1 School Facilities Plan add the following sub-paragraph following....to be reserved for public school purposes. "Prior to the recording of any tract map or parcel map within the Rancho Fontana Specific Plan Area, the developer shall prepare a Schools Financing Plan which shall provide for the construction of all school facilities required by the project. The School's Financing Plan shall be approved by the City Council and School District. The Schools Financing Plan shall include, but not be limited to one or more of the following funding mechanisms: payment of school impact fees, State funding, and/or establishment of Mello-Roos Community Facilities District for schools."

SECTION II: Paragraph 7.0 Master Environmental Impact Report, Subparagraph 7.3.14.7, Page VII 83, delete all text under Mitigating Measures replace with the following..."Prior to the recording of any tract map or parcel within the Rancho Fontana Specific Plan Area, the developer shall prepare a Schools Financing Plan which shall provide for the construction of all school facilities required by the project. The Schools Financing Plan shall be approved by the City Council and School District. The Schools Financing Plan shall include, but not be limited to one or more of the following funding mechanisms: payment of school impact fees, state funding, and/or establishment of Mello-Roos Community Facilities District for schools."

SECTION III: 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 17th day of November, 1987.

  
Mayor of the City of Fontana



#2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
FONTANA ADOPTING THE RANCHO FONTANA SPECIFIC PLAN  
AMENDMENT NO. 2.


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

SECTION 1: The Rancho Fontana Specific Plan Amendment No. 2 in its entirety is hereby adopted by reference, a copy of which is on file in the City Clerk's office.

SECTION 2: The Mitigating Negative Declaration measures were incorporated within the Rancho Fontana E.I.R. and do mitigate impacts associated with said project.

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 2nd day of June, 1987.

  
Mayor of the City of Fontana

ATTEST:

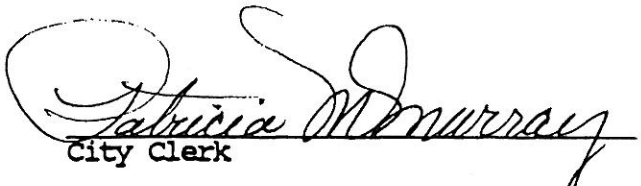
  
City Clerk

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 5th day of May, 1987, was finally passed and adopted not less than five days thereafter on the 2nd day of June 1987, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Boyles, Day, Kragness

NOES: None

ABSENT: Councilman Koehler

  
City Clerk

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA  
REQUESTING A TIME EXTENSION FROM THE STATE OF  
CALIFORNIA, OFFICE OF PLANNING AND RESEARCH FOR THE  
COMPLETION OF THE REVISION TO THE 1981 GENERAL PLAN

BE IT RESOLVED that the City Council of the City of Fontana hereby requests tht the State of California Office of Planning and Research grant a one (1) year time extension for the revision and adoption of the Land Use, Circulation, Conservation, Open Space, Noise, Safety and other Elements of the 1981 General Plan as set forth in the Request for General Plan Element Extension attached hereto.

This request is based upon the following facts:

1. The City has experienced a rapid rate of growth since the adoption of the 1981 General Plan. The population of the City has increased 50% from the period 1981-1987. (39,852 to 59,970 based on State Department of Finance figures). Estimated 1988 population is 67,500. The 1981 General Plan did not envision this rate of growth. The current 1988 population already exceeds the projected 1988 population as estimated by SCAG in the 1981 General Plan. (Exhibit B-1) Because of this significant growth, the 1981 General Plan needs to be revised to adequately address this significant population growth.
2. A review of the 1981 General Plan conducted by Cotton/Beland/Associates, Inc., the City's General Plan Revision consultant, has indicated that the Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety Elements are in need of revision either because of new requirements since the 1981 General Plan was adopted or because of changes in the social, physical and economic characteristics of the City.
3. A management/fiscal audit conducted by Arthur Young has resulted in a recommendation that the City's 1981 General Plan be revised. The report indicates the City's current General Plan needs to be revised to provide the necessary policy guidance required for growth presently being experienced in the City.
4. The City finds it necessary to revise the 1981 General Plan because of changes in the City's financial resources because of Proposition 13 and the devleopment policies contained in the General Plan. A report conducted by Arthur Young states in part "two key economic factors have served to erode the financial position of the City's General Fund and threaten to undermine the City's short and long term financial stability: (1) rapidly escalating costs, and (2) the financial imbalance caused by the City's current development projects".
5. The City is facing significant pressure for approval and/or development of major specific plans in North Fontana that are permitted under the existing General Plan. These plans encompass approximately (2,674) acres and would generate approximately (10,231) additional dwelling units. The Arthur Young report indicates that the current General Plan needs to be revised to provide sufficient direction in the preparation of the North Fontana Specific Plans since the overall design and functional aspects in North Fontana are not well defined. As a result, the specific plans prepared to date and the analysis included in these plans tend to be formulated independent from other



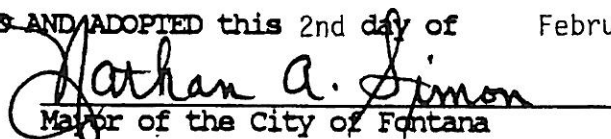
8. The City is in need of information from the County of San Bernardino regarding land use, traffic, employment, infrastructure and population forecasts relative to the City's LAFCO sphere of influence. The County of San Bernardino is presently engaged in a comprehensive General Plan update which will result in the generation of substantial new data of relevance to the City of Fontana's General Plan. As of this date, all of the new information is not available, and the information directly relates to the General Plan requirements applicable to the City of Fontana.
9. The City continues to face continued growth pressures. In conjunction with these pressures, the City of Fontana Planning Department has suffered a 38% reduction in the number of staff. These vacant positions have not yet been filled. Although a consultant has been hired to assist the City in the revision to the 1981 General Plan, significant staff resources are still needed to review the various aspects of the General Plan and to conduct a detailed parcel by parcel land use and housing inventory of the 55 square miles of the planning area. A time extension would allow concentration of remaining staff resources and assist in the preparation of a complete, integrated and internally consistent revised General Plan.
10. The City needs to revise the General Plan to address the fiscal implications of multi-family development. A study conducted by Natelson, Levander, Whitney, Inc., indicates that the cost of providing services per net acre of multi-family development is approximately 3 times greater than the costs for single-family development: (Exhibit B-3) The existing General Plan would allow a large number of multi-family units to be developed which would have a negative impact on the City's financial position.

NOW THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Fontana finds as follows, based on the above described facts and attached exhibits:

1. Data required for the General Plan Revision shall be provided in part by another agency, and has not yet been provided; and
2. The 1981 General Plan needs to be revised to reflect changes in the City's financial resources that weren't envisioned after the adoption of Proposition 13 and to address the fiscal concerns caused by imbalanced development.
3. The 1981 General Plan is inadequate to deal with the growth pressures and the rapid rate of growth facing the City.
4. Significant staff resources are needed to assist in the preparation of a complete, integrated and internally consistent revised General Plan.
5. The 1981 General Plan needs to be revised to conform to the requirements of the Surface Mining and Reclamation Act.

During the period of the extension, the City of Fontana will follow the policies set forth in Exhibit C, attached hereto and incorporated herein, regulating development in the City of Fontana until the revision to the 1981 General Plan is adopted.

APPROVED AND ADOPTED this 2nd day of February 1988.

  
Mayor of the City of Fontana



Councilman Kragness asked City Manager O'Sullivan if he felt developers and the city could work together for the betterment of the community. He responded that he was committed to making his office accessible to developers and keeping the lines of communication open.

Planning Consultant Dale Baland, in response to a request for his opinion by the City Council, stated that he felt that the interim policies action was positive not negative and would begin a creative and constructive process whereby specific plans are not fragmented and inwardly focused but knit together for an overall framework. Also, this would provide time for the city to make a reasoned and comprehensive judgment for the future. In response to Mayor Simon, Mr. Baland stated that he pledges to work with any developer.

City Manager O'Sullivan stated that he felt the Council should go ahead with the resolution as it now stands and identify a place in the development process where a project is either in or out for future projects.

Mayor Simon then requested that Mr. Bower be allowed to speak. Mr. Bower stated that Presley and Citation Homes had been working with the City for seven to ten years and had prepared a specific plan which was insisted upon by city in early 80's and requested Rancho Fontana be exempt from process.

Councilman Day stated that as it would be September before anything was actually done, the whole question of the inadequacy of the General Plan will become a campaign question during the elections with pro-growth and no growth people, and a clear message needed to be sent to developers. Therefore, he withdrew his second of the motion to accept the resolution with an amendment to include La Cuesta, Rancho Fontana and Highland Lytle Creek projects.

Councilman Kragness withdrew his amendment stating Mr. Baland and City Manager O'Sullivan have shown that a vehicle will be provided for open communication between the city and developers and things will be moved along.

Motion was made by Councilman Boyles, seconded by Councilman Kragness to adopt Resolution 88-23 and was carried by the following vote:

AYES: Councilmen Boyles, Day, Koehler, Kragness

NOES: Mayor Simon

ABSENT: None

Mayor recessed meeting at 9:38 p.m. Meeting re-convened at 10:04 p.m. RECESS

Planning Director Broy advised the Council that by adopting Resolution 88-23, no action was needed on the following Public Hearing items:

REFER SPEC.  
PLANS BACK  
TO PLANING-  
FOR RANCHO,  
SIERRA HTS.,  
WALNUT VIL.  
CODE AMEND.

LA CUESTA SPECIFIC PLAN AMENDMENT #2: (bordered on the south by Highland Avenue, on the east by Sierra Avenue, on the west by Citrus Avenue, and on the north by the S.C.E. easement).

Consideration of an amendment that would restrict residential development to single-family dwelling units on lots a minimum of 7200 net square feet and a minimum size of 1500 square feet.

RANCHO FONTANA SPECIFIC PLAN AMENDMENT #2: (bounded by Walnut Avenue on the north, Miller Avenue on the south, and equidistance between Citrus Avenue on the east and Redwood Avenue on the west). Consideration of an amendment that would restrict residential development to single-family dwelling units on lots a minimum of 7200 net square feet and a minimum size of 1500 square feet.

SIERRA HEIGHTS SPECIFIC PLAN AMENDMENT #1: (bounded on the northwest and west

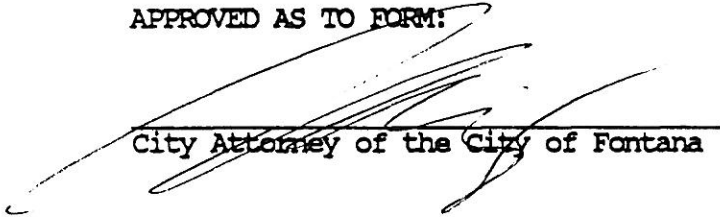
AYES: Councilmen Boyles, Day, Koehler, Kragness

NOES: Mayor Simon

ABSENT: None

  
City Clerk of the City of Fontana

APPROVED AS TO FORM:

  
City Attorney of the City of Fontana

EJP/da

C:OPR.RES

# EXHIBIT B.1

TABLE 2: POPULATION 1970-1980

Year	Population	% Change
1970	20,673	N/A
1971	21,450	3.8*
1972	22,250	3.7
1973	23,000	3.4
1974	23,600	2.6
1975	23,600	0
1976	27,700	4.7
1977	26,200	6.0
1978	27,650	5.5
1979	29,500	6.7
1980	37,105*	26.0
1987	60,000	61.7

\* Census Figures, all other figures are estimates by Department of Finance

The figures in Table 3 indicate population increases in San Bernardino County, as well as cities near Fontana, from 1970 to 1987. Fontana's population, however, had a much faster growth rate than any of these other jurisdictions. In fact, Fontana's growth rate was more than 2 1/2 times the population growth rate of the county as a whole. Most likely, this rate of growth is related to availability and affordability of housing in Fontana.

TABLE 3: POPULATION TRENDS IN FONTANA AND SURROUNDING AREAS

Jurisdiction	1970	1980	1987	Population Change 1970-1987	
				#	% Increase
Fontana	20,673	37,105	60,000	39,327	190.1
Rialto	28,370	37,474	56,400	28,030	98.8
Colton	19,974	26,310	31,650	11,676	58.5
San Bernardino	104,251	118,794	140,900	36,649	35.2
Ontario	64,118	88,820	113,600	49,482	77.2
Upland	32,551	47,647	58,900	26,349	80.9
San Bernardino County	682,233	895,091	1,167,200	484,967	71.1

Source: 1980 U.S. Census, Department of Finance

## EXHIBIT B.2

AT THE COUNCIL MEETING OF JANUARY 5, 1988, THE COUNCIL WAS PROVIDED WITH LEGAL OPINIONS FROM THE FIRM OF RUTAN & TUCKER ON BEHALF OF THEIR CLIENTS, PRESLEY OF SOUTHERN CALIFORNIA (RANCHO FONTANA) AND CENTENNIAL GROUP (LA CUESTA) IN REGARD TO THE 7200 SQ. FT. LOT ORDINANCES.

THESE DOCUMENTS IN ESSENCE THREATEN THE CITY WITH LEGAL ACTION IF THE 7200 SQ. FT. ORDINANCES ARE ADOPTED. COPIES OF THE DOCUMENTS WERE PROVIDED TO MEMBERS OF THE COMMISSION WHO REQUESTED THEM. BECAUSE THE DOCUMENTS ARE VERY LENGTHY THEY HAVE NOT BEEN INSERTED INTO THE STAFF REPORT.

IN THE APPLICATION FOR TIME EXTENSION THAT IS TO BE SUBMITTED TO THE STATE OFFICE OF PLANNING AND RESEARCH, THE ENTIRE TEXT OF THESE DOCUMENTS WILL BE SUBMITTED.

IF ANY MEMEBER OF THE COMMISSION WOULD LIKE COPIES OF THESE DOCUMENTS, PLEASE NOTIFY THE DEPARTMENT AND COPIES WILL BE PROVIDED.

# EXHIBIT B.3

allows input of a selected rate of inflation, although we have presented the model in constant dollars to assess the fiscal impact of our projected acreage absorption levels. For all costs and revenues, a determination was made as to whether or specific land use type (industrial, commercial, or residential) generated that cost or revenue. Then, the total budget was allocated to the appropriate land use type. Recreation costs, for example, were assigned to the residential sector. In those cases, (most cases) where more than one land use was determined to generate the impact, the total cost or revenue was allocated to each land use type based on the relative propensity of the use to generate specific revenues or result in municipal expenditures. Cost and revenues by land use are presented in Tables A-2 and A-3.

The average cost and revenue dollar figures were then divided by total acreages for industrial, commercial, residential, and other land uses. The following existing land use distribution in the City of Fontana is shown in Table A-1 of the fiscal impact model<sup>6</sup>. Approximately 1,554 acres, or 6 percent of the total acreage of 24,500 are devoted to industrial uses. An estimated 686 acres, or about 3 percent is land in commercial use. An estimated 5,215 acres, or 21% is land in residential use (4,745 or 91% in single family use, and 470, or 9% in multi-family/other residential uses). Because we estimate that nearly 57 percent of Fontana's total estimated acreage (approximately 13,965 of 24,500 acres) is vacant land, municipal costs and expenditures are allocated primarily on the basis of total assessed valuation for each land use. Total current assessed valuation was obtained from City Staff. Distribution of assessed valuation by land use category is presented in Table A-1 and is based on average land and construction cost, and lot coverage ratios for industrial and commercial acreage. The origin of these averages are discussed in Section 5 of the Industrial and Office Analysis. Estimated residential valuation is based on average unitized residential valuations found in Arthur Young's Southridge Village financial impact study, average multi-family density of ten units per acre, and an estimate of the single versus multi-family housing inventory. Because estimates of total land use distribution were only available for the Planning Area, we have estimated that the City comprises 70 percent of the Planning Area. This is also shown in Table A-1 and is an input which can be modified based on more precise land use data.

➔ Table A-4 presents unitized (per acre) cost and revenue multipliers by land use category. As expected, the largest net revenue per acre stems from the commercial land use category (\$3,509 per acre). Fontana industrial land uses show a small annual net fiscal gain of \$777 per acre. While residential land uses typically generate relatively small annual net fiscal losses per acre, Table A-4 reflects a comparatively large net deficit per acre of multi-family residential land. NLW's analysis and allocation of costs and revenues to residential acreage has incorporated the findings of Arthur Young and Company's Management Audit and Southridge Village financial impact study for the City of Fontana. In Fontana, where single-family development is relatively dense, multi-family development, with its accompanying population demands for services and greater infrastructure carrying capacity, is expected to result in higher City expenditures per acre. This would certainly be the case in a project in a redevelopment area like Southridge Village, for example, where the property tax revenue increment is diverted from the City's General Fund.

Table A-4  
CITY OF FONTANA  
SUMMARY COST/REVENUE ELEMENTS

Industrial		Commercial		Single Family		Multi-Family	



# EXHIBIT C

## INTERIM POLICIES AND PROCEDURES DURING THE REVISION TO THE 1981 GENERAL PLAN

The City of Fontana needs to temporarily limit the approval of certain kinds of development projects as an initial action during the revision to the 1981 General Plan. Certain projects, if approved while the General Plan is being revised may substantially interfere with the new plan's provisions before they have a chance to take effect, thus rendering the General Plan Revision effort a waste of time and money.

Pursuant to Government Code Section 65361 et. seq., the State of California Office of Planning and Research is authorized to grant the City a time extension for the completion of the General Plan Revision. During the time extension period, development shall be guided by the interim policies and procedures as described below.

### MATRIX

The following matrix shall be used to determine which of the following interim policies apply to each sub area below. The numbered areas correspond to the map entitled "General Plan Revision Interim Policy Areas".

<u>AREA #</u>	<u>DESCRIPTION</u>	<u>APPLICABLE POLICIES</u>
1	Proposed Hunter's Ridge Specific Plan	None
2	Portion of North Fontana	1, 2, 3, 4, 6, 9
3	Walnut Village	None
4	Rancho Fontana	1c, 7, 9
5	Village of Heritage	None
6	Infill Area	1d, 2b, 2c, 3, 4, 6, 9
7	Southern Pacific Business Park Specific Plan	5, 9
8a	SWIP (Jurupa Industrial Park)	None
8b	SWIP (Southwest Industrial Park)	None
9	Fontana Gateway	None
10	Southridge Village	None
11	South Park (Tentative Tract #13332)	2b, 3, 8
12	Fontana Estates (Tentative Tract #13594)	2b, 2c, 3
13	Rural Area	1, 2b, 2c, 3, 6, 9
14	LAFCO Sphere Areas	6



INTERIM POLICIES

1. During the effective period of this extension, the City shall not approve applications for:

- a. Specific plans
- b. Zone district changes
- c. Amendments or revisions to an adopted specific plan
- d. General plan amendments
- e. Development agreements or other such agreement or document which vests and legally limitis the City's ability to amend its rules, regulations and policies governing uses of land
- f. Tentative tract and/or parcel maps
- g. Design reviews
- h. Conditional use permits

Unless the following findings are made based upon sufficient evidence entered in the record:

- (a) The proposal is consisent with the preferred land use alternative selected by the City Council in Phase 4 of the General Plan Revision Work Program; and

- (b) The proposal will not be in conflict with all other proposed elements of the General Plan Revision, including, but not limited to the Infrastructure, Circulation, and Housing Elements.

- (1) In no case shall any of the above applications be formally adopted until the revision to the 1981 General Plan is adopted by the City Council.

2. During the effective period of this extension the City shall not approve any of the following:

- a. Building permits in a specific plan.
- b. Building permits for multi-family projects, including, but not limited to duplexes, tri-plexes, four-plexes, apartments, attached or detached condominiums, unless the project has received approval from the Planning Commission and/or City Council prior to the Office of Planning and Research approving this time extension.
- c. Building permits for any subdivision which permits residential lots of less than 7,200 net square feet.

3. Appropriate mitigation measures, as approved by the City and applicable school district, shall be provided for any development that contributes to school impaction. Impaction shall be determined by the applicable school district.

4. During the period of this extension, the City shall neither approve, nor accept for processing, development applications in any "M" zoning district. Any projects which have received Planning Commission approval prior to the effective date of this time extension shall be exempt from this restriction.

5. Applications may be filed and processed and development entitlements issued in Area 7 as shown on the map entitled "General Plan Revision

1. There is a reasonable probability that the proposed project will be consistent with the Fontana General Plan Revision currently in progress; and
  2. The proposed project poses little or no probability of substantial detriment to or interference with the future adopted Fontana General Plan.
7. For property within the Rancho Fontana Specific Plan, no applications shall be approved. Development applications approved by the Planning Commission prior to the effective date of this time extension shall be exempt from this restriction.
  8. No amendments to the plan approved by the Planning Commission on January 11, 1988 reducing the lot sizes shall be approved.
  9. Applications for public facilities may be filed, processed and permits issued. Public facilities are defined as those facilities which are necessary for the preservation of the public health, safety and welfare and include, but are not limited to government buildings, schools and fire and police facilities. The appropriate decision making body shall make findings that a proposed facility is necessary for the public health, safety and welfare and that such facility is needed prior to the adoption of the General Plan Revision.

EJP/dma

POLCIES. EJP

H-4

**RESOLUTION NO. 89- 45**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
FONTANA DIRECTING STAFF TO PROCESS AN AMENDMENT TO  
THE RANCHO FONTANA SPECIFIC PLAN.**

**WHEREAS,** prior approved development within the Rancho Fontana Specific Area has not been in conformance with the development guidelines outlined in the Specific Plan; and

**WHEREAS,** this non-conforming development has modified the proposed Circulation and Parks and Recreation Elements of the Plan; and

**WHEREAS,** failure to amend the Specific Plan at this time could jeopardize future development within the area; and

**WHEREAS,** the present Plan does not contain specific development standards and guidelines for projects within the areas designated for Low-Medium density development; and

**WHEREAS,** continued development in these areas in the absence of specific guidelines could prove to be counter-productive to the long range interests of the City; and

**WHEREAS,** as part of the amendment process a requirement would be added to the Plan to assure that all future development would join an appropriate Community Facilities District (CFD) or other appropriate funding mechanism to insure that the projects would contribute towards paying for the required municipal service costs; and

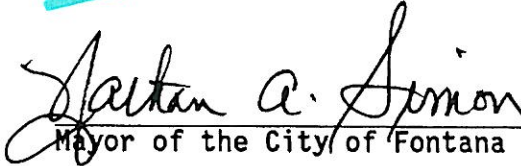
**WHEREAS,** the City Planning Commission has recognized the need for this amendment and had directed that Staff request City Council approval to proceed with the proposed amendment.

**NOW, THEREFORE,** the City Council of the City of Fontana hereby resolves; that it

1. Direct Staff to initiate the preparation of the required amendment to the Rancho Fontana that would address Planning Commission and Staff concerns.

2. Direct Staff to process the proposed draft amendment through the Planning Commission and City Council in accordance with the guidelines as specified in the City Municipal Code.

**ADOPTED AND APPROVED** this 7th day of March,  
1989.

  
Mayor of the City of Fontana

ATTEST:

  
City Clerk

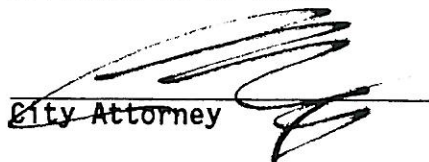
I, Martha Steenbock, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Council of the City of Fontana at a regular meeting thereof, held on the 7th day of March, 1989, by the following vote, to-wit:

AYES: Mayor Simon, Council Members, Abernathy, Boyles, Murray.

NOES: None. Absent: Council Member Kragness.

  
City Clerk of the City of Fontana

APPROVED AS TO FORM:

  
City Attorney

ORDINANCE NO. 1305 #5

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING  
SPECIFIC PLAN AMENDMENT #99-02, AN AMENDMENT TO  
THE RANCHO FONTANA SPECIFIC PLAN REGARDING LOT  
COVERAGE FOR SINGLE-STORY, SINGLE FAMILY, HOMES**

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

**Section 1.** Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

**Section 2.** Specific Plan Amendment #99-02 is consistent with the goals and policies of the General Plan.

**Section 3.** Specific Plan Amendment #99-02 is hereby approved and Rancho Fontana Specific Plan, Section 6.5.2.4 (Building Site Coverage), is amended to change lot coverage requirements from 40% to 50% for single-story, single family, homes.

**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 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 5th day of October, 1999.**

**READ AND APPROVED AS TO LEGAL FORM:**

\_\_\_\_\_  
City Attorney



ORDINANCE NO. 1323

AN ORDINANCE OF THE CITY OF FONTANA  
APPROVING RANCHO FONTANA SPECIFIC PLAN  
AMENDMENT 6 (SPA #99-05), A SPECIFIC PLAN  
AMENDMENT TO THE RANCHO FONTANA  
SPECIFIC PLAN REGARDING DEVELOPMENT  
REGULATIONS FOR LOW MEDIUM DENSITY  
RESIDENTIAL AND THE ELIMINATION OF A  
PORTION OF THE RANCHO FONTANA VILLAGE  
PARKWAY FROM THE RANCHO FONTANA  
SPECIFIC PLAN CIRCULATION PLAN

#6

PC 00-05

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

**Section 1.** The Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on May 22, 2000, considered Rancho Fontana Specific Plan Amendment 6 (SPA #99-05); and

**Section 2.** The Planning Commission recommended to the City Council that Rancho Fontana Specific Plan Amendment 6 (SPA #99-05) be approved; and

**Section 3.** Notice of the City Council public hearing concerning Rancho Fontana Specific Plan Amendment 6 (SPA #99-05) was given pursuant to the Government Code by publication in the The Herald News, a newspaper of general circulation within the City, on May 25, 2000; and

**Section 4.** Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

**Section 5.** Find that Rancho Fontana Specific Plan Amendment 6 (SPA #99-05) is consistent with the goals and policies of the General Plan.

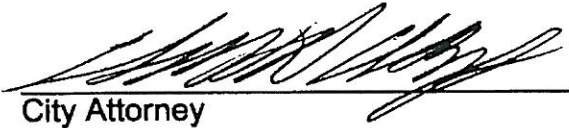
**Section 6.** Add Section 4.3.2.3, Elements of Design, Modified Local Street; amend Section 4.3.2.4, Public Street Design Standards; amend Section 6.5.2, Residential Land Use Application; amend the Circulation Plan, (Exhibit 6); and amend Road Sections, (Exhibit 7) of the Rancho Fontana Specific Plan per the attachment.

**Section 7.** 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 8.** 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 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 18<sup>th</sup> day of July, 2000.

**READ AND APPROVED AS TO LEGAL FORM:**

  
City Attorney

I, Beatrice Watson, 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 introduced at a regular meeting of said City Council on the 20th day of June, 2000, and was finally passed and adopted not less than five (5) days thereafter on the 18<sup>th</sup> day of July, 2000, by the following vote:

**AYES:** Mayor Eshleman, Council Members Gonzales, Mancha, Nuaimi, Roberts

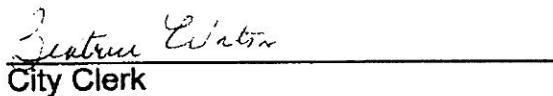
**NOES:** None

**ABSENT:** None

  
City Clerk of the City of Fontana

  
Mayor of the City of Fontana

**ATTEST:**

  
City Clerk



**ATTACHMENT TO ORDINANCE NO. 1323**  
**(Rancho Fontana Specific Plan Amendment 6 (SPA #99-05))**

Add Section 4.3.2.3 as follows:

**Modified Local Street (Road Section "H").** A "Modified" Local Street is similar to a Collector Street with an enlarged street ROW of 75 feet (as opposed to the 68 feet Collector ROW). The extra ROW will be used to accommodate the continuation of an existing bike path (located along the old Village Parkway Alignment east of Beech Avenue. Unlike the Collector Street Standard, this 2 block segment will allow for single sided, residential lot frontage accommodating direct access for north side residents only (southerly residential units are built and separated by a existing wall)).

Amend Section 4.3.2.4 as follows:

<u>Facility</u>	<u>Right-of-Way</u>
<b>Modified Local Street</b>	<b>75'</b>

Amend Section 6.5.2 as follows:

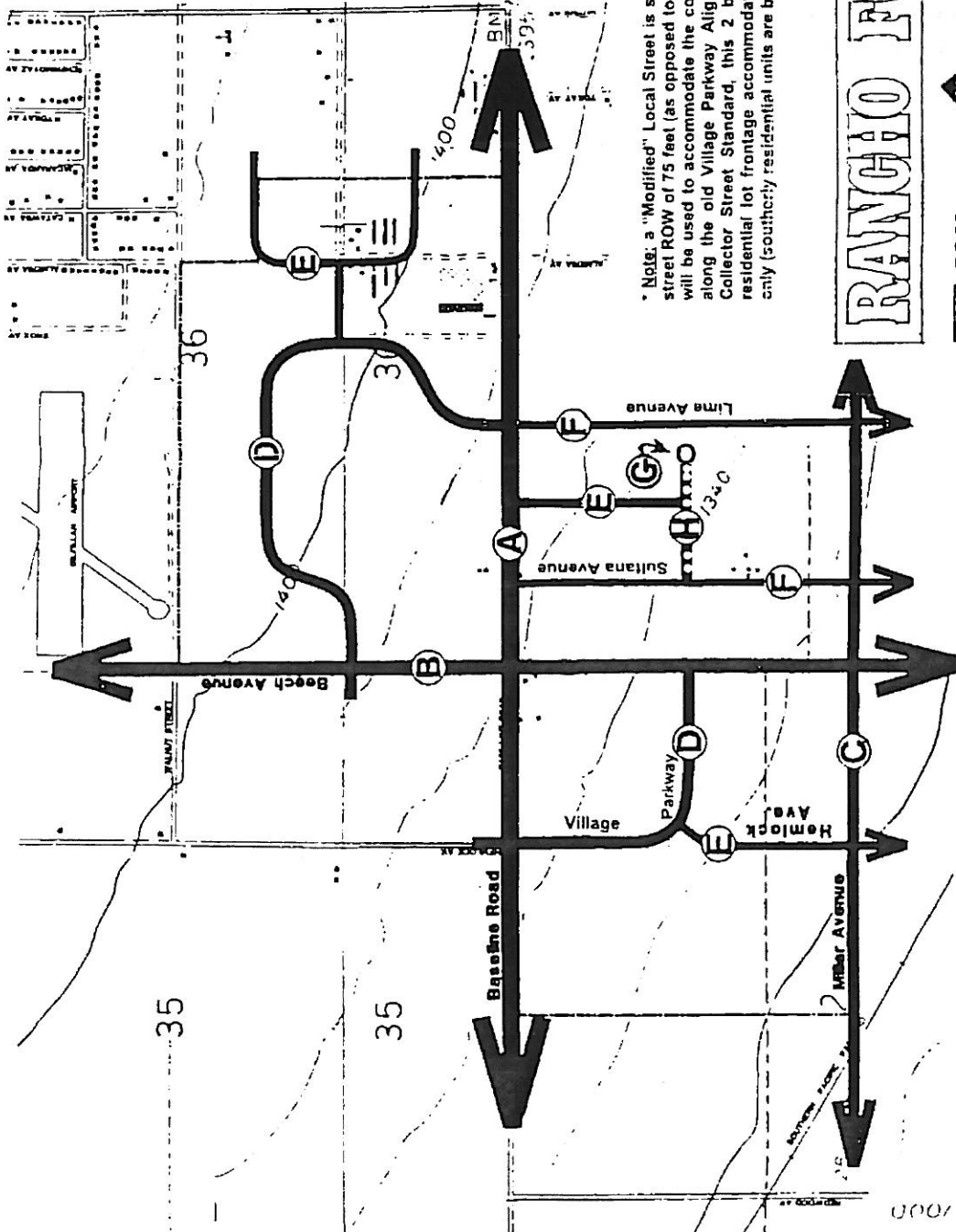
**6.5.2 Low Density Residential (0 - 6 DU/AC) &  
Low-Medium Density Residential (0 - 8 DU/AC)**

**Residential Land Use Application:** Except where otherwise expressly written in this Specific Plan, the "Low-Medium Density Residential" land use designation will conform to the standards and regulations outlined in Section 6.5.2. / "Low Density Residential".

PROPOSED CIRCULATION PLAN AMENDMT.  
FOR RANCHO FONTANA SP NO. 1  
DATE OF REVISION: 3/16/00

LEGEND

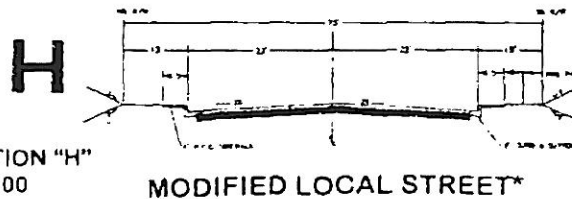
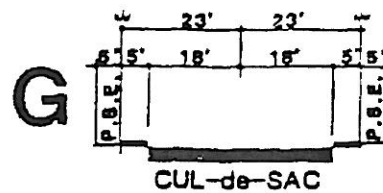
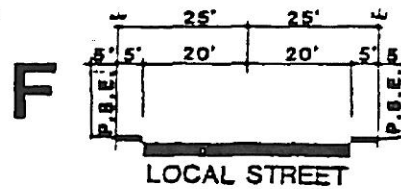
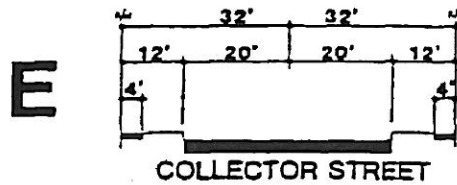
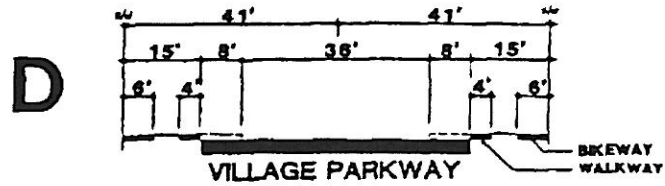
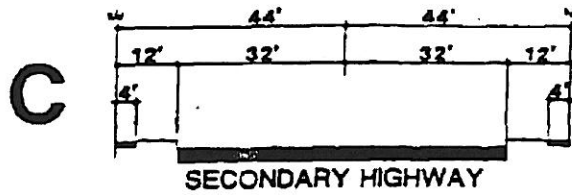
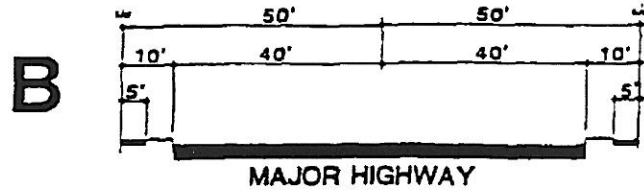
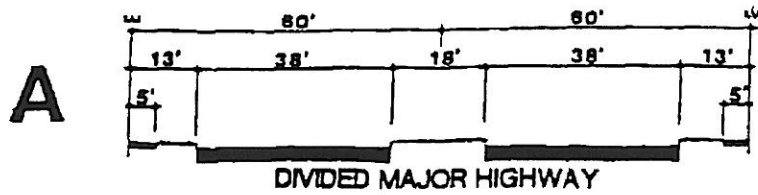
- (A) DIVIDED MAJOR HIGHWAY
- (B) MAJOR HIGHWAY
- (C) SECONDARY HIGHWAY
- (D) VILLAGE PARKWAY
- (E) COLLECTOR STREET
- (F) LOCAL STREET
- (G) CUL-DE-SAC
- (H) MODIFIED LOCAL STREET\*



CIRCULATION

6

# ROAD SECTIONS



PROPOSED ROAD SECTION "H"  
ADDITION / APRIL 2000

**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 Thursday 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 thereof on the following dates, To-wit: June 22, 2000.

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

Dated at Fontana, California, this 22nd day of June, 2000.

This space is for the  
County Clerk's stamp

**SUMMARY OF PROPOSED  
ORDINANCE NO. 1323  
P.O.# 00-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

**SUMMARY OF PROPOSED  
ORDINANCE NO. 1323**

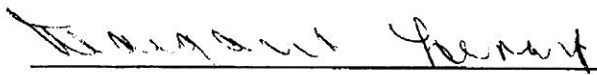
**NOTICE IS HEREBY GIVEN** that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, July 18, 2000, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will consider adoption of Ordinance No. 1323, approving Rancho Fontana Specific Plan Amendment 6 (SPA #99-05 regarding development regulations for low medium density residential and the elimination of a portion of the Rancho Fontana Specific Plan Circulation Plan.

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**  
David R. Eshleman, Mayor

Beatrice Watson  
City Clerk

**Publish: June 22, 2000  
P.O.# 00-0B003**

  
Signature

**FONTANA HERALD NEWS**

16920 Spring Street  
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 Thursday 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 thereof on the following dates, To-wit: July 20, 2000.

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

Dated at Fontana, California, this 20th day of July, 2000.

  
\_\_\_\_\_  
Signature

This space is for the  
County Clerk's stamp

**SUMMARY OF ADOPTED  
ORDINANCE NO. 1323  
P.O.# 01-0B003**

**CITY OF FONTANA  
FONTANA, CALIFORNIA**

**SUMMARY OF ADOPTED  
ORDINANCE NO. 1323**

**NOTICE IS HEREBY GIVEN** that the City Council of the City of Fontana, at a regular meeting held on Tuesday, July 18, 2000 in the City Hall Council Chambers, 8353 Sierra Avenue, said Council adopted Ordinance No. 1323, approving Rancho Fontana Specific Plan Amendment #6 (SPA #99-05) regarding development regulations for low medium density residential and the elimination of a portion of the Rancho Fontana Specific Circulation Plan.

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.

**AYES:** Mayor Eshleman, Council Members Gonzales, Mancha, Nuaimi, Roberts  
**NOES:** None  
**ABSENT:** None

**CITY COUNCIL OF THE  
CITY OF FONTANA**  
David R. Eshleman, Mayor

Beatrice Watson  
City Clerk

Publish: **July 20, 2000**  
P.O.# 01-0B003

**FONTANA HERALD NEWS**

16920 Spring Street  
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Fontana, California 92334

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Fax (909) 355-9358

#7

**RESOLUTION NO. 2001- 02**

**A RESOLUTION APPROVING GENERAL PLAN AMENDMENT #00-001, AN AMENDMENT OF THE LAND USE POLICY MAP TO REFLECT THE CHANGES IN SPECIFIC PLAN AMENDMENT #00-001 (RANCHO FONTANA SPECIFIC PLAN AMENDMENT #7)**

**WHEREAS**, the Planning Commission of the City of Fontana, at a meeting duly noticed and conducted on November 13, 2000, considered General Plan Amendment #00-001; and

**WHEREAS**, on November 13, 2000, the Planning Commission recommended to the City Council that General Plan Amendment #00-001 be approved; and

**WHEREAS**, Notice of the City Council public hearing concerning General Plan Amendment #00-001 was given pursuant to the Government Code by publication in The Herald News, a newspaper of general circulation within the City, on November 30, 2000.

**NOW THEREFORE**, be it resolved, determined, and ordered by the City Council of the City of Fontana as follows:

- Section 1. Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination
- Section 2. The General Plan, Land Use Policy Map, is amended as per Specific Plan Amendment #00-001 (Rancho Fontana Specific Plan Amendment #7).
- Section 3. This resolution shall take effect when adopted.

**APPROVED AND ADOPTED this 16<sup>th</sup> day of January, 2001.**

**READ AND APPROVED AS TO LEGAL FORM:**

  
\_\_\_\_\_  
City Attorney

PC 00-11



18

**ORDINANCE NO. 1341**

**AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT #00-001 (RANCHO FONTANA SPECIFIC PLAN AMENDMENT #7), AN AMENDMENT OF THE RANCHO FONTANA SPECIFIC PLAN RELATING TO LAND USES IN PLANNING AREAS AND THE MODIFICATION OF DEVELOPMENT STANDARDS IN THE SPECIFIC PLAN**

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

**Section 1.** Find that the project will not have a significant effect on the environment, adopt the Negative Declaration and State of California Department of Fish and Game De Minimis Impact Finding, and direct staff to prepare and file a Notice of Determination.

**Section 2.** Specific Plan Amendment #00-001 is consistent with the goals and policies of the General Plan.


**Section 3.** Specific Plan Amendment #00-001 is hereby approved and the Rancho Fontana Specific Plan is hereby amended to read per the attached Exhibit "A". The complete Rancho Fontana Specific Plan Chapter 6 (Specific Plan Implementation) is attached. The language for removal is in bold and strikethrough (~~strikethrough~~) type and any new language is in bold and italic (*italic*) type.

**Section 4.** 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 5.** 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 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 6<sup>th</sup> day of February, 2001.

**READ AND APPROVED AS TO LEGAL FORM:**

  
\_\_\_\_\_  
City Attorney

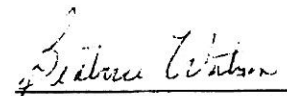


I, Beatrice Watson, City Clerk of the City of Fontana, and Ex-officio clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance introduced at a regular meeting of said City Council on the 16th day of January, 2001, and was finally passed and adopted not less than five (5) days thereafter on the 6<sup>th</sup> day of February, 2001, by the following vote:

**AYES:** Mayor Eshleman, Council Members Gonzales, Nuaimi, Roberts, Rutherford

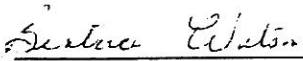
**NOES:** None

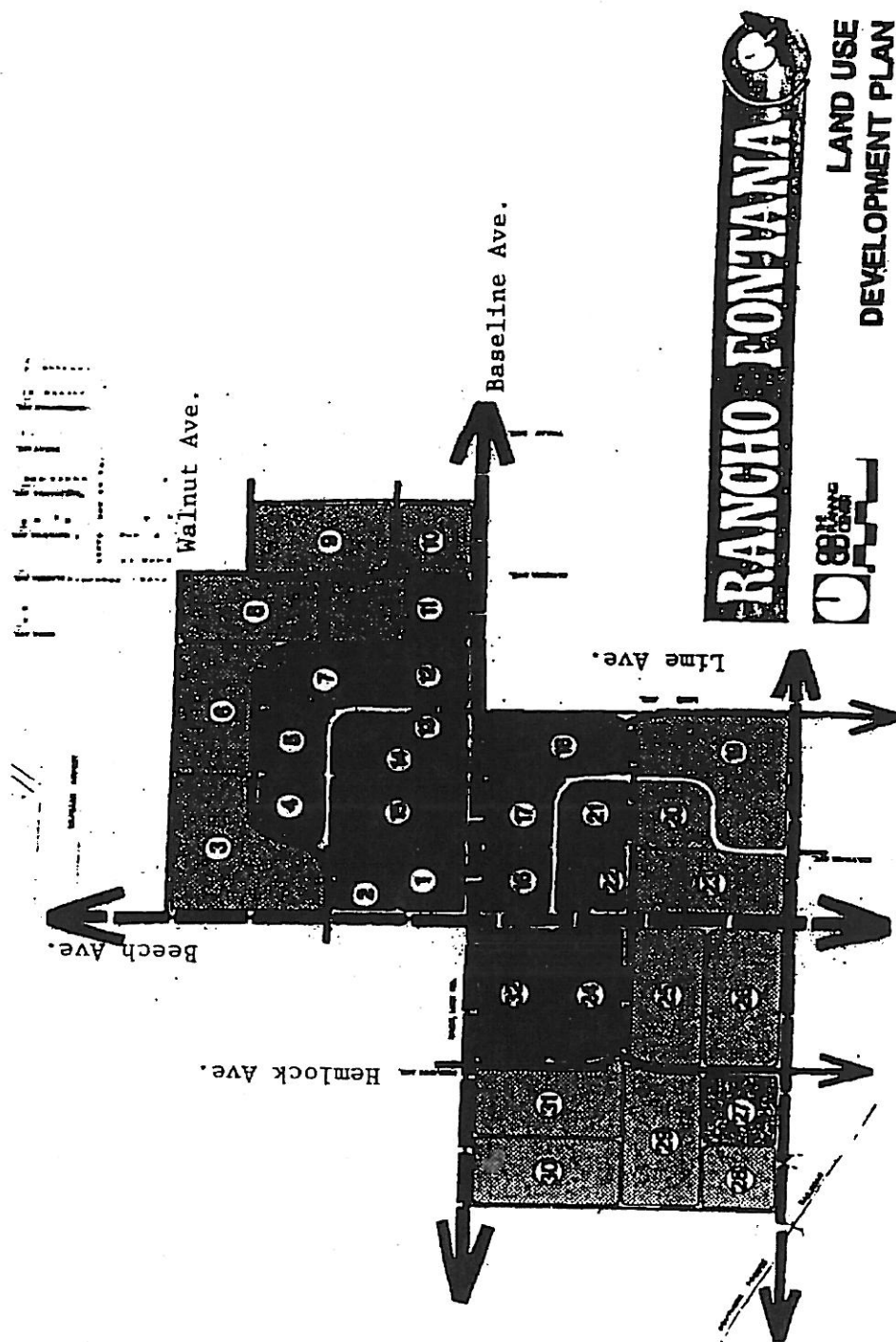
**ABSENT:** None

  
\_\_\_\_\_  
City Clerk of the City of Fontana

  
\_\_\_\_\_  
Mayor of the City of Fontana

**ATTEST:**

  
\_\_\_\_\_  
City Clerk



DEVELOPMENT PLAN  
STATISTICAL SUMMARY

Dev. Area	Land Use	Gross Acres	D.U.'S	Gross Density
1	<del>MEDIUM DENSITY RESIDENTIAL</del> <del>LOW DENSITY RESIDENTIAL</del>	15.3	<del>122</del> <del>91</del>	<del>8.0</del> <del>6.0</del>
2	<del>MIXED USE AREA</del> <del>LOW DENSITY RESIDENTIAL</del>	5.0	<del>40</del> <del>30</del>	<del>8.0</del> <del>6.0</del>
3	LOW DENSITY RESIDENTIAL	30.0	135	4.5
4	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	9.5	57	6.0
5	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	10.0	60	6.0
6	LOW DENSITY RESIDENTIAL	20.5	<del>92</del> <del>123</del>	<del>4.5</del> <del>6.0</del>
7	SCHOOL/PARK	<del>19.5</del> <del>10.0</del>	-	-
8	LOW DENSITY RESIDENTIAL	18.2	82	4.5
9	LOW DENSITY RESIDENTIAL	20.0	90	4.5
10	LOW DENSITY RESIDENTIAL	22.5	101	4.5
11	AGRICULTURE PARK	10.0	-	-
12	<del>MEDIUM DENSITY RESIDENTIAL</del> <del>LOW DENSITY RESIDENTIAL</del>	<del>10.5</del> <del>20.0</del>	<del>84</del> <del>120</del>	<del>8.0</del> <del>6.0</del>
13	<del>MIXED USE AREA</del> <del>LOW DENSITY RESIDENTIAL</del>	5.0	<del>40</del> <del>30</del>	<del>8.0</del> <del>6.0</del>
14	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	15.0	90	6.0
15	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	20.0	120	6.0
16	HIGH DENSITY RESIDENTIAL	<del>9.3</del> <del>4.5</del>	<del>111</del> <del>54</del>	12.0
17	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	10.0	60	6.0
18	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	19.2	115	6.0
19	LOW DENSITY RESIDENTIAL	30.5	137	4.5
20	LOW DENSITY RESIDENTIAL	10.0	45	4.5
21	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	15.0	90	6.0
22	<del>MIXED USE AREA</del> <del>LOW DENSITY RESIDENTIAL</del>	<del>5.0</del> <del>9.8</del>	<del>58</del>	<del>6.0</del>
23	LOW DENSITY RESIDENTIAL	20.0	90	4.5
24	LOW <del>MEDIUM</del> DENSITY RESIDENTIAL	19.5	117	6.0
25	LOW DENSITY RESIDENTIAL	20.5	92	4.5
26	LOW DENSITY RESIDENTIAL	20.0	90	4.5
27	SCHOOL/PARK	10.0	-	-
28	LOW DENSITY RESIDENTIAL	10.0	45	4.5
29	LOW DENSITY RESIDENTIAL	20.0	90	4.5
30	LOW DENSITY RESIDENTIAL	20.0	90	4.5
31	LOW DENSITY RESIDENTIAL	20.0	90	4.5
32	COMMERCIAL	20.0	-	-
TOTALS		510.0AC	<del>2295 D.U.</del> 2,392 D.U.	4.5 D.U./AC

**\*MIXED USE RESIDENTIAL ALTERNATIVE**

DEV. AREA	LAND USE	GROSS ACRES	D.U.'S	GROSS DENSITY
2	Medium Density Residential	5.0	40	8.0
13	Low Medium Density Residential	5.0	30	6.0
22	Low Medium Density Residential	5.0	30	6.0
SUB-TOTAL		15.0 AC	100 D.U.	7 D.U./AC

## PLANT LIST

### ENTRIES

**Y BARK**  
EVERGREEN SPECIES  
MEDIUM OR SMALL  
LARGE TREES (SILVER)  
**Y BARK**  
MEDIUM SMALL  
MEDIUM OR SMALL  
MEDIUM OR SMALL

**SAVINGGTON**  
MEDIUM OR SMALL  
MEDIUM OR SMALL  
MEDIUM OR SMALL

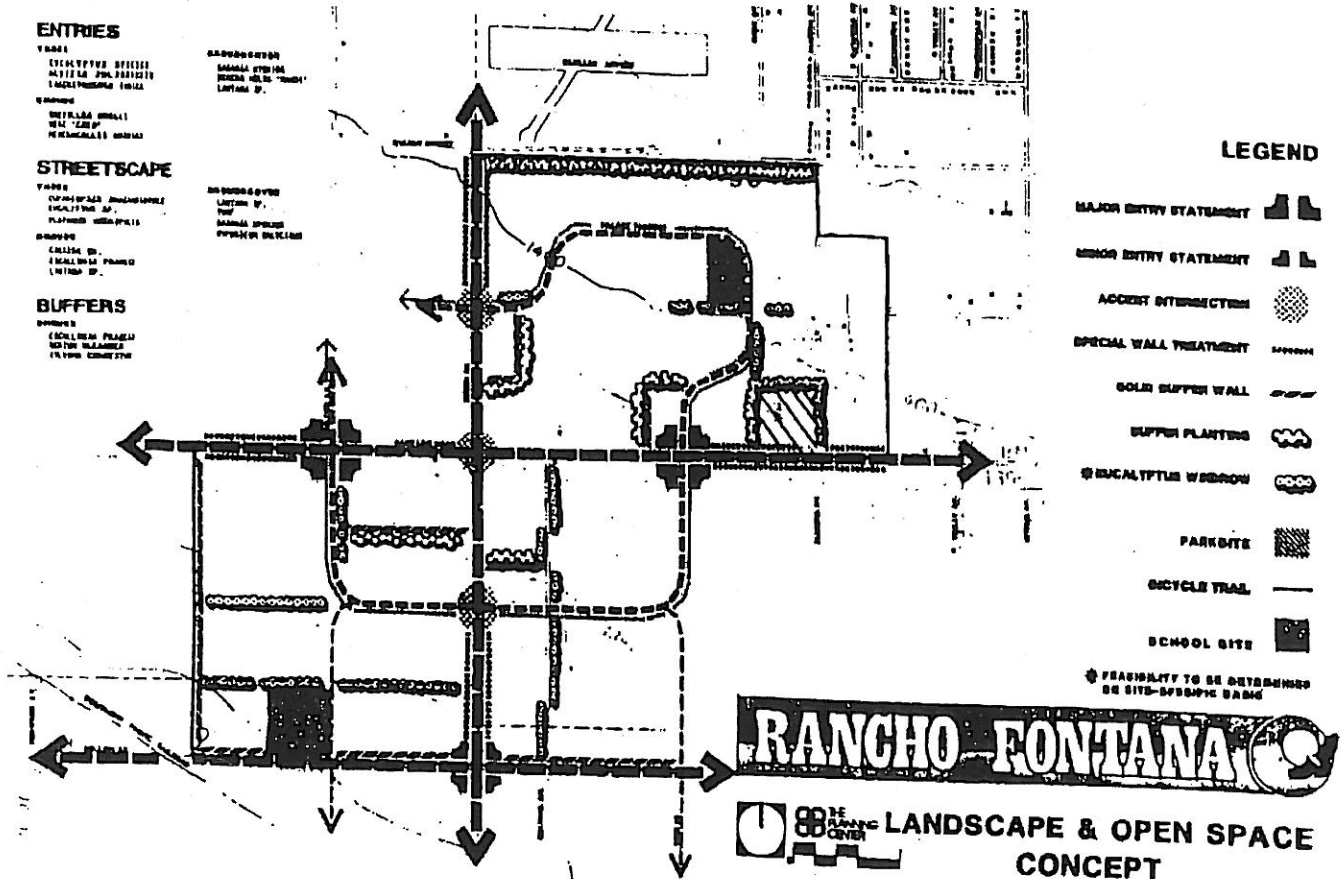
### STREETSCAPE

**Y BARK**  
EVERGREEN SPECIES  
MEDIUM OR SMALL  
LARGE TREES (SILVER)  
**Y BARK**  
MEDIUM SMALL  
MEDIUM OR SMALL  
MEDIUM OR SMALL

**SAVINGGTON**  
MEDIUM OR SMALL  
MEDIUM OR SMALL  
MEDIUM OR SMALL

### BUFFERS

**Y BARK**  
EVERGREEN SPECIES  
MEDIUM OR SMALL  
LARGE TREES (SILVER)  
**Y BARK**  
MEDIUM SMALL  
MEDIUM OR SMALL  
MEDIUM OR SMALL



## LEGEND

- MAJOR ENTRY STATEMENT
- MINOR ENTRY STATEMENT
- ACCENT INTERSECTION
- SPECIAL WALL TREATMENT
- SOLID BUFFER WALL
- BUFFER PLANTING
- EUCALYPTUS WINDROW
- PARKBITE
- BICYCLE TRAIL
- SCHOOL SITE
- FEASIBILITY TO BE DETERMINED  
ON SITE-SPECIFIC BASIS

**RANCHO FONTANA**

**LANDSCAPE & OPEN SPACE  
CONCEPT**



# PLANT LIST

## ENTRIES

**TREES**  
EUCALYPTUS SPECIES  
ALBIZIA JULIBRISSIN  
LAGERSTROMIA INOICA

**SHRUBS**  
DORYLISIA NOELII  
NERE 'COOP'  
NEMOCALLIS HYMIDIS

**GROUND COVER**  
SAZALIA HYMIDIS  
NEMOCALLIS 'NAMI'  
LANTANA SP.

## STREETSCAPE

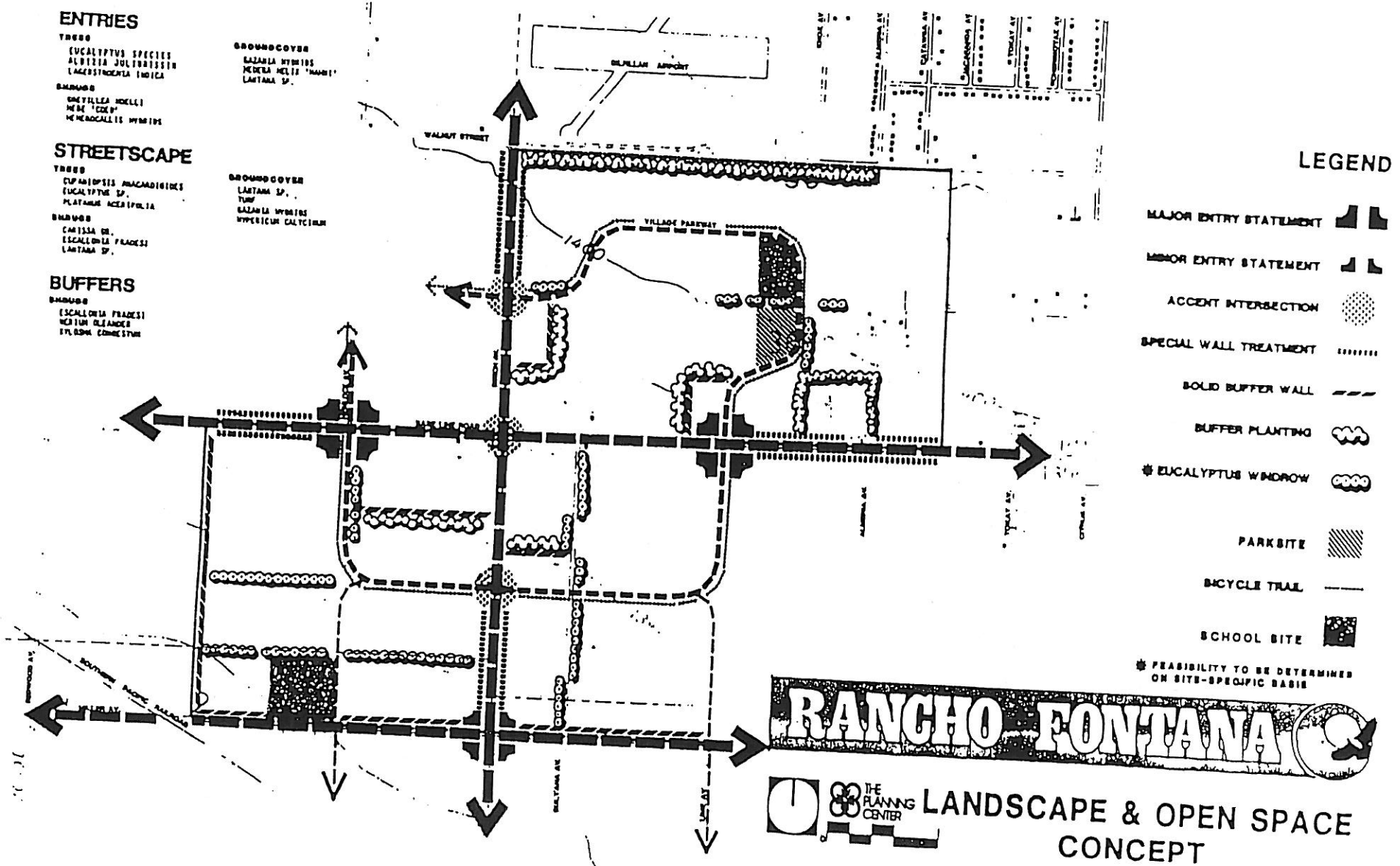
**TREES**  
CUPANOPSIS MACADAMIDES  
EUCALYPTUS SP.  
PLATANUS ACERIFOLIA

**SHRUBS**  
CARISSA DR.  
ESCALONIA FRAGENS  
LANTANA SP.

**GROUND COVER**  
LANTANA SP.  
TUM  
SAZALIA HYMIDIS  
HYPERICUM CALTICUM

## BUFFERS

**SHRUBS**  
ESCALONIA FRAGENS  
NERTUM OLIVARIA  
HYDRANGEA CORNUTUM



## LEGEND

MAJOR ENTRY STATEMENT

MINOR ENTRY STATEMENT

ACCENT INTERSECTION

SPECIAL WALL TREATMENT

SOLID BUFFER WALL

BUFFER PLANTING

EUCALYPTUS WINDROW

PARK SITE

BICYCLE TRAIL

SCHOOL SITE

\* FEASIBILITY TO BE DETERMINED ON SITE-SPECIFIC BASIS

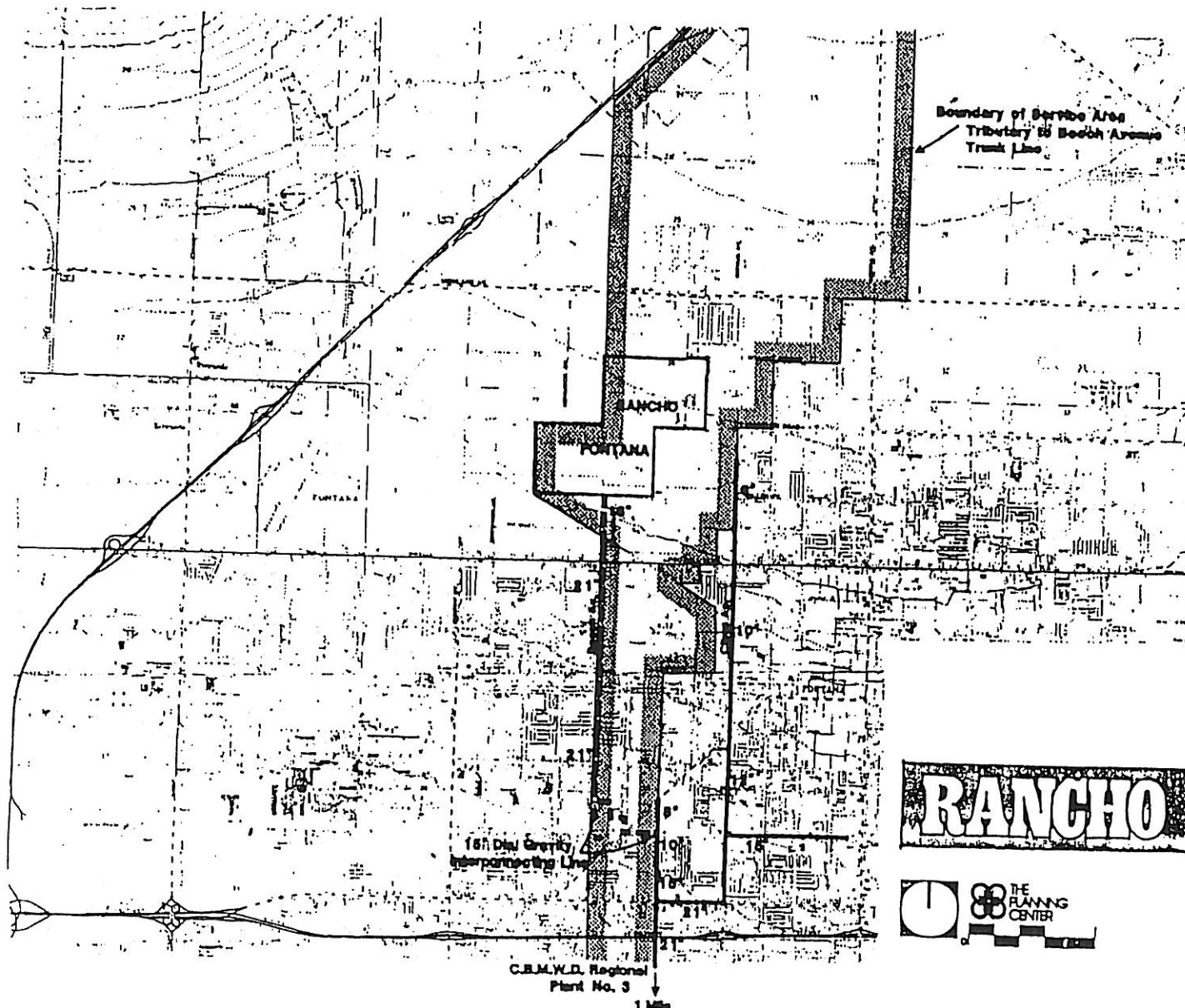
**RANCHO FONTANA**



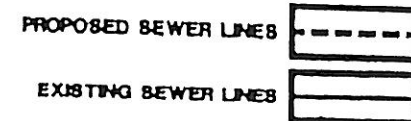
LANDSCAPE & OPEN SPACE  
CONCEPT







# LEGEND



SOURCE:  
ALBERT A. WEBB ASSOCIATES



## CONCEPTUAL SEWERAGE PLAN

#### 4.3.1.2 Residential

The residential portion of the plan proposes ~~2295~~ **2392** dwelling units, to be constructed in a variety of densities and product types. Table 1 (Land Use Summary) provides a breakdown of the assigned gross densities, acres, and dwelling unit yield for each planning unit. Residential land uses are broken down into four density categories. Each residential planning unit has an assigned density which corresponds with one of the four density categories. This assigned density and the resultant dwelling unit yield based on these densities generates the maximum yield within each planning unit. Cumulatively, the maximum assigned densities for each planning unit yield an average of 4.5 dwelling units per acre over the entire plan area. This average yield is consistent with the General Plan designation for the project area.

The concept of the plan is to allow flexibility during plan implementation. This is provided in several ways. First, the assigned densities are maximum yields for each planning unit and may in fact be built out at lower yields depending on market conditions. Second, the plan allows for a range of residential product types in any residential planning unit, again responding to market conditions as long as the maximum assigned yield is not exceeded. Third, intensification of development may also occur in response to physical design constraints; however, the assigned density and dwelling unit yield cannot be exceeded. For example, the precise planning of Planning Unit 12 may indicate that physical constraints restrict the developable portion of the Unit to 60 percent of its gross area. The dwelling unit yield for Unit 12 must then be intensified on 60 percent of the Planning Unit area which will probably result in the utilization of a different housing product type to achieve the maximum yield than that which could be used if 100 percent of the area were developable. Thus, the plan allows flexibility during precise plan implementation while still providing a maximum plan yield for infrastructure planning purposes.

The concept of the plan in terms of residential allocation is to intensify development within the village loop area of the plan. Intensifying development within and along the village loop reinforces the area within the loop as the focal area or core of

the village with the village loop street acting to tie the activity centers within this area together. The three highest density categories occur within the loop and the planning units outside the loop are almost exclusively the lowest density category.

#### 4.3.1.4 Public/Community Facilities

The public/community portion of the plan is comprised of ~~three~~ **two** use types: schools, **and** public park, ~~and "mixed-use" areas.~~ The location of these public/community uses are primarily along the village loop street to ensure their accessibility within the plan area and to again reinforce the village loop and the area within it as the focal area of the plan.

Schools: Two school sites have been proposed within the Rancho Fontana community in order to ensure that the school district's future needs can be met. These sites have been identified on the development plan to best serve the future residents by providing neighborhood facilities and further promote the community concept.

Parks: In addition to the schools, two park sites have been identified which would provide residents with active public recreational facilities, primarily within the community core. The public facilities would then be supplemented by private facilities which may be proposed as development occurs.

~~Mixed Use: The mixed use areas are intended to be combinations of public service, community, and neighborhood service office/commercial uses located in small enclaves along the village loop street. These mixed use areas will basically function as neighborhood service centers and would include the following types of specific uses: churches, libraries, community meeting facilities, daycare centers, doctor or dentist offices, art or crafts centers, etc. The uses located in mixed use areas are not intended to compete with the 20 acre commercial use area but rather to complement it at the local/neighborhood level.~~

~~In keeping with the intent to provide flexibility within the plan, the mixed use areas have been assigned an underlying residential density which can be exercised in the event that market constraints or other reasons prevent the development of the mixed use areas in the non-residential use types described above. These residential densities and resultant maximum dwelling unit yields are indicated in Table 1.~~

## 6.0 SPECIFIC PLAN IMPLEMENTATION

### 6.1 Introduction

Although the Rancho Fontana development will be implemented through a variety of approval steps, i.e., zoning, Planning Development Permits, parcel and tentative tract maps, etc., the primary implementation tool is the Specific Plan itself which establishes the character of development through the definition of design concepts, plan features and development standards. These concepts, features, and standards provide the framework upon which all subsequent implementing planning decisions are based. As such, the subsequent approval steps outlined elsewhere in this text become somewhat perfunctory in the sense that they are based on concepts and standards already established in the Specific Plan.

### 6.2 Statistical Summary

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

To ensure an orderly and well-balanced community, the gross acreage of Rancho Fontana shall be developed within the allocations listed in the following Statistical Summary. The "acreage" indicated therein are rounded to the nearest tenth 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.

#### STATISTICAL SUMMARY (RESIDENTIAL)

<u>LAND USE DESIGNATION</u>	<u>PLANNING UNIT</u>	<u>GROSS ACRES</u>	<u>MAXIMUM DENSITY</u>	<u>DWELLING UNIT YIELD</u>
Residential <u>Low</u> (LD)	<b>1</b>	<b>15.3</b>	<b>6.0</b>	<b>91</b>
	<b>2</b>	<b>5.0</b>	<b>6.0</b>	<b>30</b>
	3	30.0	4.5	135
	<b>4</b>	<b>9.5</b>	<b>6.0</b>	<b>57</b>
	<b>5</b>	<b>10.0</b>	<b>6.0</b>	<b>60</b>
	6	20.5	<del>4.5</del> <b>6.0</b>	<del>92</del> <b>123</b>

8	18.2	4.5	82
9	20.0	4.5	90
10	22.5	4.5	101
12	20.0	6.0	120
13	5.0	6.0	30
14	15.0	6.0	90
15	20.0	6.0	120
16	4.5	12.0	54
17	10.0	6.0	60
18	10.0	6.0	115
19	30.5	4.5	137
20	10.0	4.5	45
21	15.0	6.0	90
22	9.8	6.0	58
23	20.0	4.5	90
24	19.5	6.0	117
25	20.5	4.5	92
26	20.0	4.5	90
28	10.0	4.5	45
29	20.0	4.5	90
30	20.0	4.5	90
31	20.0	4.5	90
<hr/>			
Subtotal (LD)	282.2		1,269
<hr/>			
Residential Low Medium (LMD)	4	9.5	57
	5	10.0	60
	14	15.0	90
	15	20.0	120
	17	10.0	60
	18	19.2	115
	21	15.0	90
	24	19.5	117
<hr/>			
Subtotal (LMD)	118.2		709
<hr/>			
Residential Medium Low (M LD)	1	15.3	12291
	12	10.5 20.0	84120
<hr/>			
Subtotal (M LD)	25.8		206 211
<hr/>			
Residential High Low (H LD)	16	9.3	11155
<hr/>			
Subtotal (HD)	9.3		11155
<hr/>			
=====			
<hr/>			
Aggregate Residential total	435.5		2,295*
	460.0		2,392
<hr/>			



~~\* If residential densities are allocated to mixed use areas, the following densities and unit yields shall prevail.~~

<u>Planning Unit</u>	<u>Maximum Density</u>	<u>Dwelling Unit Yield</u>
<u>2</u>	<u>8.0</u>	<u>40</u>
<u>13</u>	<u>6.0</u>	<u>30</u>
<u>22</u>	<u>6.0</u>	<u>30</u>

~~Total Additional Residential (No Other Mixed Use) = 100~~

#### STATISTICAL SUMMARY (AGGREGATE LAND USE TOTALS)

<u>LAND USE DESIGNATION</u>	<u>PLANNING UNIT</u>	<u>GROSS ACRES</u>	<u>MAXIMUM DENSITY</u>	<u>DWELLING UNIT YIELD</u>
Commercial	32	20.0	N/A	N/A
<del>Mixed Use</del>	<del>2</del>	<del>5.0</del>	<del>8.0</del>	<del>40 *</del>
	<del>13</del>	<del>5.0</del>	<del>6.0</del>	<del>30 *</del>
	<del>22</del>	<del>5.0</del>	<del>6.0</del>	<del>30 *</del>
Public School/Park	7	<del>19.5</del> 10.0	N/A	N/A
School/Park	27	10.0	N/A	N/A
<del>Agriculture Park</del>	11	10.0	N/A	N/A
All Residential Units		<del>495.0</del> 460.0	(0- <del>126</del> DU/AC)	<del>2,295</del> 2,392
Project Totals		510.0		<del>2,295 *</del> 2,392

~~\* Note: The above "total" excludes Mixed Use residential units which could raise the total dwelling units to 2,395.~~

#### 6.3 General Notes

6.3.1 Within the Specific Plan area, the continued use of the land for agricultural purposes, with uses, structures and appurtenances accessory thereto shall be permitted subject to the provision of Section 33-27 through 33-33.

6.3.2 All grading shall be subject to an environmental evaluation by the Director, of Community Development prior to the issuance of grading permits. Grading shall be permitted within

areas having approved site plans and securing of a grading permit. Grading for "borrow and fill" sites outside of the area of immediate development will require approval by the director of community development and the obtaining of a grading permit. During site development, preparation, and construction, the hours of operation shall be limited to the period between 7:00 a.m. and dusk Monday through Saturday. No activities will be permitted outside of these hours including maintenance work that might be required on any equipment used in grading and/or construction unless a temporary waiver is granted by the director of public works. No such waiver will be granted where such work is to be conducted adjacent to existing and occupied dwelling units. At the time of actual development of any portion of this planned community, a report of the preliminary engineering geological and soil engineering investigation showing evidence of a safe and stable development is to be submitted with the individual site plans. The engineering geologist and the soils engineer must recommend the surficial and gross stability of all slopes and pads and these recommendations shall be incorporated into the grading plans.

6.3.3 Water Service and Sewage Disposal Facilities within the Specific Plan area shall be furnished by agencies identified in the plan.

6.3.4 The property lies within the boundaries of the San Bernardino County Master Plan of Drainage for the drainage areas which have been adopted by the City of Fontana. These plans are presently administered for the City of Fontana by the San Bernardino County Flood Control District. Developers of the land will be required by the City to participate in this master plan in a manner meeting the approval of the chief engineer of the San Bernardino County Flood Control District. Said participation may include the construction of master plan facilities and/or the dedication of rights-of-way.

6.3.5 All areas designated for residential use may not exceed the maximum dwelling unit yield as indicated in the statistical analysis. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis, but may be developed below those densities.

6.3.6 Regardless of the provisions of this supplemental text, no construction shall be allowed within the boundaries of the Specific Plan except that which applies with all provisions of applicable building codes and the various mechanical codes related thereto.

6.3.7 Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizing these same architectural designs subject to the regulations of the City of Fontana governing said uses and activities.

6.3.8 Any land use proposal not specifically covered by this plan and its supplemental text shall be subject to the regulations of the City of Fontana Zoning Ordinance.

6.3.9 Conventional developments are defined as areas developed in such a manner that each dwelling unit is situated on a residential lot of record and no lot contains more than one dwelling unit. Designation of conventional development shall be shown on the tentative tract map.

6.3.10 Low density residential development shall be defined as areas in which the gross density does not exceed six (6) dwelling units per acre.

**6.3.11 High Medium** density residential shall be defined as areas in which the gross density is **above** ~~six (6) but does not exceed~~ twelve (12) dwelling units per acre.

6.3.12 With respect to all residential developments in this Specific Plan, sales literature in sales and

rental offices shall bear conspicuous notification of planned or permitted development within at least one mile of this planned community.

6.3.13 All acreage designated as private open space, or recreational amenities shall be privately owned and maintained.

6.3.14 At such time as site plan review is considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials, if noise attenuation is indicated based on city requirements. Whenever possible, noise attenuation solutions will be combined with open space and trail systems. The plans are subject to the approval of the Director of Community Development and shall be in conformance with any city adopted noise standards and policies in effect at the time of review. All development within the planned community shall conform with the sound transmission classification and shall incorporate the energy conservation guidelines established by the State of California.

6.3.15 Dedication and improvements of all rights-of-way shall meet with the approval of the Director of Public Works.

6.3.16 At the site plan review stage, EIR information will be updated to that level of specificity which is equivalent to that level of information in proposed plans and specifications. Capabilities of the arterial roadways contiguous to the development to absorb additional motor vehicle traffic resulting from the development of this project and others nearby shall be fully explored in the updated EIR Initial study presented as part of the tentative tract map and site plan review stages.

6.3.17 Gross acreage is denoted as the total land area within a defined boundary. Acreage measurements are made to the centerline of the streets.

6.3.18 Density:

- a) Computation for acreage for determining densities designated for residential use shall be based on gross acreage.
- b) The total number of dwelling units permitted in any residential planning unit as shown on the statistical analysis shall not be exceeded.

6.3.19 The developer shall be responsible to provide the city, and school district with an accurate accounting of the residential units constructed, under construction or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

6.3.20 All access points shall be submitted for approval by the Director of Public Works, and in addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the Director of Public Works or the Planning Commission.

6.3.21 Definition for "building height": Building height shall be defined as the vertical distance, excluding foundations or under structures, between the finished ground surface adjacent to the structure at any point and the highest point of the structure directly above, provided that a roof shall be measured to the average height of the roof but that no part of the roof shall extend more than five (5) feet above the permitted height limitation zone. However, in commercial areas architectural features and appurtenances such as, but not limited to, clock towers, identification monuments, chimneys and other similar features, shall be allowed in excess of the stated heights, subject to the approval of the Director of Community Development.

6.3.22 Whenever the regulations contained herein conflict with the regulations of Chapter ~~33, Articles 1 through 29~~ **Planned Community District Regulations 30** of the City of Fontana Zoning Ordinance, the regulations contained herein shall take precedence.

6.3.23 All areas designated for residential use may be developed at a lower residential density than that indicated for the numbered area without subsequent Plan amendment.

6.3.24 Prior to, or concurrently with, final site plan review, the builder will consult with the crime prevention unit of the Police Department and a fire protection analyst of the Central Valley Fire Protection District.

6.3.25 Recognizing that a lower than normal parking ratio is appropriate for elderly housing, a reduced parking ratio may be determined and approved by the Planning Commission during final site plan review for projects occupied exclusively or by a majority of elderly residents

6.3.26 At the time of site plan review, the applicant shall demonstrate how measures for non-mechanical ventilation of structures, optimum building orientation to maximize solar orientation and other energy conservation measures shall be incorporated into the project design. Until an energy policy is adopted by the City, these measures will be balanced with other site planning criteria in achieving acceptable site designs and the objectives of this project in concert with adopted State standards.

6.3.27 In addition to the access points shown on the map contained herein, there shall be provided such additional access points as are required by the Director of Public Works or the Planning Commission. The developer shall utilize monitoring points as required by the Director of Public Works which provide the City with an accurate accounting of vehicular traffic generated by all existing development with any tentative tract map, parcel map, division of land, or conditional use permit submitted for that area along with an estimate of additional traffic generated by the new development proposal.



6.3.28 All residential units shall be insulated in accordance with the California of state insulation standards (Title 24).

6.3.29 Prior to the approval of any tract map, detailed geologic investigation reports shall be submitted to the Planning Commission to determine if geologic hazards exist. If such hazards exist, uses may be limited or conditions may be applied to mitigate the possible effects of any geologic hazards.

6.3.30 The trails shown in the land use plan shall be built, dedicated and maintained in conformance with the Specific Plan guidelines and standards.

#### 6.4 Definitions

Definitions applicable to the Rancho Fontana Specific Plan are included in the Support Documents Chapter, Section 8.6.

#### 6.5 Development Regulations

##### 6.5.1 General Provisions

##### 6.5.1.1 Building Setbacks from Streets:

The minimum setbacks outlined in subsections of this section shall apply to main structures abutting streets. Said setbacks shall be measured from the ultimate right-of-way line.

##### 6.5.1.2 Garage and Carport Placement:

Garages and carports may be set back a minimum of ten (10) feet of the ultimate right-of-way line. However, when less than a twenty (20) foot setback is utilized for front-on garages, automatic garage door openers shall be required. Where garages and carports are entered directly from an alley, the setback may be zero (0).

##### 6.5.1.3 Fences, Hedges and Walls:

FENCES  
WALLS



Fences shall be limited to a maximum height of six (6) feet. Location of fences proposed within residential front setback areas shall not exceed 42 inches.

6.5.1.4 Trellis:

Open trellis and beam construction shall be permitted to attach the garage or carport to the dwelling.

6.5.1.5 Off-Street Parking:

Parking for all uses shall be as required by City of Fontana Zoning Ordinance, ~~Article 22, Off-Street Parking Regulations~~.

6.5.1.6 Private Street Standards:

Private streets shall be in accordance with the following standards:

1. Private streets serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width of twenty (20) feet.
2. Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-four (24) feet.
3. Private streets where on-street parking will be limited to one (1) side only shall have a minimum paved width of twenty-eight (28) feet.
4. Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36) feet.
5. The paved street width shall constitute the total right-of-way for purposes of establishing setback lines for structures.
6. Streets of 150 feet length or less, if serving four (4) or more dwelling units shall have a minimum width of 24 feet.

Street width deviating from the above may be approved in keeping with approved guidelines and/or ordinances