

## ORDINANCE NO. 1772

**AN ORDINANCE OF THE CITY OF FONTANA, APPROVING SPECIFIC PLAN AMENDMENT NO. 16-002, A REQUEST TO REVISE THE ZONING BOUNDARY BETWEEN THE SLOVER EAST DISTRICT (SED) WITH THE RESIDENTIAL PLANNED COMMUNITY (R-PC) ZONING AREA TO BE CONSISTENT WITH THE BOUNDARIES CURRENTLY WITHIN THE SWIP SPECIFIC PLAN.**

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

**Section 1.** The applicant GLC Fontana II LLC, submitted a request for Specific Plan Amendment No. 16-002, which is a companion application to General Plan Amendment No. 15-006, Zone Change No. 16-003, Development Agreement No. 16-005, Tentative Parcel Map No. 19711 (TPM No 15-010), and Design Review Project No. 15-017 to change the General Plan land use designation from Residential Planned Community (R-PC) to General Industrial (I-G) and a Zone Change to change the Zoning District Map from R-PC to Southwest Industrial Park Specific Plan (SWIP). The application also includes an a Specific Plan Amendment to expand of the Southwest Industrial Park Specific Plan (SWIP) specific plan boundaries to the east to facilitate the development of two (2) warehouse buildings totaling 1.6 million square feet on 73.3 adjusted gross acres within SWIP. A design review is required per Section 30-104 of the Fontana Zoning and Development Code for industrial buildings over 50,000 square feet. In addition, a tentative parcel map has been filed for the consolidation of 22 parcels into two (2) parcels comprised of 73.3 adjusted gross acres to accommodate each of the warehouse buildings. The project also includes a future City park on 17.5 adjusted gross acres of land for a total of 90.8 adjusted gross acres; and

**Section 2.** On November 7, 2017, December 5, 2017, and December 19, 2017 the Planning Commission received public testimony and evidence presented by the applicant, City staff, and other interested parties, at the Public Hearing held with respect hereto on General Plan Amendment No. 15-006, Specific Plan Amendment No. 16-002, Zone Change No. 16-003, Development Agreement No. 16-005, Tentative Parcel Map No. 19711 (TPM No. 15-010), and Design Review No. 15-017; and

**Section 3.** On December 19, 2017, the Commission approved a resolution and recommended approval to City Council of General Plan Amendment No. 15-006, Specific Plan Amendment No. 16-002, Zone Change No. 16-003, Development Agreement No. 16-005, Tentative Parcel Map No. 19711 (TPM No. 15-010), and Design Review No. 15-017, and after carefully considered all information pertaining to the proposed project, including the staff report, findings, and all of the information, evidence, and testimony presented at its public hearings on November 7, 2017, December 5, 2017, and December 19, 2017; and

**Section 4.** After the publication of notice as required by law, the Planning Commission and City Council of the City of Fontana, California conducted a public

hearing on Specific Plan Amendment No. 16-002 along with the entitlements referenced herein.

**Section 5.** Based on the information presented to the City Council at the public hearing held for Specific Plan Amendment No. 16-002 along with the entitlements referenced herein, on January 23, 2018, the testimony received, and the supporting documents in evidence, the City Council found that the proposed amendment is in conformance with the goals and policies of the 2003 General Plan as referenced herein.

**Section 6.** Specific Plan Amendment No. 16-002 is consistent with the goals and policies of the City of Fontana, 2003 General Plan to provide a community that is balanced between residential, commercial, and industrial that is developed to high standards and provides diverse economic and social opportunities for our citizens and those who wish to invest in the City of Fontana.

**Section 7.** Based on the information contained in the Environmental Impact Report (EIR) prepared for the proposed project, an Environmental Impact Report (State Clearing House No. 2016091057) has been prepared with a recommendation to certify the EIR by the City Council;

**Section 8.** Specific Plan Amendment No. 16-003 is hereby approved and the zoning for approximately 73.3 gross acres Assessor Parcel Nos. (APNs: 0255-081-03, -04, -06, -07, -10, -11, -12, -13, -14, -15, -16, -17, -18, -21, -25, -28, -29, -30, -31, -32, -39, and -53) is changed from **Residential Planned Community (R-PC)** to **Slover East District (SED)** as shown on Exhibit "A", attached hereto and by this reference incorporated; and

**Section 9.** Specific Plan Amendment No. 16-003 (associated with EIR Certification, General Plan Amendment No. 15-006, Zone Change No. 16-003, Development Agreement No.16-005, Tentative Parcel Map No. 19711 [TPM No. 15-010], and Design Review No. 15-017 under separate resolutions and ordinances) for the expansions for the Specific Plan boundaries as depicted on attached as Exhibit " B" to replace pages 1-3, 1-5, 1-6, 3-2, 3-5, 3-6, 4-3, 4-5, 4-9, 6-4, 6-53, 7-4, 7-51, 8-4, 8-50, 9-4, 9-52, 10-4, 10-9, 10-49, 10-51, 11-4, 11-52, 12-4, 12-54, 13-4, and 14-2.

All language proposed to be added as bold and underlined is hereby approved; and

**Section 10.** 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 February 13, 2018.

**CITY COUNCIL****ORDINANCE NO. 1772****CC MEETING DATE: 02/13/2018****AMENDMENT NO. 10**

Ordinance No. 1772

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

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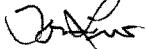
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City Attorney

I, Tonia Lewis, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 23<sup>rd</sup> day of January 2018, and was finally passed and adopted not less than five days thereafter on the 13<sup>th</sup> day of February, 2018, by the following vote to wit:

**AYES:** Mayor Warren, Mayor Pro Tem Roberts, and Council Member Armendarez**NOES:** Council Member Sandoval**ABSENT:****ABSTAIN:** Council Member Tahan

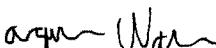
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City Clerk of the City of Fontana

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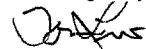


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Mayor of the City of Fontana

**ATTEST:**

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City Clerk

## EXHIBIT "A"

### PROPOSED SPECIFIC PLANNING AREA DISTRICT



#### Legend

SED (Slover East Industrial District)

# Specific Plan Amendment

(All language proposed to be added as bold and underline)

## Chapter 1.0 – Introduction

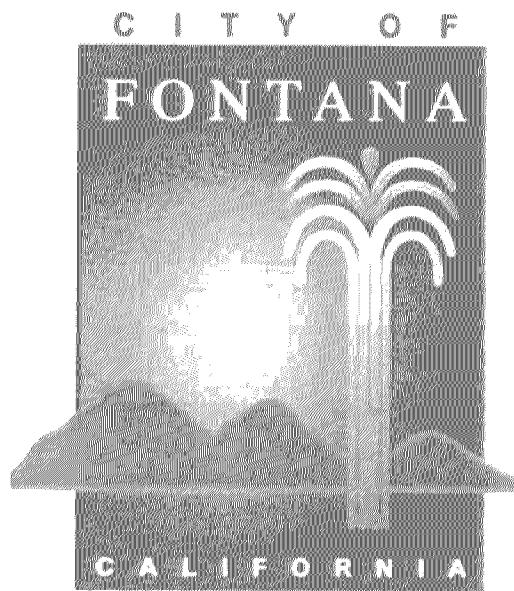
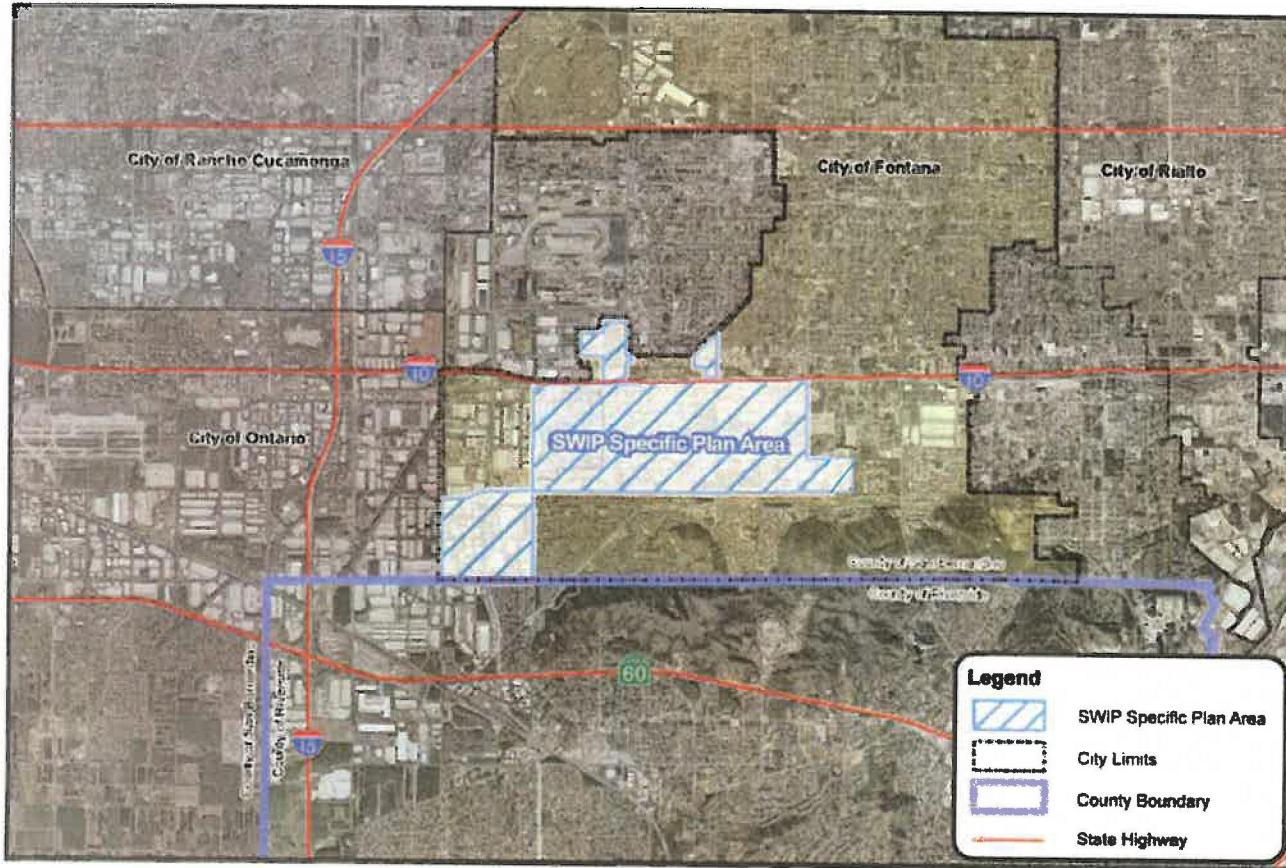


Exhibit 1-2 – Local Vicinity Map



**1.3 Land Use Concept**

The SWIP Specific Plan ("Specific Plan") includes nine land use districts with approximately 3,279 acres of industrial, manufacturing, office, commercial, research and development, and flex-tech development. Some existing residential areas will be preserved. Exhibit 1-3 – Land Use Map depicts the boundaries for each land use district within the Specific Plan project area and Table 1-1 – Build-Out provides build-out statistics for each of them.

Table 1-1 – Build-Out

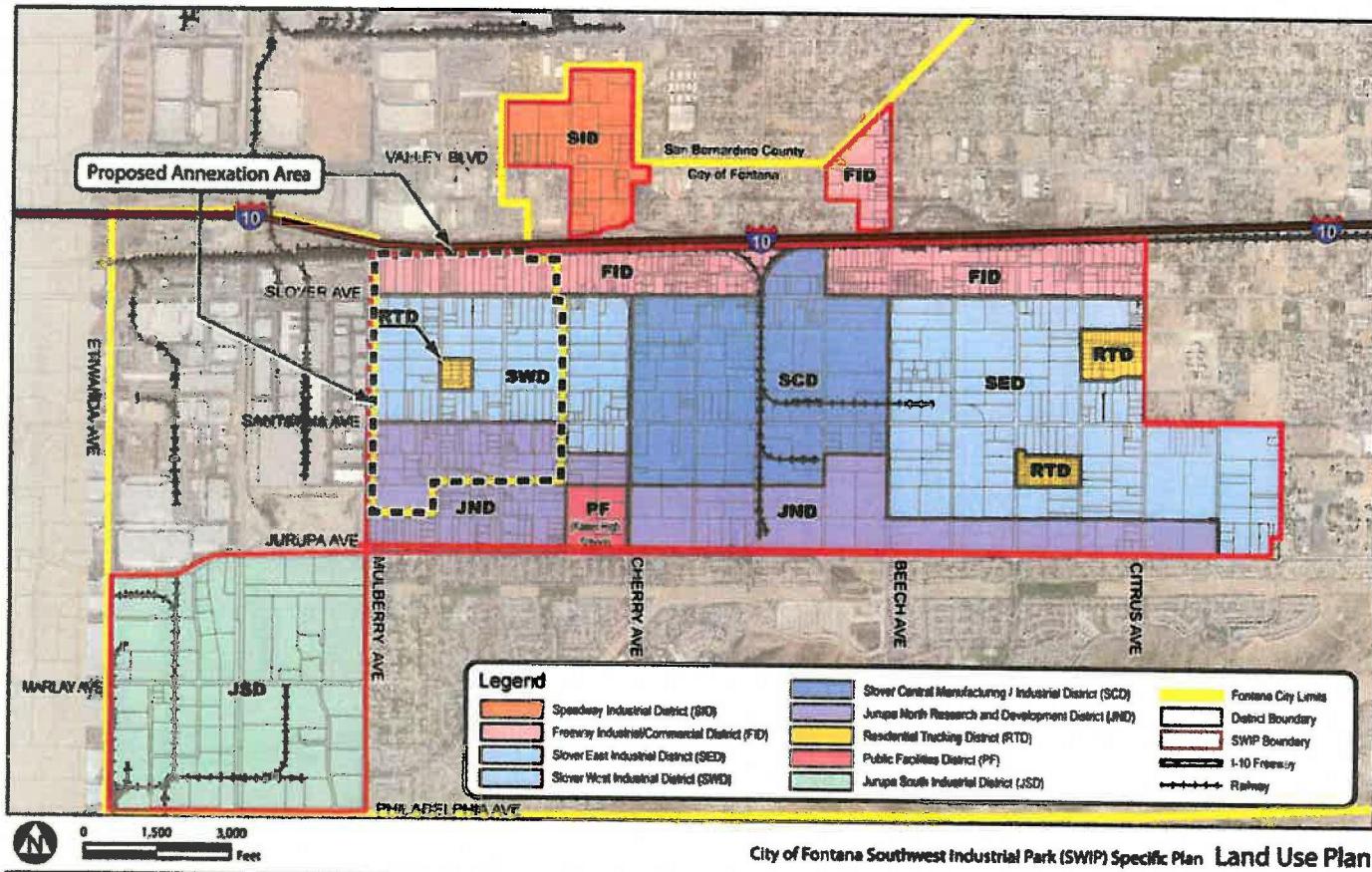
SWIP Land Use District	Acres	Commercial (SF) <sup>2</sup>	Office (SF)	Industrial (SF) <sup>2</sup>	Residential (DU)	Existing Development to Remain (SF)	Total (SF)/DU
Freeway Industrial/Commercial	333.7	2,185,057	546,264	2,731,321		478,645	5,462,642
Speedway Industrial	126.2	762,191		1,778,446		31,508	2,540,637
Slover West Industrial	289.1			5,025,953		88,068	5,025,953
Slover Central Manufacturing	423.7			3,710,006		960,325	3,701,006
Slover East Industrial	529.09 606.84	503,074		3,596,573 5,260,819		1,025,461	4,699,647 5,763,893
Jurupa North Research and Development	542.82	2,033,109	1,219,865	5,447,104		392,934	8,700,078
Jurupa South Industrial	535.6			2,249,874		7,241,326	2,249,874
Residential Trucking	51.7				180*		180
Public Facilities (Kaiser High School)	37.7						N/A
Right of Way	334.7						N/A

**Assumptions:**

1. The Commercial Category includes service commercial and retail commercial land uses
2. The Industrial Category includes industrial and manufacturing uses, including but not limited to warehousing, flex-tech developments.

\* Existing residential units to remain within the Specific Plan area.

1-6



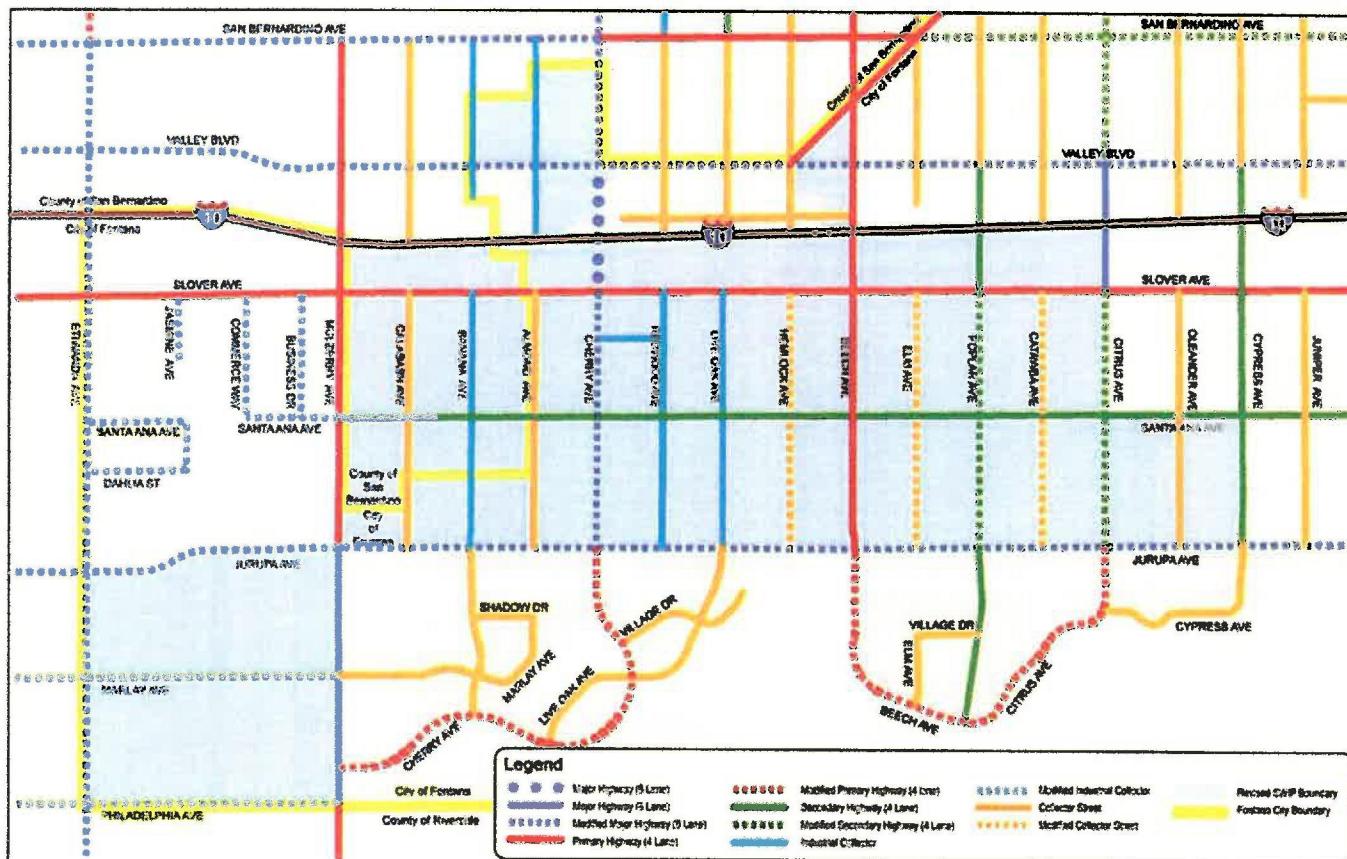
**Southwest Industrial Park Specific Plan**  
*Introduction*

## *Transportation and Circulation*

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### Exhibit 3-1 – Circulation Master Plan



**Southwest Industrial Park Specific Plan**  
*Transportation and Circulation*



Exhibit 3-2 – Truck Routes

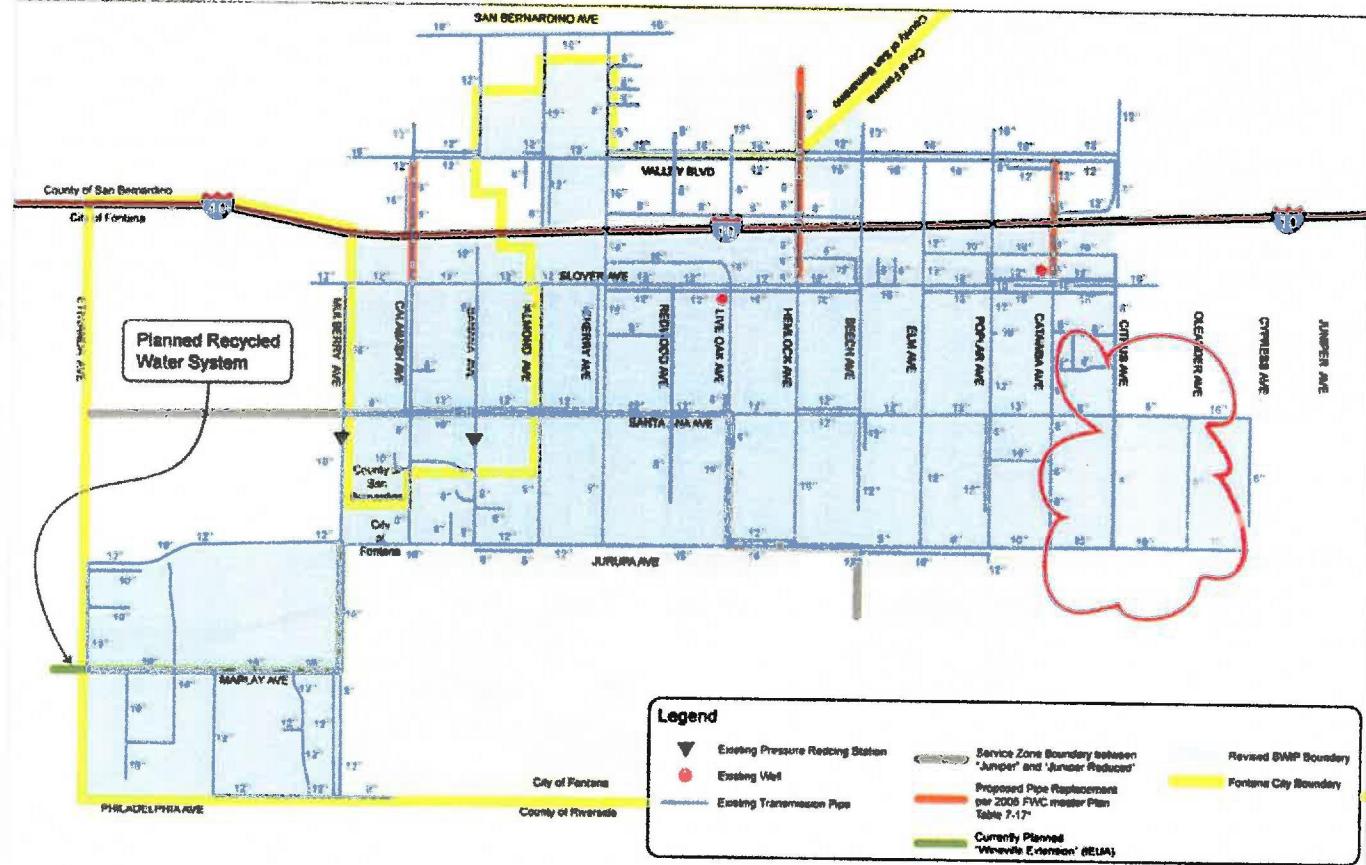
**Southwest Industrial Park Specific Plan**  
*Transportation and Circulation*

## *Transportation and Circulation*

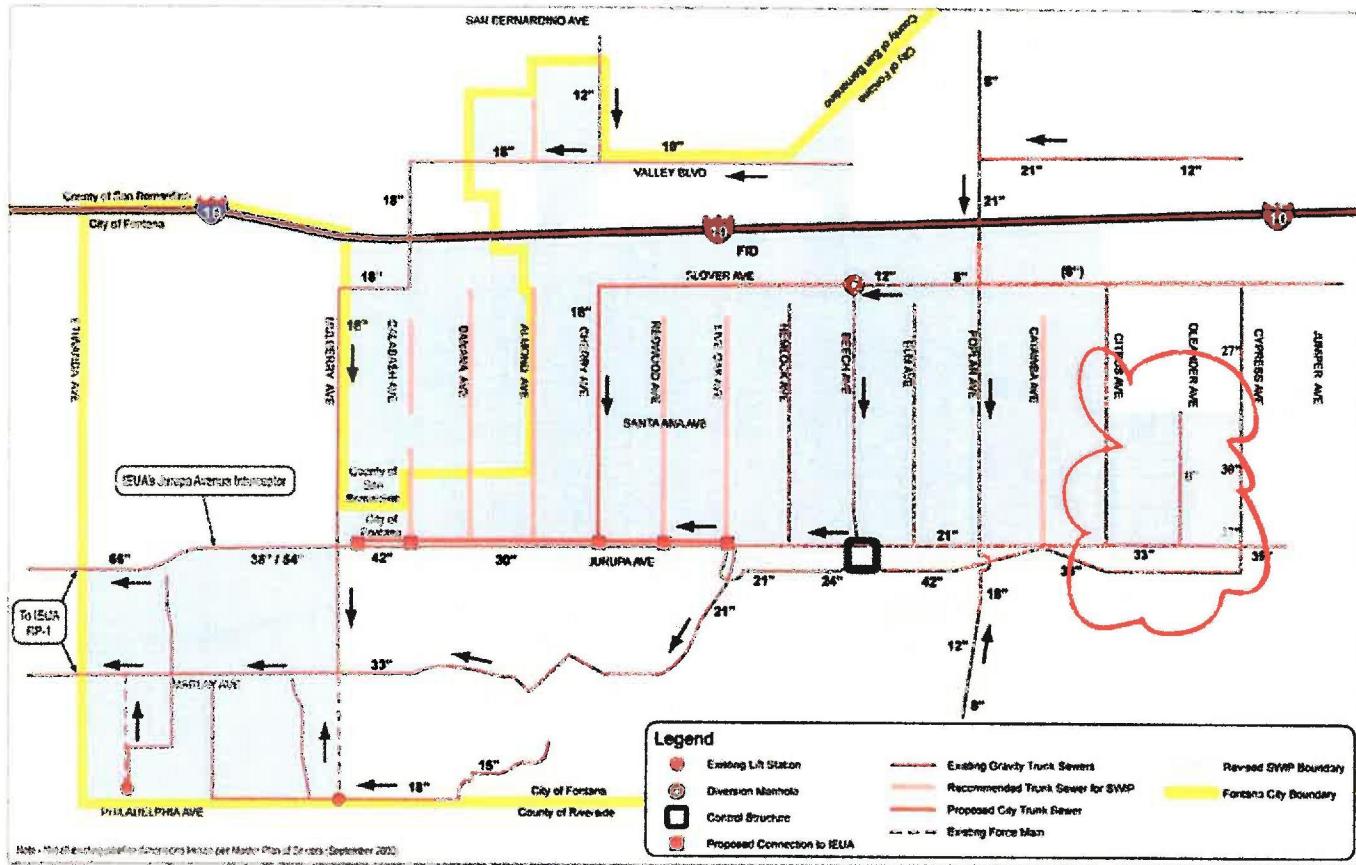
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### Exhibit 3-3 – Pedestrian and Bicycle Circulation Plan





Southwest Industrial Park Specific Plan Infrastructure Improvements



## Exhibit 4-2 – Sewer Master Plan

**Southwest Industrial Park Specific Plan**  
**Infrastructure Improvements**

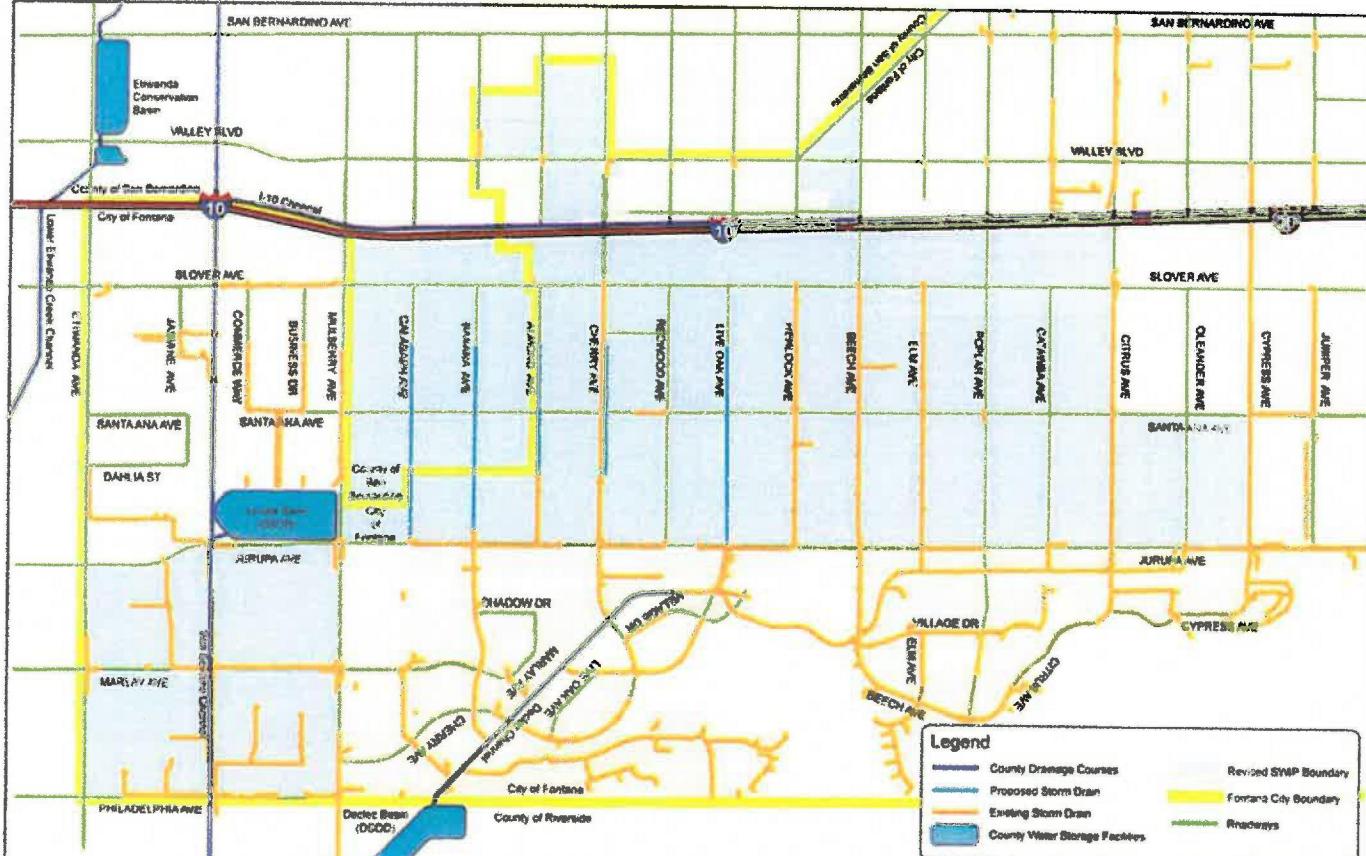
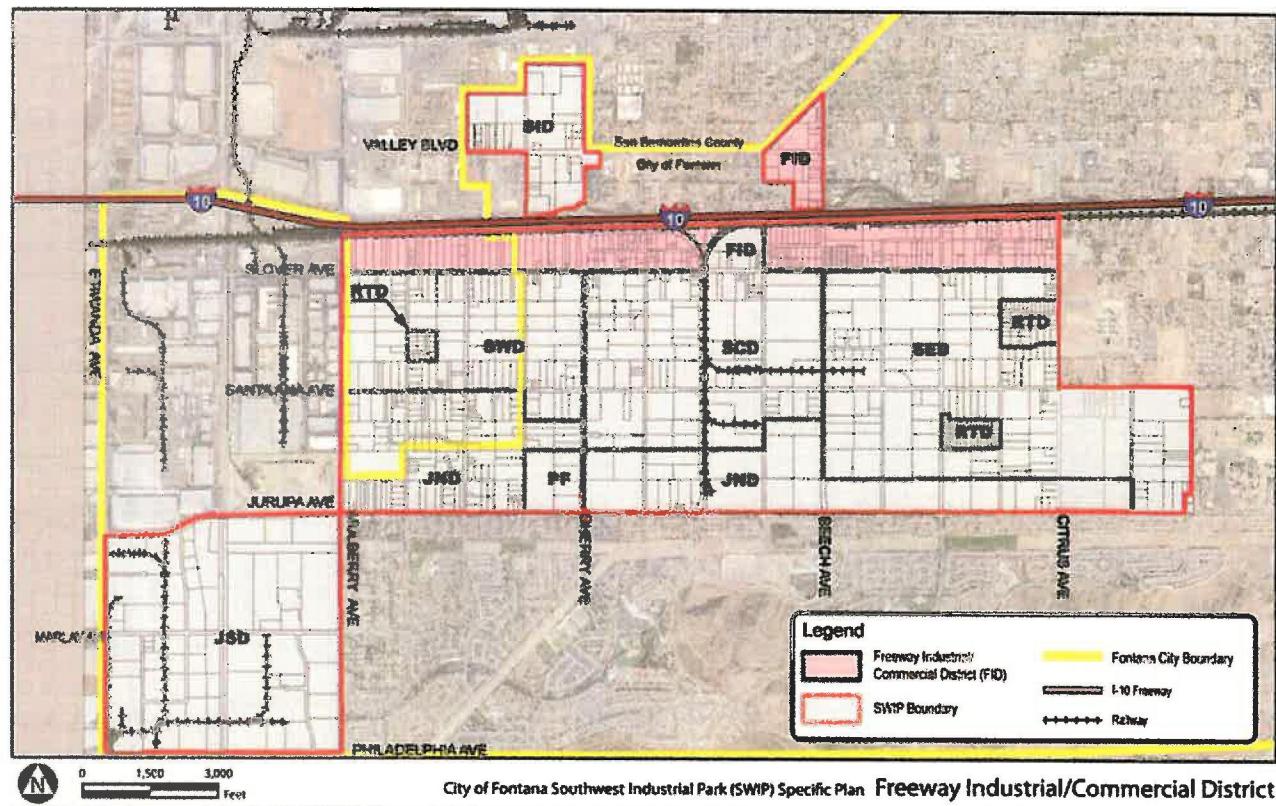


Exhibit 4-3 – Storm Drain Master Plan

**Southwest Industrial Park Specific Plan**  
*Freeway Industrial/Commercial District*



Southwest Industrial Park Specific Plan  
Freeway Industrial/Commercial District

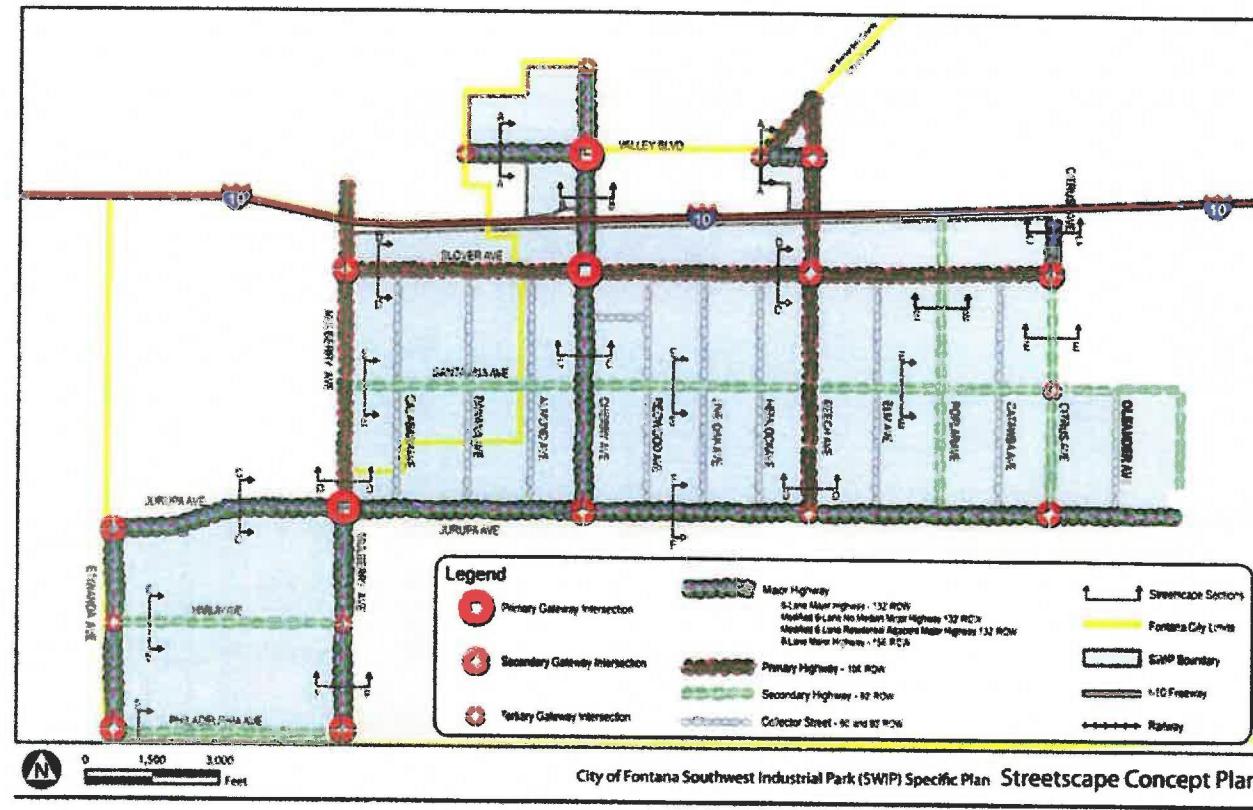
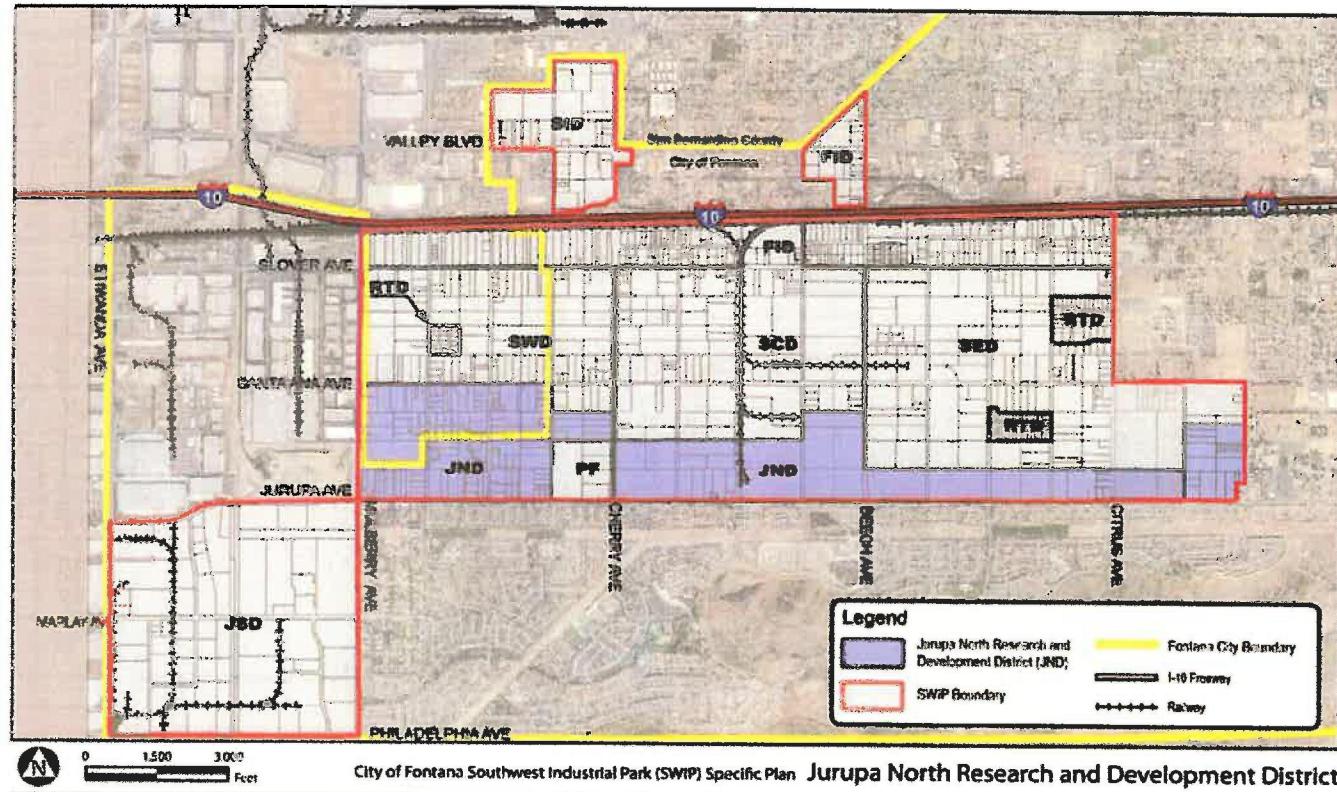


Exhibit 6-5 – Streetscape Concept Plan

**Southwest Industrial Park Specific Plan**  
*Jurupa North Research and Development District*



**Southwest Industrial Park Specific Plan**  
*Jurupa North Research and Development District*

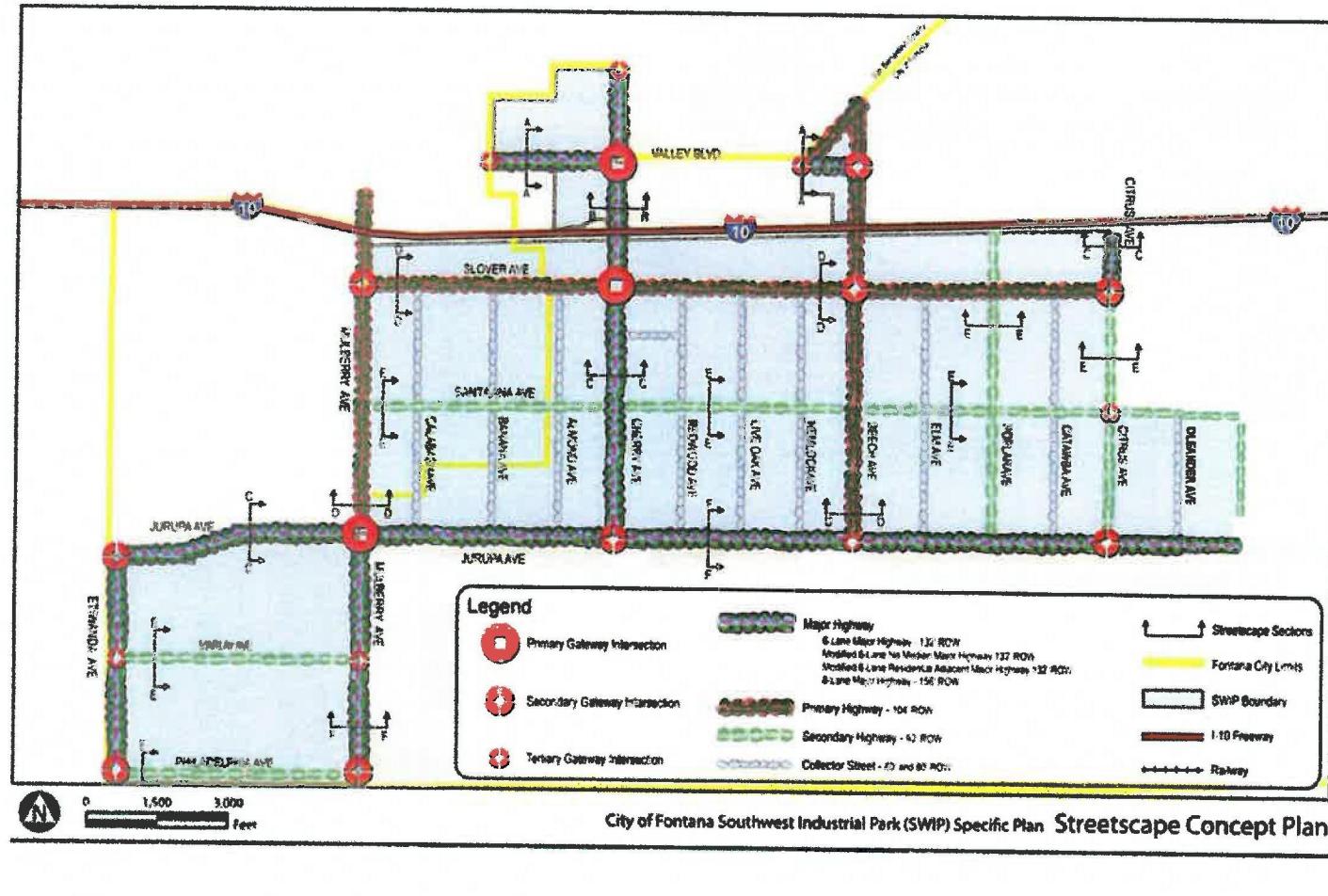
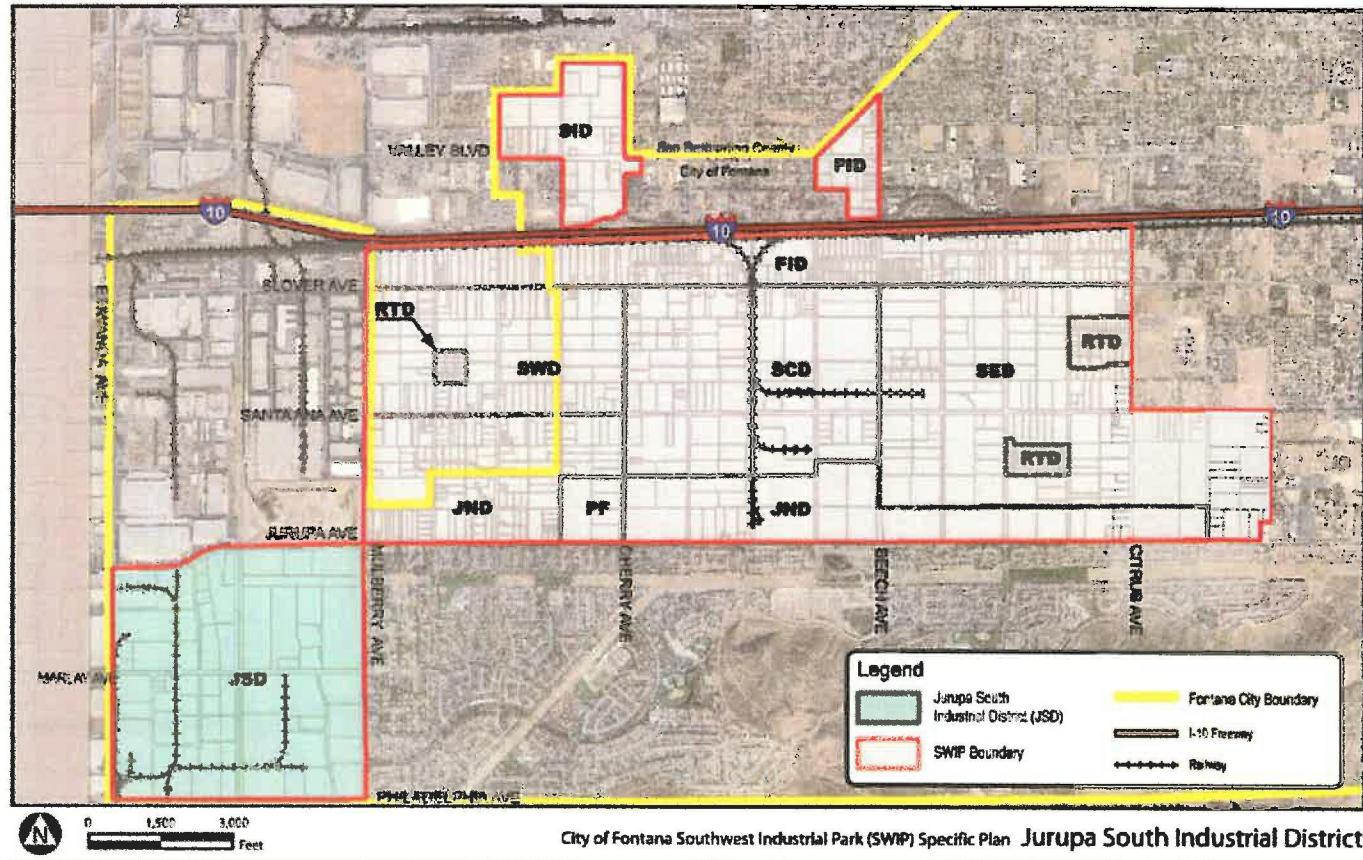


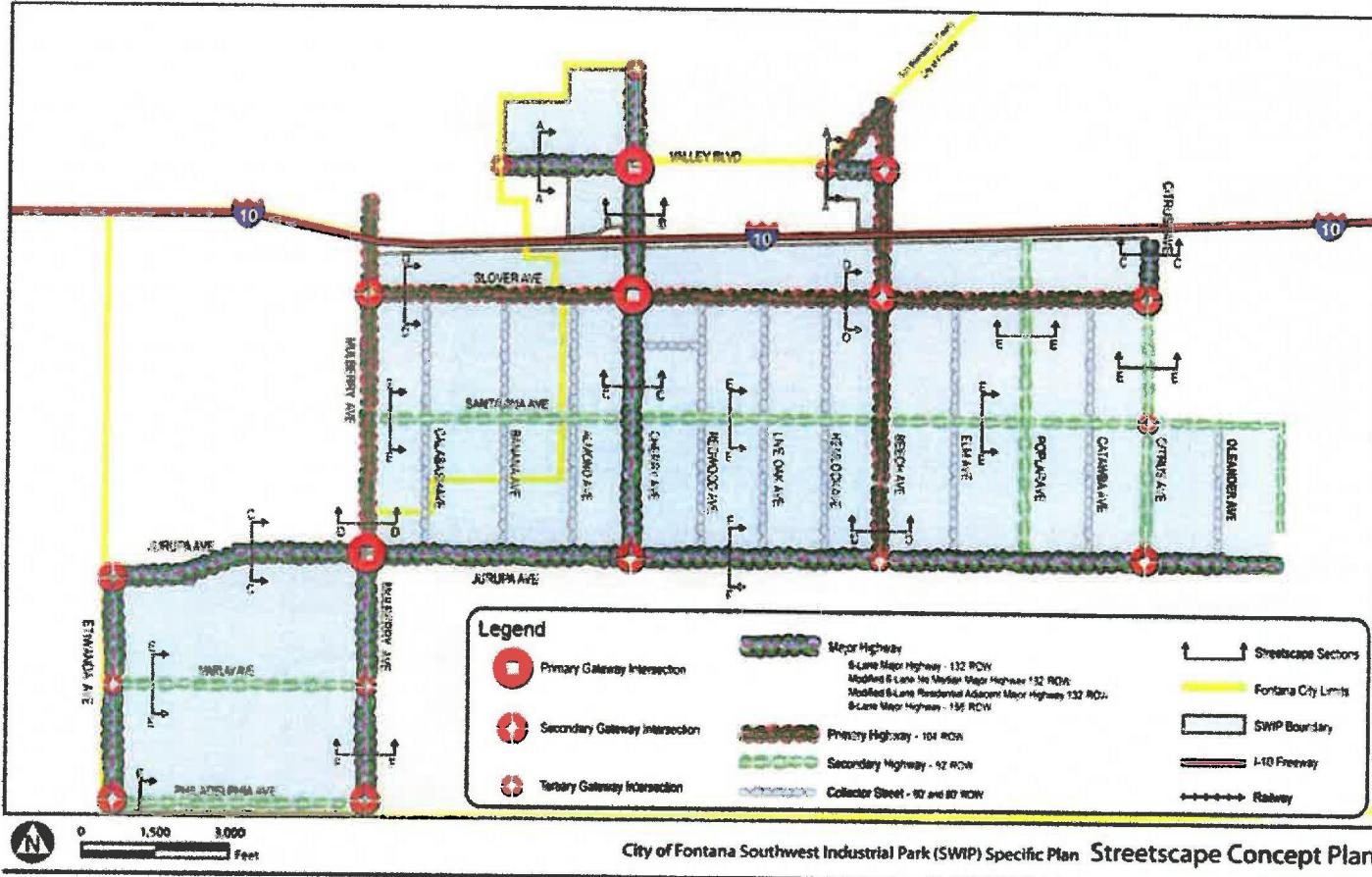
Exhibit 7-5 – Streetscape Concept Plan

**Southwest Industrial Park Specific Plan**  
*Jurupa South Industrial District*



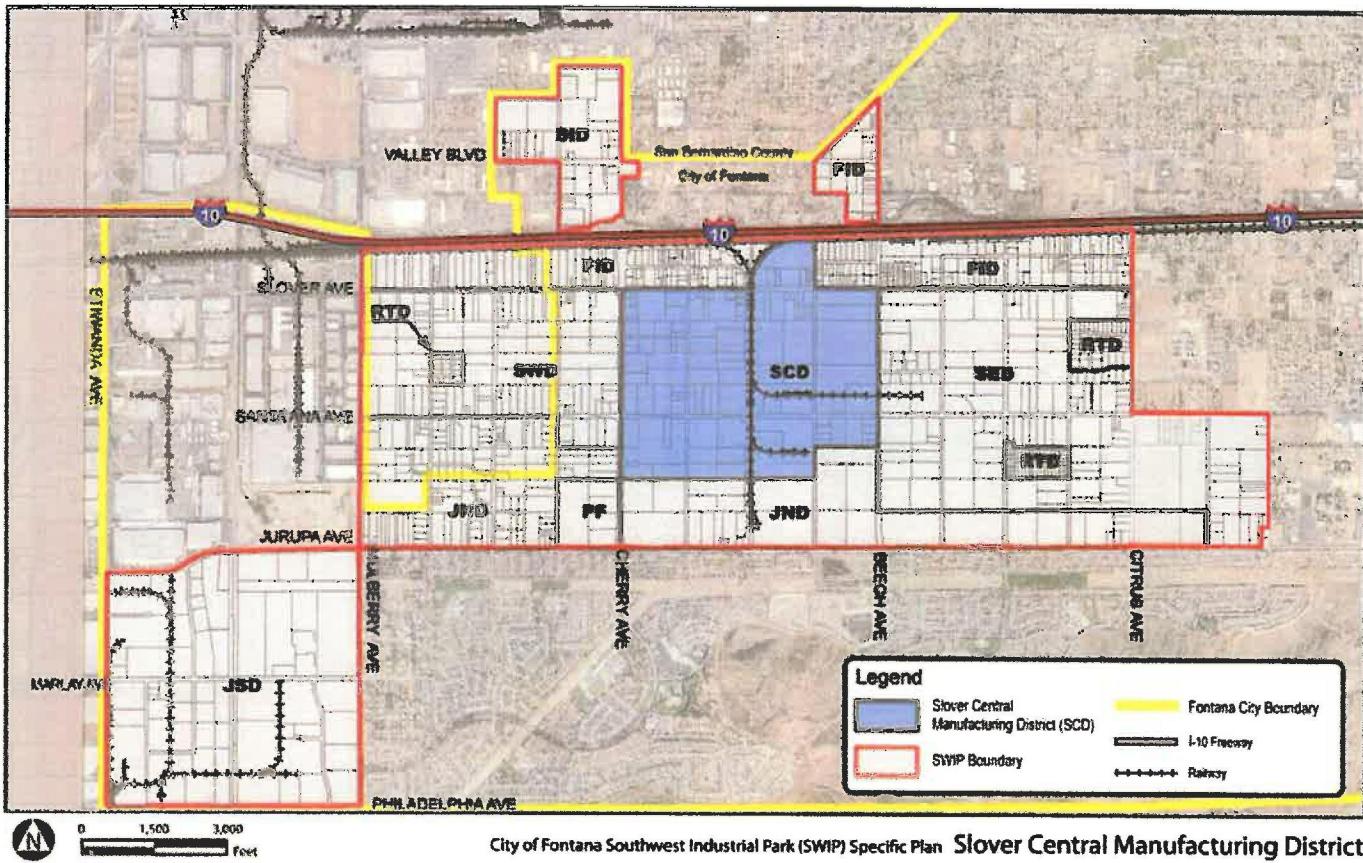
Southwest Industrial Park Specific Plan  
Jewopa South Industrial District

Exhibit 8-5 – Streetscape Concept Plan



### *Slavery Central Manufacturing District*

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**Southwest Industrial Park Specific Plan**  
**Stover Central Manufacturing District**

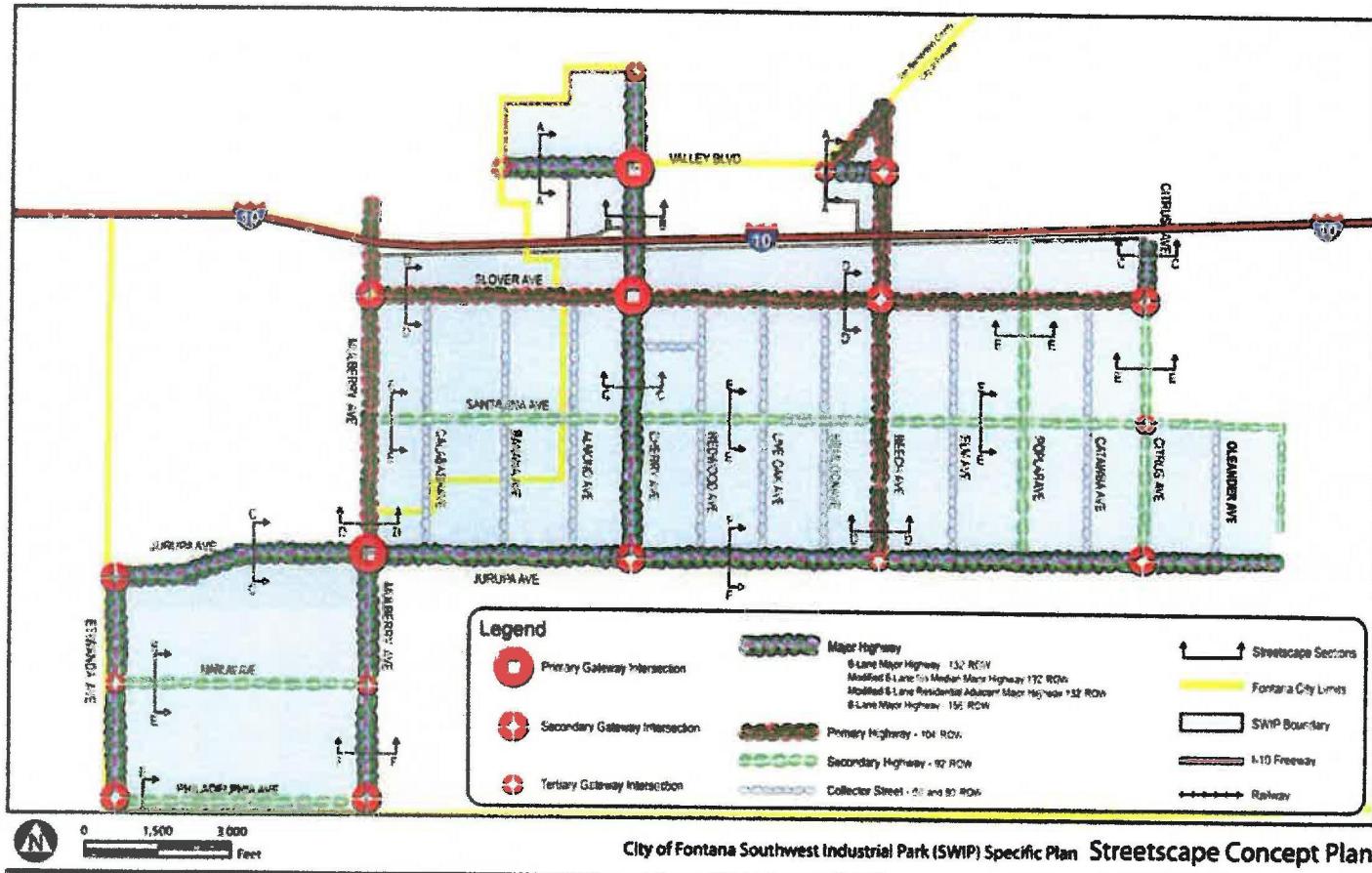
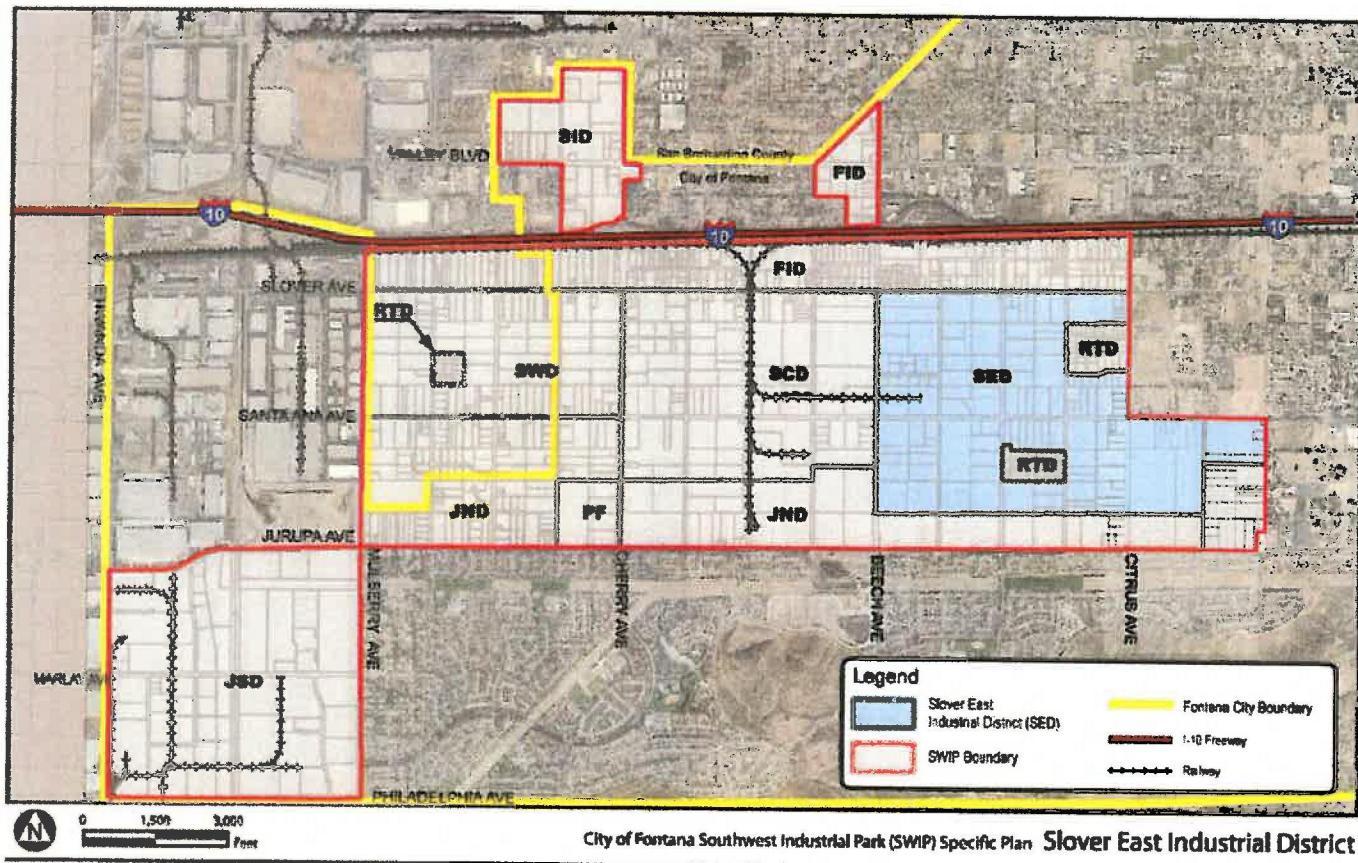


Exhibit 9-5 – Streetscape Concept Plan

## Chapter 10.0 – Slover East Industrial District



**Southwest Industrial Park Specific Plan**  
Slover East Industrial District



**Table 10-3 – Intensity and Dimensional Standards****Lot Size and Building Placement**

	Industrial
<b>INTENSITY</b>	
Floor Area Ratio (3)	.50 max. FAR
<b>LOT DIMENSIONS</b>	
Lot Size	40,000 sq ft min.
Lot Width (C)	200 ft min.
Lot Depth (D)	175 ft min.
<b>BUILDING SETBACKS</b>	
Front Setback (1)	
Major Highway (Jurupa) (G)	30 ft min. (4)
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Catawba, Citrus, Cypress, Elm, Poplar, Oleander and Santa Ana) (E)	20 ft min. (4)
Side (Street) Setback (1)	
Major Highway (Not applicable) (G)	Not applicable
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Catawba, Citrus, Cypress, Elm, Poplar, Oleander and Santa Ana) (E)	20 ft min. (4)
Side (Interior) Setback (2)	None
Rear Setback (2)	None
Adjacent to Residential Truck District (2)	50 ft min
Accessory Building Setbacks	Comply with setbacks applicable to primary structure

**Table 10-3 – Intensity and Dimensional Standards****Building Height and Mass**

	Industrial
<b>HEIGHT</b>	
Primary Building	60 ft max
Accessory Building	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min
<b>UPPER STORY STEPBACKS</b>	
All buildings regardless of street frontage	Allowed.

## Notes:

- (1) Setback is measured from public right-of-way line.
- (2) Setback is measured from property line.
- (3) See Section 10.10 Development Incentives.
- (4) Corner cut-off setbacks per Specific Plan.

## **10.8 Public Right-of-Way Streetscape**

This section establishes standards for streetscape landscaping improvements within the public rights-of-way along the major highways, primary highways, and secondary highways as identified in the General Plan, Circulation Master Plan, as well as district gateway/intersection enhancements. The intent of these streetscape improvement concepts and gateway enhancements is to provide a "sense of place" or identity, while interweaving the standards and tree palettes that may be provided by any overriding City Master Street Tree Plan.

### **A. Street Classifications**

Streets within the SED are classified as follows:

1. Major highways – **Jurupa Avenue**:
  - a. Six-lane major highway – none within SED.
  - b. Modified six-lane residential adjacent major highway – none within SED.
  - c. Modified six-lane no median major highways – none within SED.
  - d. Eight-lane major highways – none within SED.
2. Primary highways – Beech Avenue and Slover Avenue.
3. Secondary highways – Citrus Avenue, **Cypress Avenue**, Poplar Avenue, and Santa Ana Avenue.
4. Collector streets – Catawba Avenue, Elm Avenue and Oleander Avenue.

### **B. General Design Criteria**

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
  - a. Trees
  - b. Shrubs, vines and tall grass-like materials
  - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.

Southwest Industrial Park Specific Plan  
Slope/East Industrial District

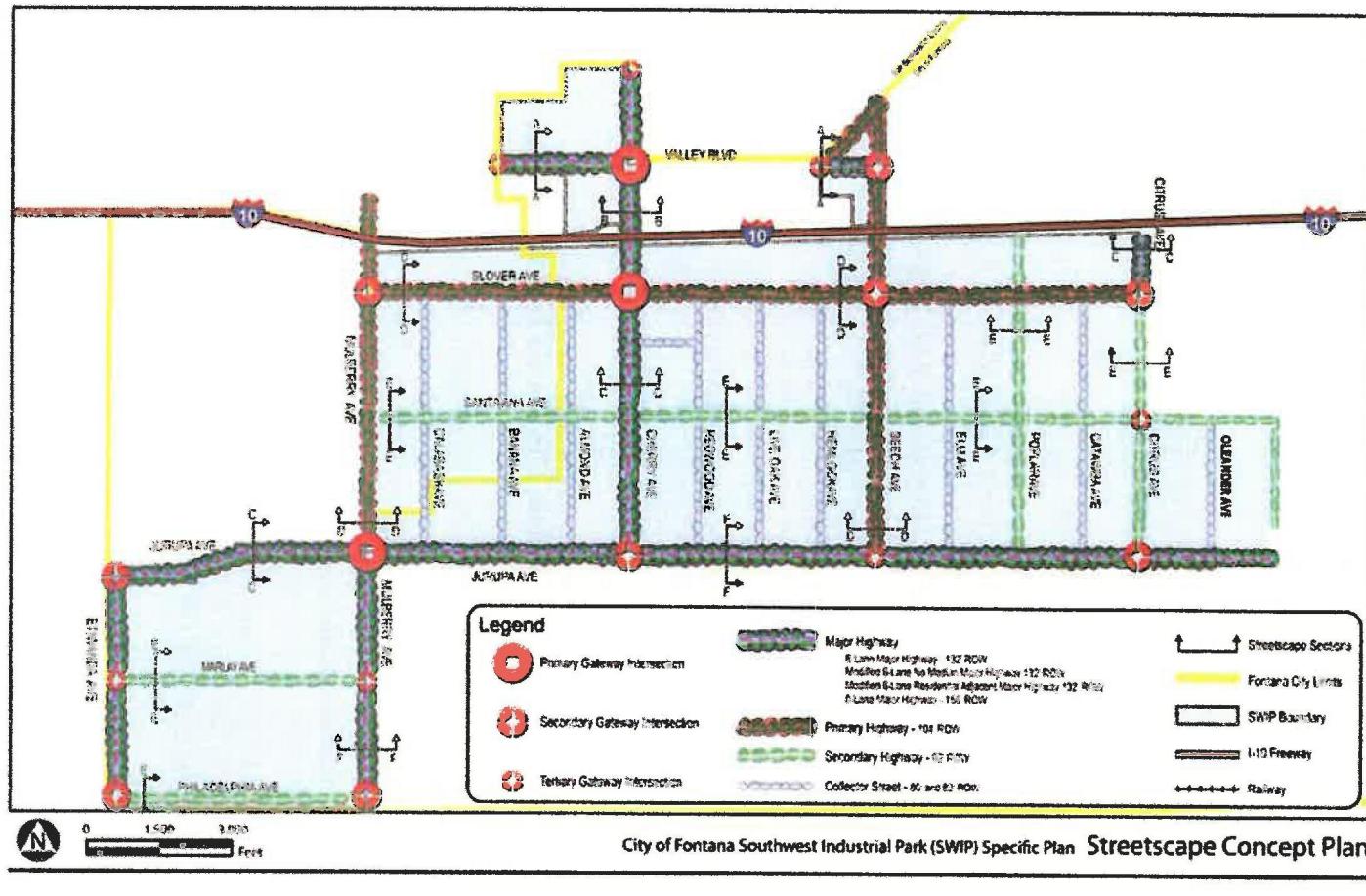
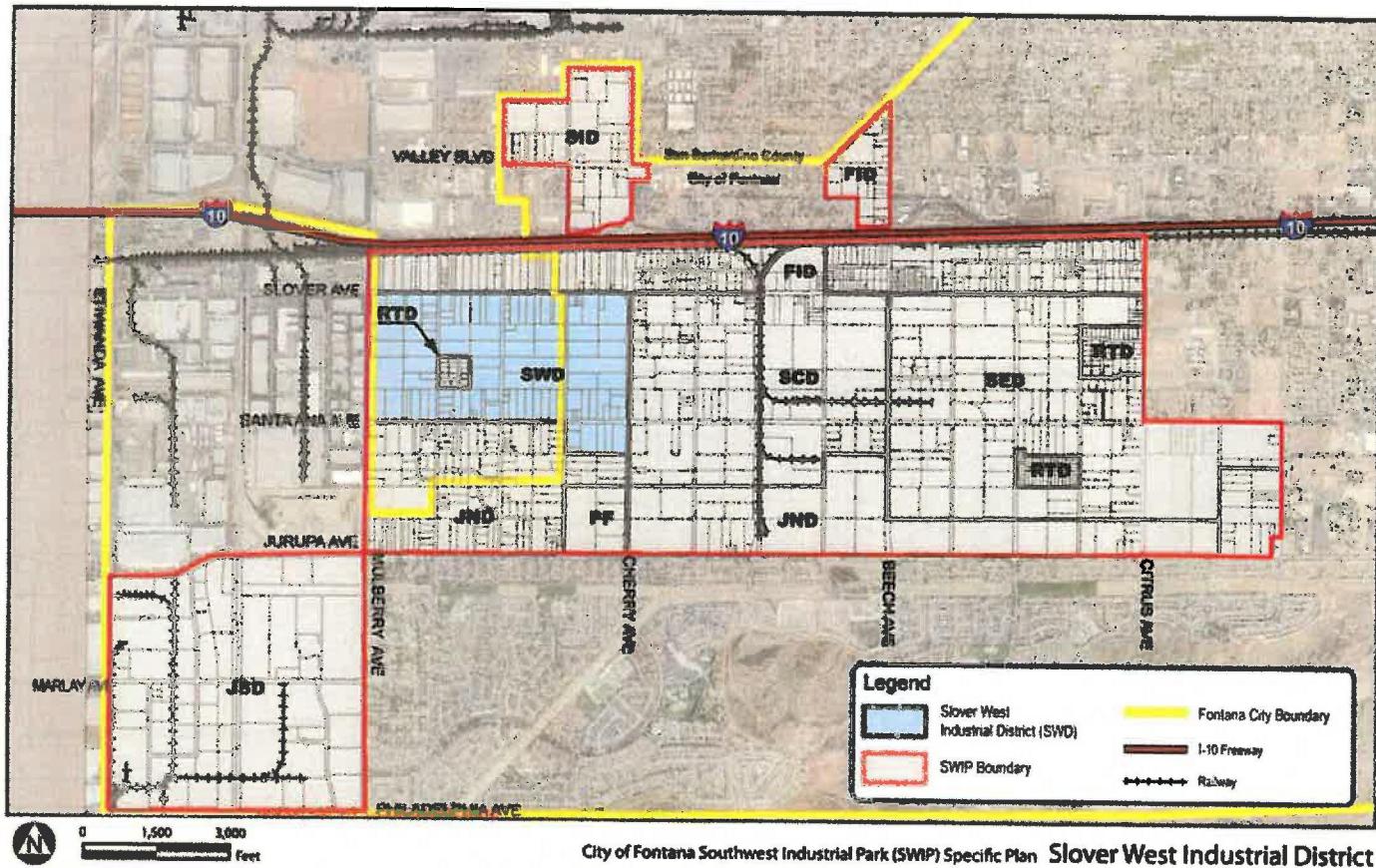


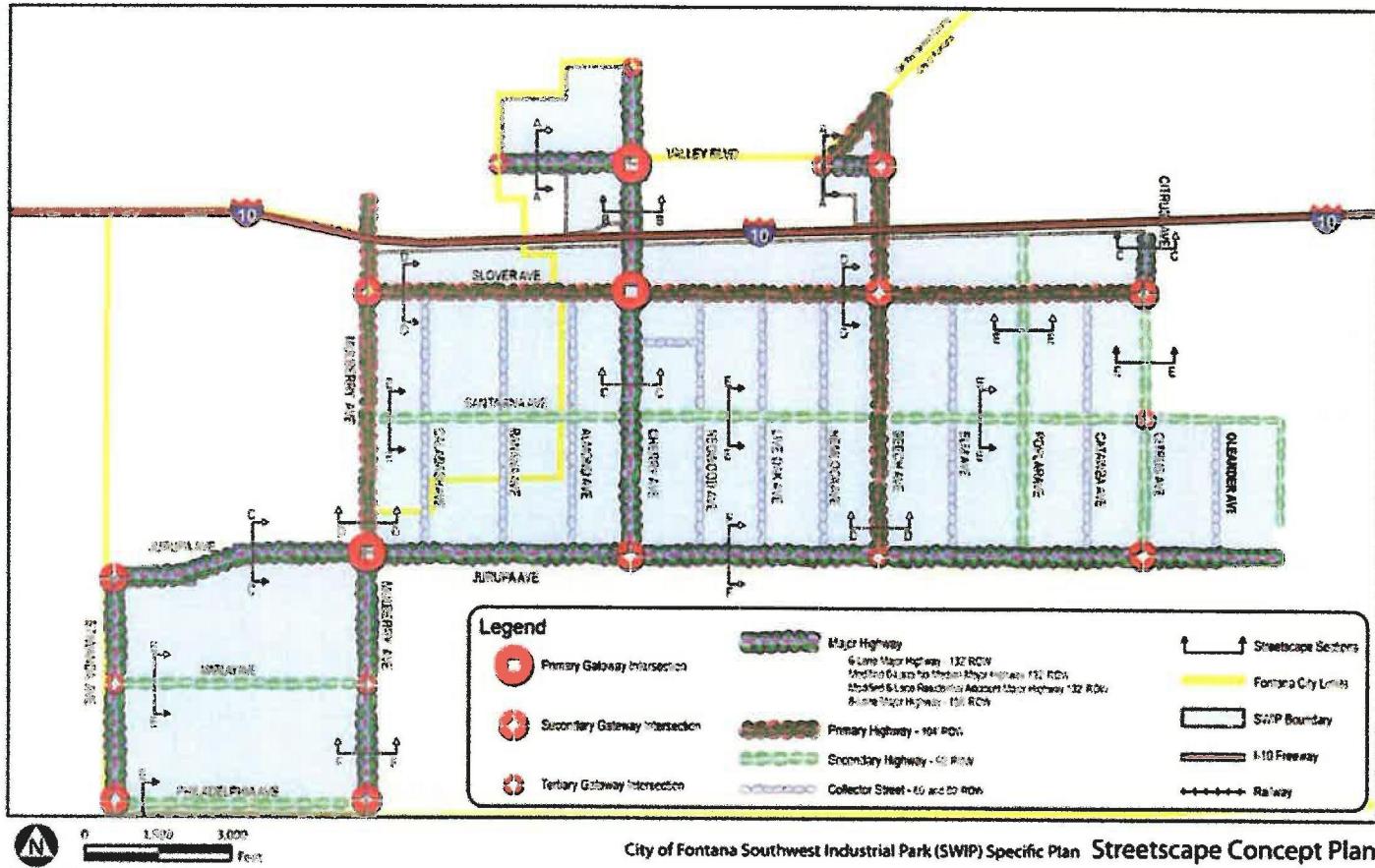
Exhibit 10-5 – Streetscape Concept Plan

**Southwest Industrial Park Specific Plan**  
**Slover West Industrial District**

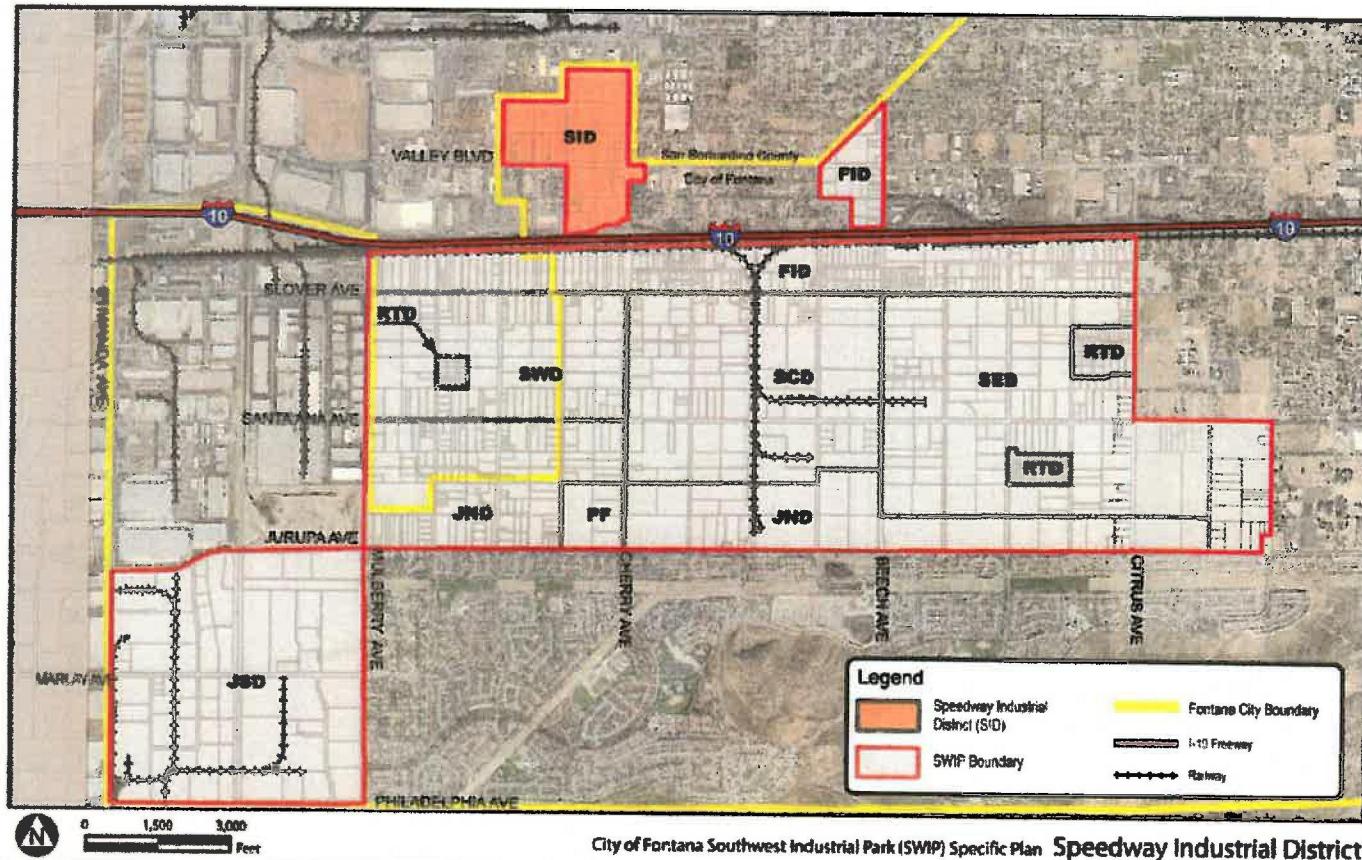


**Southwest Industrial Park Specific Plan**  
*Slover West Industrial District*

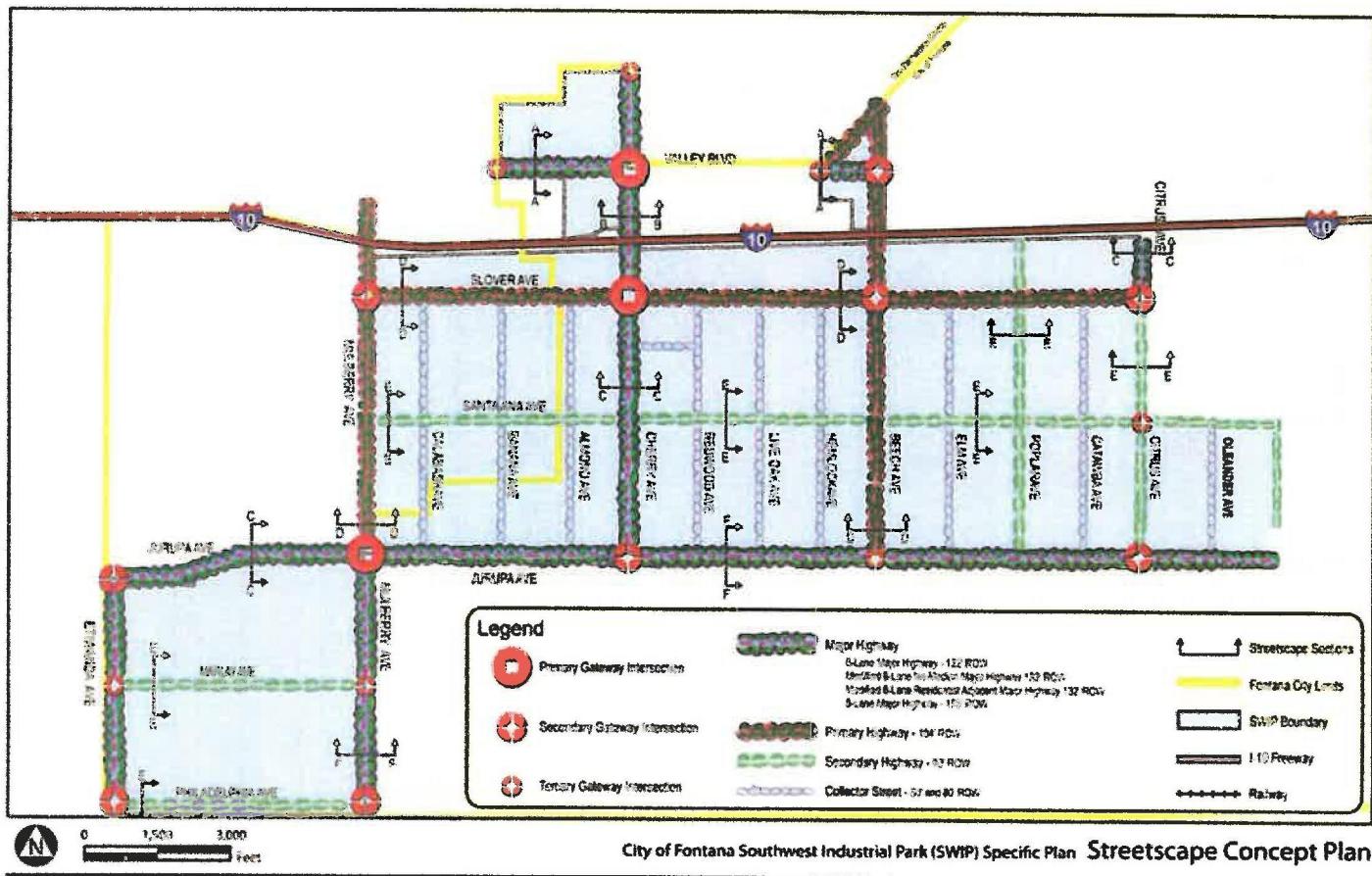
Exhibit 11-5 – Streetscape Concept Plan



**Southwest Industrial Park Specific Plan**  
*Speedway Industrial District*



**Southwest Industrial Park Specific Plan**  
*Speedway Industrial District*



**Southwest Industrial Park Specific Plan**  
Residential Truck District

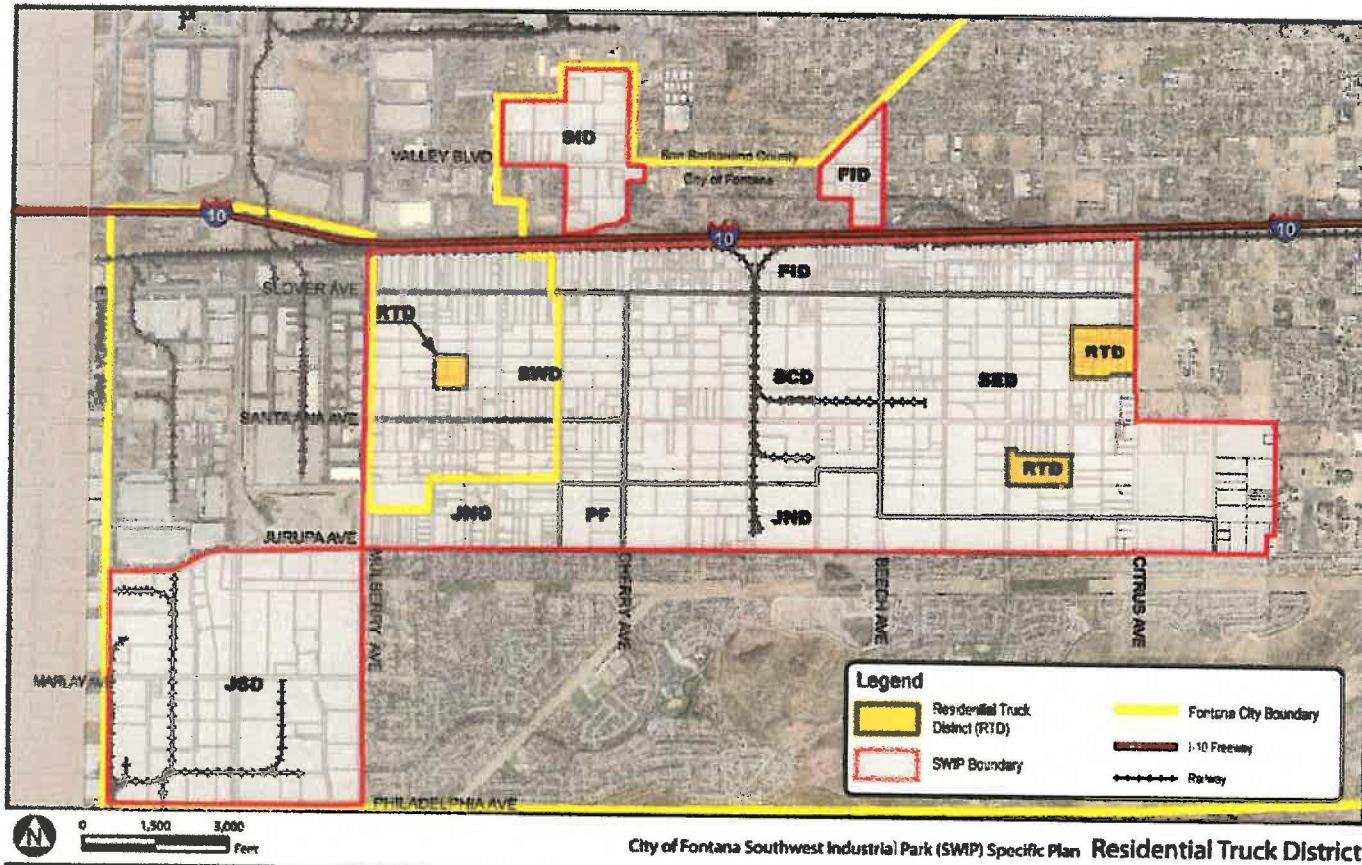
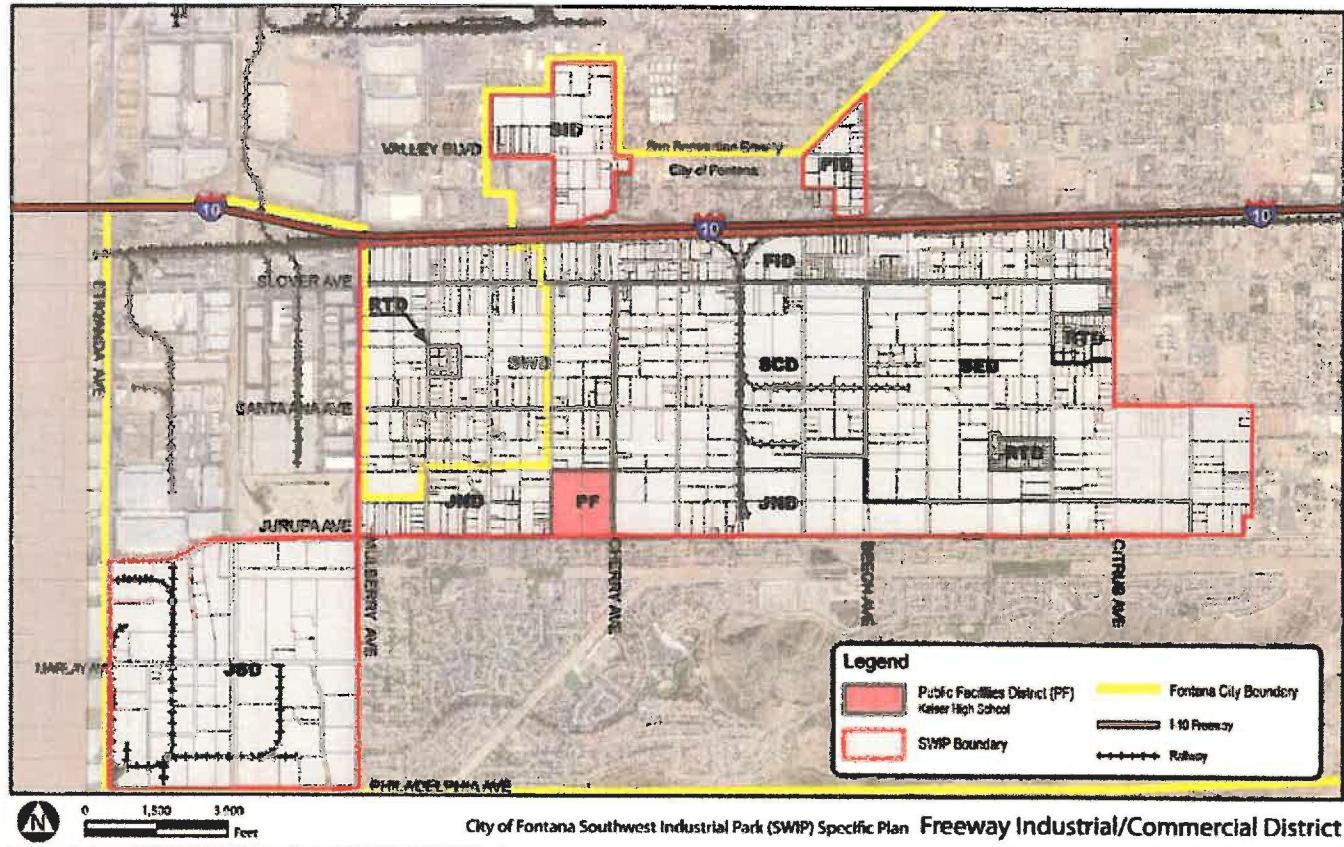


Exhibit 13-1 – Land Use Plan.

14-2

Exhibit 14-1 – Land Use Plan



## Certificate Of Completion

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tlewis@fontana.org

City Clerk

City of Fontana

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From time to time, City of Fontana (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through your DocuSign, Inc. (DocuSign) Express user account. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to these terms and conditions, please confirm your agreement by clicking the 'I agree' button at the bottom of this document.

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### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. To indicate to us that you are changing your mind, you must withdraw your consent using the DocuSign 'Withdraw Consent' form on the signing page of your DocuSign account. This will indicate to us that you have withdrawn your consent to receive required notices and disclosures electronically from us and you will no longer be able to use your DocuSign Express user account to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through your DocuSign user account all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

**How to contact City of Fontana:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [ctejeda@fontana.org](mailto:ctejeda@fontana.org)

**To advise City of Fontana of your new e-mail address**

To let us know of a change in your e-mail address where we should send notices and disclosures electronically to you, you must send an email message to us at [ctejeda@fontana.org](mailto:ctejeda@fontana.org) and in the body of such request you must state: your previous e-mail address, your new e-mail address. We do not require any other information from you to change your email address..

In addition, you must notify DocuSign, Inc to arrange for your new email address to be reflected in your DocuSign account by following the process for changing e-mail in DocuSign.

**To request paper copies from City of Fontana**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an e-mail to [ctejeda@fontana.org](mailto:ctejeda@fontana.org) and in the body of such request you must state your e-mail address, full name, US Postal address, and telephone number. We will bill you for any fees at that time, if any.

**To withdraw your consent with City of Fontana**

To inform us that you no longer want to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your DocuSign account, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an e-mail to [ctejeda@fontana.org](mailto:ctejeda@fontana.org) and in the body of such request you must state your e-mail, full name, IS Postal Address, telephone number, and account number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

**Required hardware and software**

Operating Systems:	Windows2000? or WindowsXP?
Browsers (for SENDERs):	Internet Explorer 6.0? or above
Browsers (for SIGNERS):	Internet Explorer 6.0?, Mozilla FireFox 1.0, NetScape 7.2 (or above)
Email:	Access to a valid email account
Screen Resolution:	800 x 600 minimum
Enabled Security Settings:	<ul style="list-style-type: none"><li>•Allow per session cookies</li><li>•Users accessing the internet behind a Proxy Server must enable HTTP 1.1 settings via proxy connection</li></ul>

\*\* These minimum requirements are subject to change. If these requirements change, we will provide you with an email message at the email address we have on file for you at that time providing you with the revised hardware and software requirements, at which time you will have the right to withdraw your consent.

**Acknowledging your access and consent to receive materials electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please verify that you were able to read this electronic disclosure and that you also were able to print on paper or electronically save this page for your future reference and access or that you were able to e-mail this disclosure and consent to an address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format on the terms and conditions described above, please let us know by clicking the 'I agree' button below.

By checking the 'I Agree' box, I confirm that:

- I can access and read this Electronic CONSENT TO ELECTRONIC RECEIPT OF ELECTRONIC RECORD AND SIGNATURE DISCLOSURES document; and
- I can print on paper the disclosure or save or send the disclosure to a place where I can print it, for future reference and access; and
- Until or unless I notify City of Fontana as described above, I consent to receive from exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to me by City of Fontana during the course of my relationship with you.

TO: HERALD NEWS  
EMAIL: LEGALS@FONTANAHERALDNEWS.COM  
FROM: FONTANA CITY CLERK'S DEPARTMENT  
DATE: JANUARY 24, 2018

PUBLICATION OF SUMMARY OF PROPOSED ORDINANCES NO. 1771, 1772 AND 1773

PUBLISH ONE TIME ONLY ON OR BEFORE FEBRUARY 2, 2018 ONE AFFIDAVIT PUBLICATION REQUESTED.

SUMMARY OF PROPOSED ORDINANCES NOS. 1771, 1772 AND 1773

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting held on January 23, 2018 in the City Council Chambers, 8353 Sierra Avenue, Fontana, California, considered adoption of the following ordinances:

1. Waive further reading of and introduce **Ordinance No. 1771**, an Ordinance of the City of Fontana approving Zone Change No. 16-003, to change the Zoning District Map from R-PC to Southwest Industrial Park Specific Plan (SWIP); and that the reading of the title constitutes the first reading thereof;
2. Waive further reading of and introduce **Ordinance No. 1772**, an Ordinance of the City of Fontana approving Specific Plan Amendment No. 16-002, to amend the existing SWIP to expand the specific plan boundaries east and encompass the proposed project site as part of the Slover East Industrial District (SED) within the SWIP; and, that the reading of the title constitutes the first reading thereof;
3. Waive further reading of and introduce **Ordinance No. 1773**, an Ordinance of the City of Fontana approving Development Agreement No.16-005 in which the applicant provides property for a future park and installation of curb, gutter, and sidewalks on streets adjacent to the park; and, that the reading of the title constitutes the first reading thereof;

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  
Acquanetta Warren, Mayor

Tonia Lewis  
City Clerk

TO: HERALD NEWS  
EMAIL: LEGALS@FONTANAHERALDNEWS.COM  
FROM: FONTANA CITY CLERK'S DEPARTMENT  
DATE: FEBRUARY 14, 2018

PUBLICATION OF SUMMARY OF ADOPTED ORDINANCES NO. 1771, 1772 AND 1773

PUBLISH ONE TIME ONLY ON OR BEFORE FEBRUARY 23, 2018 ONE AFFIDAVIT PUBLICATION REQUESTED.

SUMMARY OF ADOPTED ORDINANCES NOS. 1771, 1772 AND 1773

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting held on February 13, 2018 in the City Council Chambers, 8353 Sierra Avenue, Fontana, California, adopted the following ordinances:

1. Second Reading/Adopt **Ordinance No. 1771**, an Ordinance of the City of Fontana approving Zone Change No. 16-003, to change the Zoning District Map from R-PC to Southwest Industrial Park Specific Plan (SWIP);
2. Second Reading/Adopt **Ordinance No. 1772**, an Ordinance of the City of Fontana approving Specific Plan Amendment No. 16-002, to amend the existing SWIP to expand the specific plan boundaries east and encompass the proposed project site as part of the Slover East Industrial District (SED) within the SWIP;
3. Second Reading/Adopt **Ordinance No. 1773**, an Ordinance of the City of Fontana approving Development Agreement No.16-005 in which the applicant provides property for a future park and installation of curb, gutter, and sidewalks on streets adjacent to the park.

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  
Acquanetta Warren, Mayor

Tonia Lewis  
City Clerk

P.O. #800496