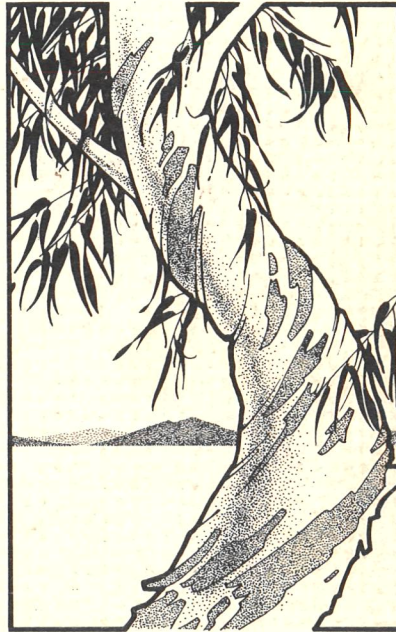


*CITY OF FONTANA
OFFICE COPY
(RETURN TO ADV. PLANNING)*

*Specific Plan 5 Addendum
Final EIR 81-3
City of Fontana
October 1981*

pbr



**Southridge
Village**

Table of Contents

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
1.0	<u>INTRODUCTION</u>	1
2.0	<u>SPECIFIC PLAN OVERVIEW</u>	2
2.2	Summary Description of the Project	2
2.3	Relationship to the General Plan Amendment 12-2 and the Jurupa Hills Redevelopment Project	2
2.4	Reasons for the Specific Plan	3
2.5	Content of the Specific Plan	3
3.0	<u>SPECIFIC DEVELOPMENT PLAN</u>	4
3.1	LAND USE MASTER PLAN	4
3.1.2	Residential Land Use Designations	4
3.1.3	Other Land Use Designations	6
3.1.4	Community Design Concept	6
3.2	CIRCULATION MASTER PLAN	11
3.2.1	Intent and Background	11
3.2.2	Circulation Design Concept	11
	- Cherry Avenue Alignment	11
	- Offsite Street Improvements Schedule	13
	- Master Plan Street Designations vs. Specific Plan Street Improvements	14
	- Cumulative Traffic Impacts in Riverside County	15
	- Caltrans Recommendations for Traffic Impact Mitigation	16
3.2.3	Street Design Standards	16
3.3	DRAINAGE MASTER PLAN	17
3.3.1	Intent	17
3.3.2	Existing Drainage Facilities	17
3.3.3	Proposed Facilities	17

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
	- Improvement of the Declez Channel	17
	- Mitigation Effects on Downstream Facilities	18
	- Implementation Considerations	19
3.4	WATER MASTER PLAN	20
3.4.1	Service Responsibilities	20
3.4.2	Proposed Facilities	20
3.5	SEWER MASTER PLAN	22
3.5.1	Regional Sewer Facilities Planning	22
3.5.2	Proposed Sewer Master Plan	23
	- Sewerage Facilities Program	24
	- Impacts of Cumulative Sewerage Demands	24
	- Land Uses Adjacent to Regional Plant No. 3	25
	- Implementation	25
3.6	COMMUNITY FACILITIES PLAN	26
3.6.1	Student Generation and School Facilities	26
3.6.2	Police Protection Facilities	28
3.6.3	Fire Protection Facilities	29
3.7	OPEN SPACE AND RECREATION MASTER PLAN	30
3.7.1	Intent and Design Concept	30
3.7.2	Recreation and Open Space Elements	30
3.8	LANDSCAPE MASTER PLAN	33
3.9	GRADING CONCEPT PLAN	33
3.10	PHASING CONCEPT PLAN	33
4.0	<u>DEVELOPMENT STANDARDS</u>	38
4.1	PURPOSE AND INTENT	38
4.2	GENERAL NOTES	38
4.3	DEFINITIONS	39

<u>Section No.</u>	<u>Title</u>	<u>Page No.</u>
4.4	RESIDENTIAL REGULATIONS	39
4.5	COMMERCIAL REGULATION	40
4.6	COMMUNITY FACILITIES REGULATIONS	40
4.7	OPEN SPACE REGULATIONS	40
4.8	QUARRY REGULATIONS	41
5.0	<u>SPECIFIC PLAN IMPLEMENTATION</u>	43
5.4	PROPOSED IMPLEMENTATION MEASURES	43
5.4.1	Flood Control and Drainage	43
5.4.2	Sewage Collection, Treatment, and Disposal	45
5.4.3	Streets	47
5.4.4.	School Facilities	50
5.4.5	Parks and Recreation Facilities	52
5.4.6	Master Landscape Plan	54
5.4.7	Low and Moderate Income Housing	55
5.4.8	General Implementation Mechanisms	56
6.0	<u>ENVIRONMENTAL IMPACT REPORT</u>	57
6.8	SUMMARY OF MITIGATION MEASURES	58
6.8.1	Topography	58
6.8.2	Geology and Soils	58
6.8.3	Hydrology	59
6.8.4	Biological Resources	60
6.8.5	Cultural Resources	60
6.8.6	Onsite and Surrounding Land Uses	60
6.8.7	Transportation/Circulation	61
6.8.8	Air Resources	62
6.8.9	Acoustic Environment	62
6.8.10	Public Services and Utilities	63
6.9	FINAL ENVIRONMENTAL IMPACT REPORT	66
6.9.1	Summary of Comments and Responses	66
6.9.2	Letters of Comment	79
7.0	<u>FISCAL IMPACT ANALYSIS</u>	100

CHAPTER 1.0 INTRODUCTION

No changes have been proposed for Chapter 1.

CHAPTER 2.0 SPECIFIC PLAN OVERVIEW

2.1 PROJECT LOCATION

No changes have been made to this section.

2.2 SUMMARY DESCRIPTION OF THE PROJECT

This section has been modified slightly to reflect the City Council's decision to establish a maximum density of 8800 units within the Specific Plan area.

Page 2-2, paragraph one is revised as follows:

"The Southridge Village Specific Plan envisions the development of 8,800 dwelling units (at target density)...The Specific Plan residential designations range from 1.2 units per acre up to 25 units per acre..."

2.3 RELATIONSHIP TO GENERAL PLAN AMENDMENT 12-2 AND THE JURUPA HILLS REDEVELOPMENT PROJECT

This section has been revised to reflect the adoption of General Plan Amendment 12-2 by the City Council, and the approval of the Jurupa Hills Redevelopment Project by the Fontana Redevelopment Agency.

Page 2-3, paragraph 2 is deleted and replaced by the following text:

"On September 30, 1981, the Fontana City Council adopted Resolution 81-132, approving the Jurupa Hills General Plan Amendment 12-2. On the same day, the Fontana Redevelopment Agency established the Jurupa Hills Redevelopment Project. The land area covered by the General Plan Amendment and the Redevelopment Project is identical to the area included within the Southridge Village Specific Plan No. 5. The General Plan Amendment map approved by the City Council is shown in Exhibit 2.3 of this Specific Plan document. A copy of City Council Resolution 81-132 is contained in the appendix of this Specific Plan document."

2.4 REASONS FOR THE SPECIFIC PLAN

No changes have been made to this section.

2.5 CONTENT OF THE SPECIFIC PLAN

No changes have been made to this section.

CHAPTER 3.0 SPECIFIC DEVELOPMENT PLAN

This chapter has been revised substantially as a consequence of plan changes resulting from Planning Commission workshops, agency review and comments, and public involvement. The proposed plan changes are described in detail in the following discussion.

3.0 SPECIFIC DEVELOPMENT PLAN

No changes have been made in this introduction to the chapter.

3.1 LAND USE MASTER PLAN

3.1.2 Residential Land Use Designations

Exhibit 3.1, the Land Use Master Plan presented in the Draft Specific Plan document, has been revised. The revised Land Use Master Plan recommended for approval is included in this Specific Plan Addendum, and is designated "Specific Plan B-4." Major changes in the Land Use Master Plan include the following:

1. The "Entry Estates" residential designation has been deleted. An analysis of expected noise levels along Cherry Avenue and other arterial streets indicate that block wall/earth berm noise attenuation measures will be needed; as a result, this residential product type is no longer feasible.
2. The flood control channel has been realigned, so that west of Live Oak Avenue, the channel will parallel the southeasterly side of the Edison easement. This is consistent with the recommendation of Riverside County Flood Control District.
3. Neighborhood and community park acreage has been expanded substantially, consistent with the recommendations of the Parks and Recreation Department. Additional neighborhood parks are proposed east of Regional Plant No. 3 and in the vicinity of the "Fontana Pit and Groove" archaeological site. The community park south of the sub-regional center has been expanded.

4. A buffer zone is proposed adjacent to Regional Plant No. 3, consistent with the recommendations of Chino Basin Municipal Water District.
5. The Southern Pacific Railroad quarry property has been designated for "Quarry" use, consistent with the City Council's decision on the General Plan Amendment.
6. Some elementary school sites have been relocated, to better reflect the expected distribution of students and to provide greater land use compatibility.
7. Residential density assignments have been shifted, to meet the target density of 8800 units and to respond to other changes in the land use plan and concerns raised during the review of the draft Specific Plan.
8. An "Open Space" designation has been added, replacing the "Regional Park" designation on land not owned by the City. The "Open Space" designation would permit very low density residential use with a minimum lot size of 20 acres.

These and the other changes in the proposed Land Use Master Plan are reflected in certain revisions of the text and tables contained in Section 3.1 of the Specific Plan, as described below.

The concern has been raised that the method of calculating the maximum permitted numbers of dwelling units on the basis of density ranges is inconsistent with the ceiling of 8,800 units established in General Plan Amendment 12-2. For this reason, references to "density ranges" on pages 3-2 and 3-3 have been deleted. The last paragraph on page 3-2 is deleted, and is replaced with the following text:

"The intent of the Land Use Plan is to achieve the target density shown in the plan for each residential type. The target density establishes the maximum gross residential density permitted within each residential planning unit."

Recognizing that the draft Specific Plan's concern for future changes in conditions is valid, and recognizing the importance of sufficient tax increment generation to the Jurupa Hills Redevelopment Project, it is recommended that a provision for "density transfer" be included in the Specific Plan. The following text is proposed to be added at the end of Section 3.1.2:

"In the event that precise plans are approved for an individual planning unit showing fewer than the maximum number of dwelling units permitted by this Specific Plan for that individual planning unit, then the density transfer process may be invoked. The density transfer process may also be used for those planning units designated, "OS - Open Space" which are not developed for very low density residential use, but which rather are dedicated to permanent open space use.

Revision of the proposed Land Use Master Plan (Specific Plan B-4) has created changes in the statistical summaries for development of the area. Revised statistical summaries for residential development (Table 3.2) and non-residential development (Table 3.3) are provided herein.

3.1.3 Other Land Use Designations

The "Buffer" designation, proposed for certain lands adjacent to Regional Plant No. 3, is added to the list of non-residential land use designations presented in this section. The Quarry designation, proposed for the Southern Pacific Railroad rock quarry property, is also added to this list.

3.1.4 Community Design Concept

The revised Land Use Master Plan proposed for approval has led to certain changes in this section.

To reflect the low and moderate income housing requirement established in the Jurupa Hills Redevelopment Project, the following statement is added to the list of goals for the Land Use Plan presented on pages 3-6 and 3-7 of the Specific Plan:

"To establish logical sites with appropriate density designations for the provision of low and moderate income housing opportunities near suitable commercial and public facilities."

Residential Elements

Several changes to the text on pages 3-8 and 3-9 are necessitated by the revisions to the Land Use Master Plan. Because of the deletion of the density range concept, the definitions of low, medium, and high density residential uses are changed as follows:

- . Low density, single family detached (SFD), up to 6 units per gross acre;
- . Medium density, single family attached, between 6 and 12 units per gross acre;
- . High density, multiple family, between 12 and 25 units per gross acre.

The summary descriptions of the distribution of housing units among these three density categories are revised as follows:

The low density category includes the SFD designations at 1.2, 3, and 4.5 units per acre, as well as the Patio Home designation at six units per acre. A total of about 3,136 units (36% of all units) would be developed in the low density category. This represents 63% of all the land in the planning area that would be developed for residential uses.

The medium density category includes the Duplex designation at eight units per acre, and the Townhomes designation at 12 units per acre. A total of about 2,823 units (32% of all units) would be developed in the medium density category. This represents 25% of all residential land in the planning area.

The high density category includes the Garden Homes designation at 18 units per acre and the Carriage Homes designation at 25 units per acre. About 2,841 units (32% of all units) would be developed in the high density category. This represents 12% of all residential land in the planning area.

Table 3.2
STATISTICAL SUMMARY
RESIDENTIAL DEVELOPMENT

<u>Residential Type</u>	<u>Target Density</u>	<u>Total Approximate Residential Acres</u>	<u>Percent of Total Residential Acres</u>	<u>Total Approximate Dwelling Units</u>	<u>Percent of Total Dwelling Units</u>
Single family	1.2 units/acre	103.5	9.2	127	1.4
Single family	3 units/acre	17.5	1.6	53	0.6
Single family	4.5 units/acre	373.6	33.0	1,681	19.1
Patio homes	6 units/acre	212.5	18.8	1,275	14.5
Duplex	8 units/acre	162.2	14.3	1,296	14.7
Townhomes	12 units/acre	127.2	11.2	1,527	17.4
Garden Homes	18 units/acre	74.2	6.6	1,336	15.2
Carriage Homes	25 units/acre	<u>60.2</u>	<u>5.3</u>	<u>1,505</u>	<u>17.1</u>
		1,130.9	100.0	8,800	100.0

Table 3.3
STATISTICAL SUMMARY
NON-RESIDENTIAL DEVELOPMENT

<u>Land Uses</u>	<u>Approximate Acreage</u>
Parks and Open Space	1,025.4
Neighborhood Parks	
exclusive of easements	21.0
Neighborhood Parks	
Within easements	30.0
Community Park	25.0
Utility Easements	
exclusive of neighborhood parks	140.7
Regional Park	319.2
Open Space	472.7
Buffer Spaces	16.8
Commercial	39.0
Subregional Center	20.0
Neighborhood Commercial	13.0
Commercial Recreation	6.0
Schools	56.0
Elementary Schools	36.0
Junior High School	20.0
Quasi-Public Uses	4.0
Wastewater Treatment	61.0
Quarry	77.5
Flood Control Channel	31.7
Arterial and Collector Streets	134.5
TOTAL NON-RESIDENTIAL LAND USE	1,429.1

The revised Land Use Master Plan now includes high density residential uses in both the eastern and western villages. Residential areas along the edge of the Jurupa Mountains are still planned for predominantly low density development, although one planning unit of medium density development is located between the mountains and Beech Avenue in the eastern village.

Parks and Open Space Elements

The revised Land Use Plan increases the total acreage of neighborhood and community parks, including the acreage of parks located outside the Edison and MWD easements. This change is reflected in revisions to the text on pages 3-9 and 3-10 as follows.

About 40% of the planning area (1,025 acres) is proposed for parks and open space uses. About 792 acres of the Jurupa Mountains are designated as Regional Park or as Open Space. The intent of the Open Space designation is to provide for very low density residential development (20 acre minimum lot size), or for an expansion of the existing City Regional Park.

Eight neighborhood parks are proposed, ranging in size from 4 to 10 acres. The proposed community park has been expanded in size to 25 acres. Outside of the neighborhood parks, about 141 acres of land in Edison and MWD easements are proposed as open space areas.

Commercial Elements

The neighborhood commercial center located in the western village has been increased from three acres to five acres in size.

3.2 CIRCULATION MASTER PLAN

3.2.1 Intent and Background

No changes have been made to this section of the Specific Plan.

3.2.2 Circulation Design Concept

Several circulation planning issues have been raised by the City Council in the General Plan Amendment decision, by the Planning Commission in Specific Plan workshops, and by CALTRANS in their comments on the Specific Plan EIR. These issues are addressed in greater detail below.

Cherry Avenue Alignment

In the hearings on the General Plan Amendment, the Transportation Committee of the Fontana Chamber of Commerce expressed a concern regarding the proposed curvilinear alignment of Cherry Avenue. In approving the General Plan Amendment, the City Council established the following direction for the Specific Plan:

"Schematic indications of Cherry Avenue extending to Country Village Road in Riverside County is shown on Exhibit "B", the general plan amendment map.... This mapped route is not intended to designate a location for Cherry Avenue, only to show that it is to be extended to the general location shown. The location, design, section and any appropriate noise attenuation measures will be developed, addressed, resolved and included in the Specific Plan."

The Chamber of Commerce Transportation Committee has recommended an alignment for Cherry Avenue extending southwest from Jurupa Avenue, parallel to the diagonal easement, crossing the County line east of Mulberry Avenue, then joining Country Village Road to the south in Riverside County. This suggested alignment was studied in the course of designing the Specific

Plan, and a variation on this alignment was discussed in Section 6.3, Alternatives, of the Specific Plan EIR. This alternative alignment has been studied carefully, and the consultants have concluded that it is not highly desirable in that the alignment would not serve the best interest of either the Chamber of Commerce Transportation Committee or Southridge Village itself. The reasons for this conclusion are as follows.

This alternative alignment would not properly serve the Southridge Village community, especially the subregional commercial site, the community center, and the higher density residential areas in phase 2, east of the Edison easement and the flood control channel. These uses in the "village core" require the arterial street level of service that would be provided by the alignment of Cherry Avenue proposed in the Specific Plan. If Cherry were aligned northwest of the easement, additional collector streets would have to be constructed which would result in unnecessary street improvement costs and under-utilized roadway capacity. It is important to note that with the construction of additional intersecting streets with Cherry Avenue, further traffic control measures (stop signs and/or signals) could be required. This alignment would also fail to take advantage of the frontage potential along Cherry Avenue where the road would abut the Edison utility easement. A third drawback of the alternative Cherry Avenue alignment is that it would encourage through traffic, including trucks, through a large residential community. This is not desirable from the standpoint of either traffic circulation or land use planning. In contrast, the alignment proposed in the Specific Plan would discourage through traffic along Cherry between Jurupa and Mulberry Avenues.

The status of land use and circulation planning in Riverside County indicates that the alternative alignment is probably infeasible. Riverside County's Traffic Circulation Master Plan does not propose any extension of Cherry Avenue south of the County line. Perhaps more importantly, development plans for land in Riverside County (including the Kaufman and Broad project) do not propose any extension of Cherry Avenue.

Development of Cherry Avenue along the alignment shown in the Specific Plan would not adversely affect general traffic circulation in south Fontana. The Specific Plan proposes that Jurupa Avenue and Mulberry

Avenue south of Jurupa be widened to six lanes, and that Jurupa Avenue be extended west to the City of Ontario, where an interchange is constructed at I-15. Jurupa and Mulberry could serve as a desirable truck route, for several reasons. The Specific Plan recognizes that truck traffic should be directed around the project to avoid the undesirable effects of increased friction between pedestrian, bike and residential traffic, and increased noise inherent with truck activities. Second, the intersections of Jurupa Avenue/Mulberry Avenue, and Jurupa Avenue/Cherry Avenue are planned to be signalized and designed to handle this type of traffic; therefore, no additional intersections would be required. Third, it is the opinion of the traffic consultant that truck traffic utilizing this route would not be through traffic from I-60. Instead, truck traffic in the vicinity of Southridge Village would for the most part originate from trucking operations within the south Fontana area, or would have a destination in the immediate local area. Truck traffic from outside the area with other destinations would most probably use I-15 or Etiwanda Avenue, rather than Cherry Avenue. Outside truck traffic from areas south and east of the City would tend to use Sierra Avenue, Etiwanda Avenue, or I-15 to access I-10 and areas north of I-10.

The proposed Jurupa/Mulberry truck route would adequately service truck traffic which has points of destination or origin in the south Fontana area, and would at the same time remove through truck traffic from the heart of the Southridge Village residential community.

Offsite Street Improvements Schedule

In the evaluation of the overall traffic impact of the Southridge Village project, consideration was given to the incremental change in project area traffic volumes as the construction of each phase was completed. The results of this analysis provide a reliable estimate of the necessary roadway improvements applicable to the cumulative impact of project and non-project traffic.

Traffic generation as the development of Southridge Village progresses will require the phased construction of offsite road improvements, in addition to those roads within the Specific Plan area itself. In several

instances the construction of offsite road improvements will require the coordinated efforts of the City and the County of San Bernardino. Because tax increment funds may be used for these offsite street improvements, participation by the Fontana Redevelopment Agency may also be required.

The Implementation chapter of the Draft Specific Plan identified a need to establish a schedule for offsite street improvements in the Final Specific Plan. In response to this, the traffic consultant has prepared such a schedule. This schedule is included in the revisions to Chapter 5, Implementation, as presented in this Specific Plan Addendum. The consultant's supplemental traffic report is provided in the appendix of this document.

Master Plan Street Designations vs. Specific Plan Street Improvements

The Jurupa Hills General Plan Amendment recommended several revisions to the City's Master Plan of Streets in the south Fontana area. These recommendations were based on an analysis of projected traffic volumes for the cumulative development of all of south Fontana between Etiwanda and Sierra Avenues, south of Interstate 10. The analysis indicates that future development of south Fontana according to the City's General Plan will generate substantial traffic volumes in addition to those generated by Southridge Village.

The proposed schedule of offsite street improvements for this Specific Plan includes two components:

1. Improvements to be provided by the Redevelopment Agency and the developers to accommodate traffic generated from the development of Southridge Village.
2. Improvements to be provided by the City, the County, and/or developers of lands outside of Southridge Village, to accommodate traffic from the development of other areas in south Fontana.

This Specific Plan proposes that only those street improvements required to accommodate project-related traffic be constructed as part of the Southridge Village development. This is the reason for the difference

between the schedule of improvements to be constructed as part of this Specific Plan, and the ultimate schedule of improvements that are recommended for inclusion in the City's master plan of streets.

Cumulative Traffic Impacts in Riverside County

Written comments regarding the Draft Specific Plan and EIR have not been received from Riverside County. In the public hearings on the Jurupa Hills General Plan Amendment, however, questions were raised by the Fontana Rural League regarding the cumulative impacts of project-related traffic on the arterial street system in Riverside County.

In response to these questions, the traffic consultant has prepared a supplemental report addressing these issues, in the form of a letter to Mr. A.E. Newcomb, Road Commissioner for Riverside County. This letter describes the consultant's analysis of traffic impacts on road facilities in Riverside County, and makes certain recommendations regarding future street improvements. This letter is included in the Appendix of this Specific Plan Addendum; the major conclusions are summarized below.

Although a precise impact study in the northern Riverside County area was not conducted, a preliminary review of the area-wide roadway and highway systems reveals that the greatest cumulative impact would occur at the Armstrong Road/Valley Way interchange with the Pomona Freeway (Route 60). At ultimate development, projected volumes indicate that Sierra Avenue would require a six-lane configuration to service an estimated 37,000 vehicles per day. Inasmuch as these volumes would be oriented to and from Route 60, it is apparent that the existing two-lane configuration of Armstrong Road/Valley Way would be incapable of providing an adequate Level of Service. Therefore, significant improvements to this roadway, as well as its interchange with Route 60, would be necessary. Required improvements would include the widening of Armstrong Road to major roadway standards (100' right-of-way) as shown on the Riverside County General Plan of Highways with appropriate improvements to the existing modified diamond interchange at Route 60.

A similar impact would occur at the Pomona Freeway interchange with County Village Road/Mulberry Avenue/Mission Boulevard. Based on our analysis, forecast traffic volumes at its interchange with the Pomona Freeway would total an estimated 42,000 vehicles per day. In order to service these volumes, observations relative to the existing overcrossing at County Village Road indicate that adequate bridge width could exist, whereby a six-lane overcrossing configuration could be accomplished through striping modifications. At the areas north of Route 60, further observations suggest that necessary roadway and grading improvements could be accomplished at minimal cost, whereby the Master Planned roadway designation of a Major Highway (100' right-of-way) could be constructed.

Caltrans Recommendations for Traffic Impact Mitigation

In a letter of comment on the Specific Plan Draft EIR, Caltrans recommended that the use of public transit, carpooling, reservation of areas for park and ride facilities, and bicycling be considered as traffic impact mitigation measures. These issues are addressed in the Final EIR section of this Specific Plan Addendum.

3.2.3 Street Design Standards

No changes have been proposed for this section.

3.3 DRAINAGE MASTER PLAN

As a result of negotiations with the San Bernardino and Riverside County Flood Control Districts, and as a consequence of revisions to the Land Use Master Plan, certain changes have been proposed for the Drainage Master Plan. These changes are described below.

3.3.1 Intent

No changes have been made to this section.

3.3.2 Existing Drainage Facilities

No changes have been made to this section.

3.3.3 Proposed Facilities

The Drainage Master Plan exhibit will be revised to reflect the changes described below, once a determination has been made regarding the Land Use Master Plan.

Improvement of the Declez Channel

The alignment of the Declez Channel has been changed to accommodate the construction of flood facilities southerly of the County line. The new channel alignment is shown on the revised Land Use Master Plan. The channel now goes from the County line on the southeasterly side of the diagonal Edison easement, continuing on the south side of the east-west Edison easement to Live Oak Avenue. At this point it will cross to the north side and will follow the north side of the easement to Cypress Avenue. From this point easterly, it is anticipated that the facilities will be an underground storm drain within the Jurupa Avenue right-of-way.

The construction of the storm drain through the Chino Basin Regional Plant No. 3 property will require some modification to the existing basins and facilities. It is anticipated that some basins will be reconstructed and there is a possibility that a new basin will have to be constructed to replace the area lost by the construction of the channel.

It is proposed that the Redevelopment Agency purchase from the Metropolitan Water District the existing reservoir used to drain the MWD feeder line passing through the project. When the storm drain facilities are constructed to the pipeline drain, these facilities can be used to drain the pipeline and the basin will no longer be needed.

Mitigation of Effects on Downstream Facilities

Because of inadequate facilities in Riverside County north of the Santa Ana River, the County of Riverside has required the County of San Bernardino to maintain flood flows which are tributary to the San Sevaine Channel at or below the volume of runoff generated by existing land uses. Because development increases the proportion of rainfall that runs off the land, it has been necessary to investigate mitigating measures to accommodate the future increase in runoff from Southridge Village.

The county of San Bernardino has a 100-acre flood retention site known as the Jurupa Basin, which is located at the northwest corner of Jurupa and Mulberry Avenues. One means of mitigating impacts on downstream flood control facilities would be to construct a storm drain in the area north of Jurupa Avenue to divert runoff into the Jurupa Basin. By construction of a drain to intercept flows in Mulberry, Calabash and Banana Avenues -- and possibly as far east as Cherry Avenue -- the diversion of this runoff from the north could mitigate the increased flows from phases 1 and 2 of the Southridge Village project. With the extension of this storm drain to Cherry Avenue, it is possible that runoff mitigation for the entire Southridge Village project would be achieved. If successful, this would eliminate the need for onsite runoff retention within Southridge Village.

Upstream areas outside of Southridge Village within the Declez drainage area would have to provide their own mitigation of increased runoff as development occurs in those areas. This would probably include onsite retention basins.

Implementation Considerations

The Draft Specific Plan identified several issues related to implementation of the Drainage Master Plan. Recommended measures to resolve these issues are presented in the Implementation section of this Specific Plan Addendum. These measures include a drainage fee program and certain conditions of approval.

3.4 WATER MASTER PLAN

3.4.1 Service Responsibilities

The following text clarifies the agency service responsibilities for provision of domestic water to the Southridge Village Specific Plan area.

The Fontana Water Company is a private company operating under the authority of the Public Utilities Commission. Its certified service area now includes Sections 34 and 35 (the western half of the project area) and a small portion of Section 36, which is in the eastern half of the project area. Its general service area has included Sections 34, 35, 36 and 31 which is all of the Southridge Village planning area.

In a comment on the Specific Plan Draft EIR, the Public Utilities Commission indicated that there appears to be no problem in authorizing the expansion of the Fontana Water Company service area to serve the project. The PUC also indicated that the San Bernardino County LAFCO apparently concurs with the proposed expansion of Fontana Water Company's service area to include the entire Southridge Village project.

West San Bernardino County Water District's sphere of influence includes Sections 36 and 31 (the eastern half of the project area). The District is attempting to annex these two sections to their District to provide water service for the portion of the project within Sections 36 and 31. Resolution of which agency will service this area is expected to be determined by LAFCO at a public hearing in December, 1981.

3.4.2 Proposed Facilities

No significant changes are proposed in the Water Facilities master plan exhibit. Minor changes in this exhibit may be required depending on the final configuration of the Land Use Master Plan. Final facilities plans will be subject to approval by the water agency or agencies responsible for service.

In their comment on the Specific Plan EIR, the PUC has indicated that:

The San Gabriel Water Company 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.

3.5 SEWER MASTER PLAN

Questions regarding regional sewer facilities planning, the disposition of Regional Plant No. 3, and the land uses proposed adjacent to the plant emerged as significant issues during the City Council's deliberations on the Jurupa Hills General Plan Amendment. These issues were raised in comments on the Draft EIRs for the General Plan Amendment and the Redevelopment Project by the staff of the Chino Basin Municipal Water District (CBMWD). The concerns raised by CBMWD were addressed in the Final EIRs for the General Plan Amendment and the Redevelopment Project.

The City Council directed that the question of land use adjacent to Regional Plant No. 3 be addressed in the Specific Plan. In addition to this directive, certain comments regarding sewer facilities planning were submitted by the Regional Water Quality Control Board and the State Office of Planning and Research in regards to the Specific Plan Draft EIR.

3.5.1 Regional Sewer Facilities Planning

In response to the City Council's direction and the concerns raised by Chino Basin Municipal Water District, a meeting was held with representatives of the City, Creative Communities, CBMWD, the Regional Water Quality Control Board, and the project planning and engineering consultants. Among the issues discussed at this meeting were the questions of regional facilities planning, future sewer service requirements for Southridge Village and the City of Fontana, and implementation and funding requirements.

Based on this meeting and on subsequent discussions with City staff, a brief statement of policies regarding sewer treatment facilities planning has been prepared for consideration by the Planning Commission and the City Council:

Draft Policy Statement Regarding Regional Sewer Treatment Facilities Improvements

1. The Regional Water Quality Control Board should modify the Board's order that calls for closing down Regional Plant No. 3. The modi-

fied order should permit Regional Plant No. 3 to continue in operation until the end of 1983. The order should also permit interim expansion of Regional Plant No. 3 to 4.0 mgd or 4.25 mgd to accommodate increased flows through 1983.

2. The Fontana Interceptor should be constructed before the end of 1983 in order to convey flows from Regional Plant No. 3 to Regional Plant No. 1 in Ontario. If grant funds for construction are not released in time to complete construction by the end of 1983, an alternate agreement for funding should be negotiated among Chino Basin Municipal Water District, the City of Fontana and/or the Redevelopment Agency, and possibly private developers.
3. Regional Plant No. 1 in Ontario should be expanded by 5 mgd before the end of 1983. Chino Basin MWD should continue to meet with the contracting cities to secure agreements for the transfer of funds necessary to finance the expansion.
4. Unless the Basin Plan is amended to permit upgrading of RP #3 and/or water reclamation at this site, RP #3 will probably be closed down when the Fontana interceptor is constructed.

3.5.2 Proposed Sewer Master Plan

Based on discussions between the City, the developers, CBMWD and the Regional Water Quality Control Board, the proposed sewer master plan for Southridge Village has been clarified and more precisely defined.

Boyle Engineering, the project engineers for Southridge Village, have prepared a supplemental report entitled "Southridge Village Sewerage Service Program." This report is included in the Appendix of this Specific Plan Addendum. This report presents the following information:

1. An analysis of cumulative projected sewage flows within the City of Fontana through the year 2000, including projected flows from Southridge Village.
2. A comparison of projected flows with projected sewer treatment capacity.
3. A sewerage service phasing program which outlines the facilities improvement and implementing actions which are recommended to ensure adequate sewage treatment and disposal capacity.

Sewerage Facilities Program

Figure 1, excerpted from the Boyle Engineering report, illustrates the projected average sewage flow, the methods of flow treatment, and a schedule of implementation events. A summary of the major features of the recommended sewerage system program is provided below.

Phase One. The existing Regional Plant No. 3 would continue in operation, with improvements added to treat and dispose of 4.0 or 4.25 mgd. This capacity should be reached in 1983.

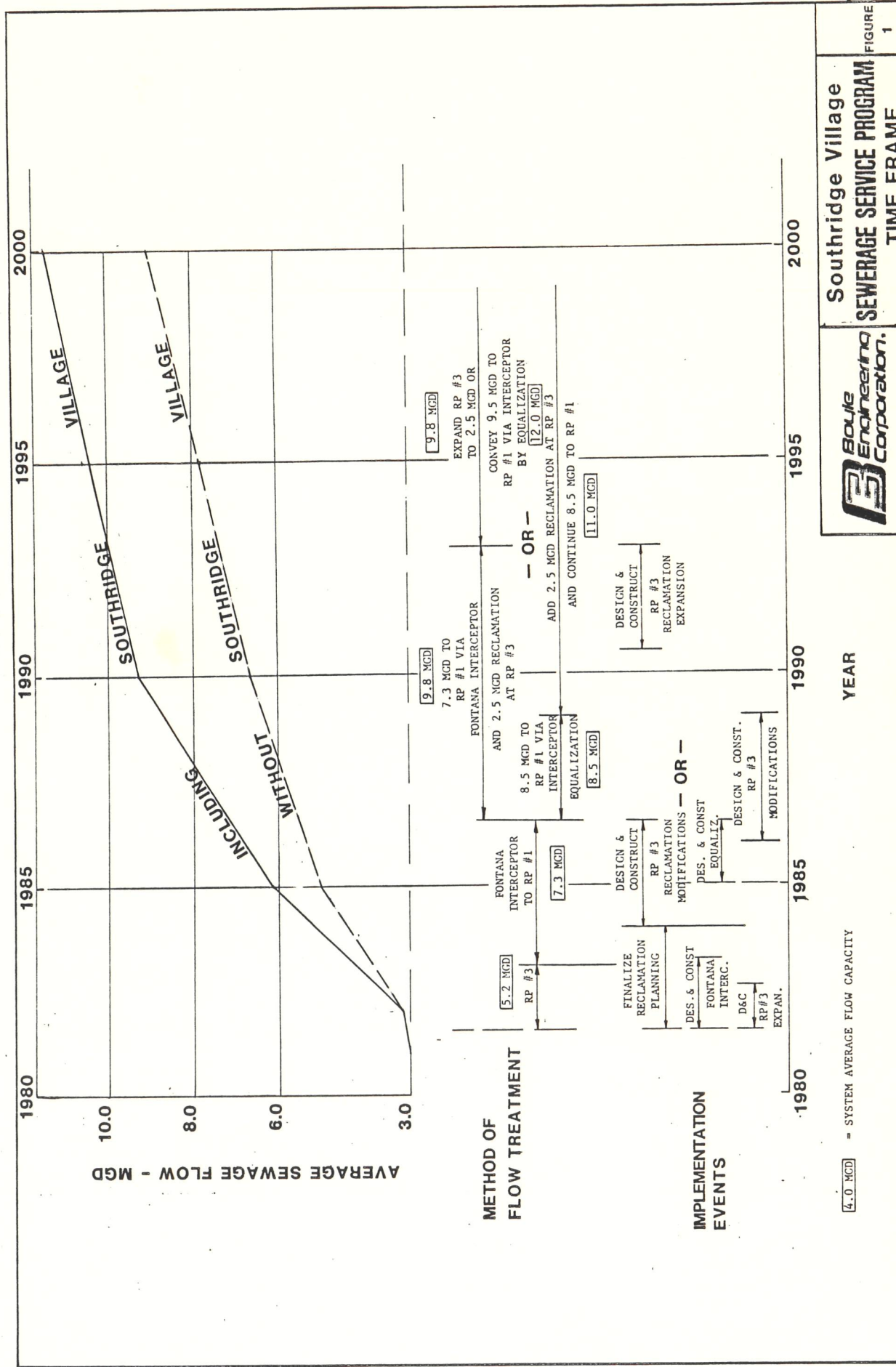
Phase Two. The master planned Fontana Interceptor should be implemented as soon as possible, and must be completed by December 1983. All flows to Regional Plant No. 3 will then be diverted to Regional Plant No. 1 via the interceptor. This phase should provide service through at least mid-1986.

Phase Three. Two options are presented for this phase. The first option would involve the construction of equalization basins to accommodate peak flows in the interceptor, and the expansion of capacity at Regional Plant No. 1. The second option would involve the construction of an advanced wastewater treatment plant at the present Regional Plant No. 3 site or a nearby location. This phase should provide service through at least 1993.

Phase Four. This phase provides for expansion of the wastewater reclamation facilities to handle flows to at least the year 2000 or to another increment to be defined later. In addition to expansion of capacity at Regional Plant No. 1, the advanced wastewater treatment plant at the Regional Plant No. 3 site may be expanded, and/or a second interceptor would be constructed from City facilities to Regional Plant No. 1.

Impacts of Cumulative Sewerage Demands

The State Office of Planning and Research (OPR), in comments on the Specific Plan EIR, has requested an analysis of the cumulative sewerage demands



arising from the development of Southridge Village and from other planned development in the City. The Supplemental Report prepared by Boyle Engineering specifically addresses the question of cumulative impacts raised by OPR.

Land Uses Adjacent to Regional Plant No. 3

In response to concerns raised by Chino Basin Municipal Water District, the Land Use Master Plan has been revised to show a "buffer zone" east and west of Regional Plant No. 3. This buffer zone, together with a new neighborhood park site, will provide for a setback area between residential uses and the treatment plant. Permitted uses within the "Buffer" land use designation are described in Chapter 4.0 Development Standards of this Specific Plan Addendum.

The revised Specific Plan recognizes that the existing treatment facilities at RP No. 3 will be closed down or modified pursuant to the order of the Regional Water Quality Control Board. The existing odor problem which has led to the buffer zone proposal should be eliminated or reduced through this plant closing or modification. As a consequence, the revised Development Standards chapter expressly recognizes that requests for changes of the "Buffer" designation to another land use designation will be considered at the time RP No. 3 is closed down or modified.

Implementation

The Draft Specific Plan identified several concerns relating to implementation of the Sewer Master Plan for Southridge Village. These concerns have been addressed, and the revised Implementation chapter in this Specific Plan Addendum presents certain implementation requirements and conditions of approval which are recommended for adoption.

3.6 COMMUNITY FACILITIES PLAN

3.6.1 Student Generation and School Facilities

Based on meetings with the staffs of Fontana Unified School District and Colton Joint Unified School District, several changes have been proposed in the schools component of the Community Facilities Plan.

The plan for provision of school sites and facilities has been designed to accommodate the existing service area boundaries of the two school districts. Under the existing boundaries, new development west of Beech Avenue (phases 1 and 2 of the project) would be served by Fontana Unified School District; new development east of Beech Avenue (phases 1 and 2 of the project) would be served by Fontana Unified School District; new development east of Beech Avenue (phase 3 of the project) would be served by Colton Joint Unified School District. The school facilities plan would also work if either school district were to service all of Southridge Village through an adjustment of the districts' boundaries.

The following table presents a revised student generation forecast for Southridge Village. The table was developed by applying generation factors (accepted by the school districts) to the revised Land Use Master Plan.

Student Generation
by Phase and School Level

Generation factor	Dwelling Units	Number of Students			
		Elementary	Junior High	Senior High	Total
		.50	.14	.09	.73
<hr/>					
Phase One	2,521	1,261	353	227	1,840
Phase Two	2,869	1,435	402	258	2,094
Phase Three	3,410	1,705	477	307	2,489
Total Project	8,800	4,400	1,232	792	6,224

The Land Use Master Plan now identifies six elementary school sites, two in each of the three project phases. In phases one and two, four elementary schools with a capacity of 700 students each would provide adequate capacity for the elementary students anticipated in the first two phases. In phase three, two elementary schools would not wholly accommodate the anticipated number of elementary students. In the last phase, two elementary schools with a capacity of 700 students each would leave approximately 300 students requiring accommodation outside the project area. If the capacity of each school in phase three were raised to 800 students, about 100 students would still have to be accommodated outside the project area.

Student generation for a junior high school in the Fontana Unified School District (phases one and two) warrants the construction of a school for approximately 800 students. The Land Use Master Plan designates a 20-acre junior high school site in phase two. Student generation for a junior high school in the Colton Joint Unified School District (phase three) would be about 475 students. Since this is insufficient to warrant a second junior high school within the project area, these students would have to be accommodated at another location.

Since the student generation in either district is not sufficient to warrant the construction of a senior high school, the plan does not provide for a high school site within the project area.

The Implementation chapter of this Specific Plan Addendum provides that the Redevelopment Agency and the developer will enter into agreements with the two school districts. These agreements will provide for the mitigation of fiscal impacts to the school districts through the construction of school facilities and the payment of in-lieu fees to the districts. The districts will also seek to make maximum use of available state school funds.

For the several instances where the Specific Plan does not provide school sites for all anticipated students -- including some elementary students and all junior high students in the Colton District, and all senior high students in both districts -- the agreement will provide for the payment

of fees to the districts. The districts in turn will make service provisions for the students not accommodated in facilities to be constructed within the Specific Plan area.

If the Specific Plan area were ultimately served by one school district, it would be possible to expand the junior high school on the 20-acre site in phase two to include the 1,200 ± students generated by the project. However, the district may wish to locate some of these students in an adjacent junior high school so as to make the number of students less than 1,200 at a single school. If one district served the entire Specific Plan area, construction of a senior high school within the area would still not be warranted, since high schools are constructed for far greater numbers than the 800 students anticipated to be generated from the project.

The student generation estimates used herein assume that on the average, the proposed mix of residential housing types will generate a certain number and mix of students by grade level. It has been suggested that as many as 792 units (9% of the project total) be constructed for senior citizens as a means of providing low and moderate income housing. It is also possible that some of the apartment and condominium projects within the Specific Plan area may be proposed as "adult only" complexes by future builders. The construction of either senior citizen or adult only housing would tend to reduce future student generation within the project area. On the other hand, future changes in average family size could have the effect of increasing student generation per household. For these reasons, it may be appropriate to provide some flexibility in the agreements with the school districts to allow for changing conditions as the Southridge Village community is built out.

3.6.2. Police Protection Facilities

Because of the City Council's decision to designate the Southern Pacific Railroad property as a quarry site, one of the "quasi-public" sites proposed in the Draft Specific Plan has been dropped. The other "quasi-public" site, a four-acre parcel located west of Live Oak Avenue next to the subregional center, has been retained. The Draft Specific Plan recommended this four-acre parcel as the best site for a combined police and fire protection facility. This Addendum retains this recommendation.

3.6.3 Fire Protection Facilities

No changes have been made to this section.

3.7 OPEN SPACE AND RECREATION MASTER PLAN

3.7.1 Intent and Design Concept

The intent of the Open Space and Recreation Master Plan has not been changed. However, as was described earlier, the total acreage proposed for neighborhood and community parks has been increased in the revised Land Use Master Plan.

3.7.2 Recreation and Open Space Elements

The following table summarizes the proposed changes in land use designations for parks and open space, comparing the Draft Specific Plan to the recommended Final Specific Plan.

	<u>Draft Specific Plan</u>	<u>Recommended Specific Plan</u>
Neighborhood Parks exclusive of easements	7.0 acres	21.0 acres
Neighborhood Parks within easements	32.5 acres	30.0 acres
Community Park	14.0 acres	25.0 acres
Subtotal: Improved Parks	<u>53.5 acres</u>	<u>76.0 acres</u>
Regional Park	906.3 acres	319.2 acres
Open Sapce	0 acres	472.7 acres
Utility easements exclusive of neighbor- hood park	102.5 acres	140.7 acres
Buffer around Regional Plant No. 3	0	16.8 acres
Subtotal: Other Open Space	<u>1,008.8 acres</u>	<u>949.4 acres</u>
Total Parks and Open Space	1,062.3 acres	1,025.4 acres

The revised plan increases the total acreage of neighborhood parks outside of the utility easements by 14.0 acres. The size of the community park has been increased by 11.0 acres. The acreage of neighborhood parks within the utility easements has been decreased by 2.5 acres. The net effect of these changes is a 42% increase in the improved neighborhood and community parks, from 53.5 acres to 76.0 acres.

The City Parks and Recreation Department, at the request of the Planning Commission, prepared a memorandum addressing park acquisition and development costs for Southridge Village, and also ideal standards for parks and recreation facilities based on a buildout population of 24,200 for the community. This memorandum is included in the Appendix of this Specific Plan Addendum.

The Implementation chapter of this Specific Plan Addendum proposes a specific land acquisition and improvements financing program for public parks and recreation facilities. This financing program reflects the proposal of the developer following discussion with the staff of the Redevelopment Agency, the Planning Department, and the Parks and Recreation Department.

The recommended Open Space and Recreation Master Plan represents a compromise between the recommendations of the Parks and Recreation Commission and the original program proposed in the Draft Specific Plan. A detailed justification of these recommendations, in response to the concerns raised by the Parks and Recreation Commission, has been presented in a separate memorandum.

Use of the Utility Easements

Southern California Edison places certain restrictions on land uses within power line easements. Meetings have been held with Edison staff to determine what would be permitted within the Southridge Village easements. Telephone surveys have been conducted with other cities in the area, to determine what types of parks and recreation facilities have been permitted by Edison at other locations. At this time, it appears that the following restrictions will be placed on the neighborhood parks to be developed within the Edison easement:

1. Landscape materials must be limited to a maximum height of fifteen feet.
2. Recreation facilities may not be permanent in nature; as an example, backstops for softball fields must be relocatable.
3. Free access for Edison maintenance vehicles must be maintained along the easement.
4. Anti-trespass fencing or other devices must be installed and maintained around electrical transmission towers.

The interview with other cities indicate that Edison has been flexible regarding the company's restrictions on uses and facilities at other locations. Facilities such as irrigation equipment, drinking fountains, lighting, soccer fields, sidewalks, play equipment in sand, and passive play areas have been permitted by Edison in Huntington Beach, Westminster, Fountain Valley, and Irvine. In Irvine a linear park has been developed with an asphalt trail which doubles as a bicycle path and an Edison maintenance road.

This Specific Plan recommends that the Redevelopment Agency acquire fee title to land within the Edison and MWD easements. The Redevelopment Agency and the City should then negotiate an agreement with the utilities regarding the specific parks and recreation improvement to be constructed.

The Specific Plan proposes that only the designated neighborhood park sites within the utility corridors be landscaped and irrigated. Areas within the utility easements outside of the neighborhood parks would receive regular mowing through the proposed maintenance assessment district, but would not be landscaped.

Open Space and Recreation Master Plan Exhibit

This exhibit presented in the Draft Specific Plan will be revised following a decision by the City regarding the Land Use Master Plan.

It is recommended that the proposed equestrian underpass crossing beneath Jurupa Avenue be located at the MWD easement crossing, between Beech and Citrus Avenues.

3.8 LANDSCAPE MASTER PLAN

No changes are proposed in this section of the plan. Recommendations regarding installation and maintenance of the master landscape plantings are provided in the Implementation chapter of the Specific Plan Addendum.

3.9 GRADING CONCEPT PLAN

No change are proposed int his section of the Specific Plan.

3.10 PHASING CONCEPT PLAN

This section has been revised to reflect the new land use distribution pattern proposed in the Land Use Master Plan. Tables 3.7 through 3.10 have been changed to reflect the new dwelling unit and land use statistical summary for the total project and for each of the three phases development.

TABLE 3.7

STATISTICAL SUMMARY
TOTAL PROJECT

<u>LAND USE TYPE</u>	<u>DENSITY</u>	<u>ACRES</u>	<u>UNITS</u>	<u>% UNITS</u>
SFD - Woodhaven	1.2	103.5	127	1.4
SFD - 10,000 S.F.	3	17.5	53	0.6
SFD - 6,000 S.F.	4.5	373.6	1,681	19.1
Patio Homes	6	212.5	1,275	14.5
Duplexes	8	162.2	1,296	14.7
Townhomes	12	127.2	1,527	17.4
Garden Homes	18	74.2	1,336	15.2
Carriage Homes	25	60.2	1,505	17.1
SubTotal		1,130.9	8,800	100.0
Neighborhood Parks Exclusive of Easements		21.0		
Neighborhood Parks Within Easements		30.0		
Community Park		25.0		
Regional Park		319.2		
Buffer Spaces		16.8		
Commercial Recreation		6.0		
Quasi-Public Uses		4.0		
Neighborhood Commercial		13.0		
Sub-Regional Commercial		20.0		
Elementary Schools		36.0		
Junior High School		20.0		
SubTotal		511.0		
Quarry		77.5		
Arterial Roadways		134.5		
Waste Treatment Site		61.0		
Flood Control Channel		31.7		
Utility Easements Exclusive of Neighborhood Parks		140.7		
Open Space Areas		472.7		
SubTotal		918.1		
TOTALS		2,560.0	8,800	

TABLE 3.8

STATISTICAL SUMMARY

PHASE ONE

<u>LAND USE TYPE</u>	<u>DENSITY</u>	<u>ACRES</u>	<u>UNITS</u>	<u>% UNITS</u>
SFD - Woodhaven	1.2	103.5	127	5.0
SFD - 10,000 S.F.	3	17.5	53	2.1
SFD - 6,000 S.F.	4.5	83.7	377	15.0
Patio Homes	6	118.5	711	28.2
Duplexes	8	35.7	286	11.3
Townhomes	12	29.0	348	13.8
Garden Homes	18	<u>34.4</u>	<u>619</u>	<u>24.6</u>
SubTotal		422.3	2,521	100.0
Neighborhood Parks - Within Easements		8.0		
Neighborhood Commercial		5.0		
Elementary Schools		<u>12.0</u>		
SubTotal		25.0		
Arterial Roadways		46.8		
Flood Control Channel		8.4		
Utility Easements Exclusive of Neighborhood Parks		<u>36.7</u>		
SubTotal		91.9		
TOTALS		539.2	2,521	

TABLE 3.9

STATISTICAL SUMMARY
PHASE TWO

<u>LAND USE TYPE</u>	<u>DENSITY</u>	<u>ACRES</u>	<u>UNITS</u>	<u>% UNITS</u>
SFD - 6,000 S.F.	4.5	132.5	596	20.8
Duplexes	8	70.3	560	19.5
Townhomes	12	37.3	448	15.6
Garden Homes	18	24.7	445	15.5
Carriage Homes	25	32.8	820	28.6
SubTotal		297.6	2,869	100.0
Neighborhood Parks Exclusive of Easements		4.0		
Community Park		25.0		
Buffer Spaces		8.0		
Commercial Recreation		6.0		
Quasi-Public Uses		4.0		
Sub-Regional Commercial		20.0		
Elementary Schools		12.0		
Junior High School		20.0		
SubTotal		99.0		
Quarry		77.5		
Arterial Roadways		43.0		
Waste Treatment Site		61.0		
Flood Control Channel		9.0		
Utility Easements Exclusive of Neighborhood Parks		32.7		
Open Space Areas		121.0		
SubTotal		344.2		
TOTAL		740.8	2,869	

TABLE 3.10

STATISTICAL SUMMARY
PHASE THREE

<u>LAND USE TYPE</u>	<u>DENSITY</u>	<u>ACRES</u>	<u>UNITS</u>	<u>% UNITS</u>
SFD - 6,000 S.F.	4.5	157.4	708	20.8
Patio Homes	6	94.0	564	16.6
Duplexes	8	56.2	450	13.2
Townhomes	12	60.9	731	21.4
Garden Homes	18	15.1	272	8.0
Carriage Homes	25	27.4	685	20.0
SubTotal		411.0	3,410	100.0
Neighborhood Parks Exclusive of Easements		17.0		
Neighborhood Parks Within Easements		22.0		
Regional Park		319.2		
Buffer Spaces		8.8		
Neighborhood Commercial		8.0		
Elementary Schools		12.0		
SubTotal		387.0		
Arterial Roadways		44.7		
Flood Control Channel		14.3		
Utility Easements Exclusive of Neighborhood Parks		71.3		
Open Space Areas		351.7		
SubTotal		482.0		
TOTALS		1,280.0	3,410	

CHAPTER 4.0 DEVELOPMENT STANDARDS

4.1 PURPOSE AND INTENT

No changes have been made to this section.

4.2 GENERAL NOTES

This section has been revised to reflect the Planning Commission's desire that "Patio Homes" also be subject to design review. Page 4-2, General Note 2 is revised as follows:

"All residential development, except detached single-family residences in residential planning units designated 1.2, 3 or 4.5, shall be subject to Design Review..."

A new general note has been inserted to clearly specify compliance with state law as follows:

"13. Mobile homes, modular and manufactured housing are permitted in all residential areas and will be subject to the development regulations and standards applicable to the planning unit in which they are to be located."

Additionally a new general note has been added to provide for modifications to development standards for low and moderate income housing, as follows:

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

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

Such requests for development standards modification shall be accompanied by evidence that the granting of approval of less restrictive standards will not endanger the general public health, safety and welfare. The applicant shall provide assurances that the specific intended use shall be the provision of housing to qualified low and moderate income families.

The City Planning Commission shall review and approve, approve with conditions or deny such requests for development standards, modification. In the case of denial by the Planning Commission, appeals may be made to the City Council."

4.3 DEFINITIONS

No changes have been made to this section.

4.4 RESIDENTIAL REGULATIONS

4.4.1 Low Density Residential

This section has been revised by adding the following:

- "3. Uses Permitted Subject to a Conditional Use Permit
 - a. Churches, temples, synagogues and other places of worship.
 - b. Private and parochial schools
 - c. Board and care homes"

4.4.2 Medium Density Residential

Page 4-24, Section 4.4.2.3 is deleted and replaced by the following:

- "3. Uses, Permitted Subject to a Conditional Use Permit
 - a. Churches, temples, synagogues and other places of worship
 - b. Private and parochial schools
 - c. Board and care homes"

4.4.3 High Density Residential

Page 4-27, Section 4.4.3.3 is deleted and replaced by the following:

- "3. Uses Permitted Subject to a Conditional Use Permit
- a. Churches, temples, synagogues and other places of worship.
 - b. Private and parochial schools
 - c. Board and care homes"

Page 4-29, Section 4.4.3.6.g is deleted and replaced by the following:

- "g. Parking requirements: Off-street parking shall be provided as follows:

<u>Unit Type</u>	<u>Covered Spaces/Unit</u>	<u>Uncovered Spaces/Unit</u>
Studio, 1-bedroom	1	0.5
2-bedroom	1	1
3-bedroom+	1	1

4.5 COMMERCIAL REGULATION

No changes have been made to this section.

4.6 COMMUNITY FACILITIES REGULATIONS

No changes have been made to this section.

4.7 OPEN SPACE REGULATIONS

This section has been revised to distinguish between the Regional Park currently under city ownership and the balance of proposed Open Space. A new category of Buffer Space has been added for areas immediately adjacent to the existing treatment plant. Additionally, single family dwellings on 20-acre lots have been added as a permitted use within the Open Space (OS) category.

Page 4-40, paragraph one is revised as follows:

"...land designation in the Southridge Village Land Use Master Plan as Regional Park (RP), Open Space (OS), Buffer Space (B), Neighborhood Parks (NP), Community Park (CP), Edison and MWD easements..."

Page 4-40, Section 4.7.2 has been revised by adding the following:

- "1. Detached single family dwellings with a minimum lot size of 20-acres (restricted to Open Space (OS) category only)."

Page 4-41 has been revised by adding the following text:

"5. Change of Use - Buffer Space (B)

- a. At such a time as the existing RP-3 facility is closed down or reconfigured to an advanced water reclamation facility which would preclude the necessity for lane use buffers, the areas designated as Buffer Space (B) may be developed for such other uses as the Planning Commission may deem appropriate."

A new section has been added to Chapter 4 to establish standards to regulate the use and development of the Southern Pacific Railroad land, as follows:

"4.8 **QUARRY REGULATIONS**

1. Purpose and Applicability

The standards set forth in this section are provided to regulate the use and development of land designated in the Southridge Village Land Use Master Plan as Quarry (Q).

2. Uses Permitted

- a. Mining, quarrying and extraction of rock, sand, gravel, earth, clay and other similar materials for the express use by Southern Pacific Railroad in effecting repairs to existing railroad lines.

3. Uses Permitted Subject to a Conditional Use Permit

- a. Storage, stockpiling and distribution of rock, sand, gravel, earth, clay and other similar materials.
- b. Sanitary landfilling
- c. Accessory structures and uses necessary for the conduct of permitted uses.

4. Site Development Standards

- a. Dust control: Roads, driveways and parking areas on the site should be maintained so as to control dust. Means may include oiling or hard-surfacing such areas or a watering program.
- b. Setbacks: Structures and extraction operations should be set back an appropriate distance from property lines, as determined by the Planning Commission.
- c. Perimeter landscaping and fencing: The perimeter of a parcel used for quarry operations shall be landscaped to provide for visual screening of the quarry operations from adjacent parcels, and shall be fenced to provide for public safety. Both perimeter landscaping and fencing shall be installed as determined by the Planning Commission.

5. Reclamation Plan Required

Pursuant to the State Surface Mining and Reclamation Act of 1975, as amended, the operator of a quarry operation shall file with the Planning Commission a reclamation plan indicating the manner in which mined lands will be restored to a natural-appearing or otherwise useable condition. The Planning Commission may approve, deny, or approve with conditions the reclamation plan.

CHAPTER 5.0 SPECIFIC PLAN IMPLEMENTATION

This chapter of the Specific Plan Addendum presents a series of policy determinations, commitments, clarifications of responsibility, and conditions of approval which are recommended for adoption by the City as part of the Final Specific Plan. The purpose of these recommendations is to establish explicit mechanisms through which the Specific Plan will be implemented.

5.4 PROPOSED IMPLEMENTATION MEASURES

5.4.1 Flood Control and Drainage

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. These conditions are not intended to apply to subdivision maps created for financial purposes, i.e., maps for the conveyance of parcels which in turn will be further subdivided:

1. 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.
2. 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.

The improvement plans for the Declez Channel shall be reviewed and approved by the City of Fontana Public Works Department and the San Bernardino County Flood Control District.

Improvements to the Declez Channel will be financed through the use of bonds issued by the Redevelopment Agency. It is proposed that the City of Fontana and the County of San Bernardino jointly adopt a drainage fee of \$3,000 per acre to be used to implement the construction of drainage facilities. This fee would apply to all new construction in the area tributary to the Declez Channel. Approximately sixty percent of this fee would go the RDA for reimbursement of costs expended for construction of downstream flood control and drainage facilities. Approximately forty percent of the funds would be used for financing the construction of storm drains and drainage facilities northerly of Jurupa and southerly of I-10.

5.4.2 Sewage Collection, Treatment, and Disposal

The following conditions of approval are recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. The conditions are not intended to apply to subdivision maps created for financial purposes, i.e., maps for the conveyance of parcels which in turn will be further subdivided:

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, Chino Basin Municipal Water District, and the Regional Water Quality Control Board as may be necessary.
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, and where applicable, by the Chino Basin Municipal Water District. 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.

The basic agreement between the City and the Chino Basin Municipal Water District provides for sewer service to all of the City of Fontana with the payment of the sewer expansion fee (currently \$950 per unit). This agreement will govern the provision of sewer service to the area of the Southridge Village currently outside the District's boundaries, as well as to the area of Southridge Village currently within the District's boundaries.

In recognition of the importance of ad valorem taxes to Chino Basin Municipal Water District, and considering the sewer service that the

District will provide to Southridge Village, the Fontana Redevelopment Agency has agreed to "pass through" to the District the tax increment which would otherwise accrue to the Redevelopment Agency, based upon the District's current proportionate share of property tax revenues from the Southridge Village area.

5.4.3 Streets

The following table of roadway improvements recommends a schedule for the implementation of offsite streets considered to be necessary to accommodate traffic from the development of Southridge Village. These roadway improvements shall be constructed by the Fontana Redevelopment Agency and/or developers within the Southridge Village Specific Plan area. The phases identified in the schedule refer to the three phases identified in Section 3.10, Phasing Concept Plan, of the Specific Plan.

Offsite Street Improvements
To Be Installed by Redevelopment Agency
and/or Southridge Village Developers

I. PHASE 1

A. Jurupa Avenue*

1. Construct three new eastbound lanes from Mulberry Avenue to Cherry Avenue.
2. Existing two-lane roadway to remain for westbound traffic.

B. Mulberry Avenue*

1. Construct east side to ultimate configuration from El Conento to Riverside County line.

II. PHASE 2

A. Cherry Avenue

1. Construct to a four-lane configuration from Jurupa Avenue to point north of Slover Avenue.

B. Mulberry Avenue

1. West side partially constructed to provide additional south-bound travel lane.

C. Jurupa Avenue

1. Extend southerly three lane improvement (from Phase 1) from Cherry Avenue to Live Oak Avenue.**

* Not necessarily in connection with Phase 1 traffic volumes.

** Not necessarily in connection with Phase 2 traffic volumes.

2. Construct four lane configuration from Mulberry Avenue to San Sevane Channel including bridge.

D. Beech Avenue

1. Construct two lane configuration from Jurupa Avenue to Santa Ana Avenue.

III. PHASE 3

A. Jurupa Avenue

1. Extend southerly three lane improvment (from Phase 2) from Live Oak Avenue to Sierra Avenue.

B. Citrus Avenue

1. Construct to a four lane configuration from Jurupa Avenue to a point north of Slover Avenue.

C. Sierra Avenue

1. Construct west side to ultimate configuration***.

The following table recommends additional roadway improvements in the south Fontana area outside Southridge Village. These improvements are considered to be necessary to accommodate traffic from the future development of the south Fontana area outside of Southridge Village, in accordance with the City's General Plan. These roadway improvements should be constructed by the City of Fontana, the County of San Bernardino, and/or developers in south Fontana outside of Southridge Village.

Offsite Street Improvements
To Be Installed by the City of
Fontana, the County of San
Bernardino, and/or Developers
outside of Southridge Village

I. Jurupa Avenue

- A. Install ultimate improvements on north side of roadway for west-bound traffic.

II. Slover Avenue

- A. Construct to ultimate four lane roadway configuration.

*** Not necessarily in connection with Phase 3 traffic volumes.

III. Mulberry Avenue

- A. North of Jurupa Avenue
 - 1. Construct to ultimate four lane configuration.
- B. South of Jurupa Avenue
 - 1. Construct to ultimate six lane configuration.

IV. Cherry Avenue

- A. Construct to ultimate six lane configuration.

V. Sierra Avenue

- A. North of Jurupa Avenue
 - 1. Construct to ultimate four lane configuration.
- B. South of Jurupa Avenue
 - 1. Construct to ultimate six lane configuration.

VI. Banana, Live Oak, Beech, Poplar and Oleander Avenues

- A. Construct to ultimate two lane collector standards.

VII. Citrus Avenue

- A. Construct to ultimate four lane configuration.

It is recommended that the County of Riverside construct certain improvements to Country Village Road, Sierra Avenue, and Armstrong Road in northern Riverside County, in order to accommodate the traffic generated from development of the south Fontana area, Southridge Village, and northern Riverside County. The recommended improvements are described in a supplemental report prepared by Linscott Law and Greenspan, traffic engineers, to Mr. A.E. Newcomb, Riverside County Road Commissioner. This supplemental report is included in the Appendix of this Specific Plan Addendum.

It is recommended that the City of Fontana, the County of San Bernardino, and the County of Riverside cooperate with the State Department of Transportation, to assist CALTRANS in monitoring traffic conditions and identifying needed improvements at those freeway interchanges in the area for which CALTRANS is responsible.

5.4.4 School Facilities

The Fontana Redevelopment Agency and the developers of land within Southridge Village will enter into agreements with the Colton Joint Unified School District and the Fontana Unified School District. These agreements are intended to provide for the mitigation of fiscal impacts that may be brought upon the school districts by virtue of the Redevelopment Agency utilizing the full amount of the tax increment moneys that would otherwise be paid to the school districts but for the implementation of the Jurupa Hills Redevelopment Plan.

The agreements will provide that the Redevelopment Agency will construct the various elementary schools and junior high school that are to be located within Southridge Village according to this Specific Plan. This is to be accomplished through the issuance of tax allocation bonds by the Redevelopment Agency, and by the imposition of a fee by the Agency upon each builder on a per unit basis for residential construction that is to occur within the Specific Plan area.

The agreements are proposed to contain the following elements, subject to the mutual consent of the parties to the agreements:

1. The Agency and the Districts will agree to establish such builders' fee which is to be reviewed on an annual basis as to adequacy.
2. The Agency will provide for temporary classroom facilities at existing sites of the Districts until such time as the student population warrants the construction of a facility within the Project Area. Upon completion of construction of a school facility within the Project Area, a temporary facility previously located at an existing District site may either be relocated to the new site within the Project Area or may remain at the existing site of the District.
3. The Districts will agree to utilize their best efforts to obtain financing for school facilities from whatever other funding sources are available and to the extent necessary will lease or purchase such facilities at their option from the Agency or the Developer.

4. In the event the Agency is able to fulfill its obligations pursuant to the agreements, this essentially should mitigate whatever adverse fiscal impacts that would be brought upon the Districts by virtue of the utilization of the tax-increment moneys by the Agency for the financing of the infrastructure necessary for re-development of the Project Area.
5. The Agency and the Districts will also agree to review the fiscal impacts in the event the Districts are denied any present funding sources which would cease further fiscal impacts upon the Districts. In such event, the Agency may utilize a portion of its tax-increment moneys to mitigation such future adverse impacts upon the District pursuant to the provisions of Health and Safety Code Section 3341.
6. The Districts have further agreed with the location, site sizes and other elements associated with the Specific Plan and have agreed that such is acceptable to the respective Districts.

5.4.5 Parks and Recreation Facilities

New residential construction in the Specific Plan area will be exempt from existing City ordinance requiring fees and/or land dedication for local parks. In lieu of this, the funding for construction of the park facilities will come from tax allocation bonds or builder contributions. Seventy-five (75) acres of land for park sites will be dedicated to the Fontana Redevelopment Agency as developer participation in the local parks program. Phasing of the construction and dedication of parks will be in accordance with City requirements for parks as the project is built out.

Maintenance of the neighborhood parks and the green belts will be financed by a maintenance assessment district. The district will be established by the City Council for the entire Southridge Village Specific Plan area. However, the assessments will only be on non-public properties. The assessment will be established by the City council each year to cover the cost of maintenance. It is anticipated that the park facilities will be used by people north of Jurupa and some consideration should be given to their participation in the maintenance of these park facilities. The district boundaries could be expanded to include the area north of Jurupa if this was desired by the City and approved by the County.

The following table shows the major proposed capital facility expenditures for parks and public recreation.

Major Parks and Recreation Proposed Capital Facility Expenditures

				Projected Cost
1.	Ballfield diamonds (lighted)	2 @ \$	60,000	\$ 120,000
2.	Softball diamonds (lighted)	8 @ \$	45,000	360,000
3.	Tennis courts	8 @ \$	50,000	400,000
4.	Swimming pools	1 @ \$	300,000	300,000
5.	Outdoor basketball courts	5 @ \$	10,000	50,000
6.	Community center	1 @ \$	1,000,000*	500,000
7.	Soccer/Football fields	2 @ \$	30,000	60,000
8.	Picnic facilities - \$4,000 per acre	@ 72 acres		288,000
9.	Landscaping and irrigation	SUBTOTAL		\$2,078,000
	\$20,000 per acre @ 75 acres			1,500,000
	TOTAL			\$3,578,000

* It is proposed that the park fees paid by property owners outside the project in the vicinity of the community center be used to pay for one-half the community center.

Total acquisition cost for 75 acres of parkland at an estimated \$30,000 per acre would be \$2,250,000. This would constitute the developers' participation in the project. Additional developer participation would include the deeding of utility and flood control easements to the Redevelopment Agency.

Development costs are estimated at \$47,700 acres, based on \$20,000 per acre for irrigation costs and \$27,700 per acre for facility development costs. For 75 developed acres of park land, total development costs would be \$3,577,500.00

Based on these assumptions, total park and public recreation expenditures would be \$5,827,500.

5.4.6 Master Landscape Plan

Installation of the project elements shown on the Master Landscape Plan will be accomplished by the Redevelopment Agency and/or developers and builders within the Specific Plan area. Maintenance of the improvements shown on the Master Landscape Plan is proposed to be accomplished through a maintenance assessment district to be established by the City Council, as described in Section 5.4.5, Parks and Recreation Facilities.

The following condition of approval is recommended to be adopted for subdivision maps which establish individual lots for the construction of buildings. This condition is not intended to apply to subdivision maps created for financial purposes, i.e., maps for the conveyance of parcels which in turn will be further subdivided:

Prior to recordation of the final subdivision map, the Director of Planning shall certify that a maintenance assessment district, a homeowners association, or similar entity has been established for the maintenance of all common area of parkway landscaping designated as such on the subdivision map.

5.4.7 Low and Moderate Income Housing

By virtue of adoption of the Jurupa Hills Redevelopment Plan, certain requirements for low and moderate income housing will be met in the Southridge Village Specific Plan area. The manner in which these requirements are proposed to be met is described below.

The project shall provide for housing which will benefit and be available for persons and families of low or moderate income. At least nine percent (9%) of the total units constructed in the project, or 792 units shall be residences available for persons and families whose incomes do not exceed one hundred twenty percent (120%) of area median income based upon 1981 figures. Such income figure will permit compliance with present income restrictions for a mortgage revenue bond issue under the authority of A.B. 1355, or the price limitations as to housing units as would be applicable to either an A.B. 1355 mortgage revenue bond issue of the City of Fontana or one issued by the Fontana Redevelopment Agency pursuant to S.B. 99 by virtue of the sales price of units in the area. Such units to be provided pursuant to this paragraph may be located anywhere in the project as may be permitted by the General Plan of the City of Fontana and the Southridge Village Specific Plan.

The City Council of the City of Fontana has made certain findings and determinations with regard to providing for certain housing within the City. Rental housing may be provided in the project at affordable housing cost to very low income households totalling not in excess of six percent (6%) of the total units in the project, or 528 units. However, to the extent that the City, the Redevelopment Agency or the San Bernardino County Housing Authority have provided for all or a portion of such need elsewhere in the City, only such difference shall be provided within the project. Additionally, to the extent the City, the Redevelopment Agency or the San Bernardino County Housing Authority provide for rehabilitation of existing residences in the City to meet this housing demand, the requirement will likewise be lessened proportionately within the project.

5.4.8 General Implementation Mechanisms

Because of the comprehensive program for community development presented in this Specific Plan, and because of the multiple ownerships in the Specific Plan area, it is recognized that development phasing will require the acquisition of rights-of-ways for streets, flood control facilities, and other public improvements.

In some cases, the development of a given parcel of land may require the construction of public improvements through other parcels which may be under different ownerships, and which may or may not be ready for development. In such cases, the City will encourage the developer to acquire the necessary rights-of-way for public improvements from the second landowner through negotiation. In the event a negotiated agreement cannot be reached in a timely manner, the City Council or the Fontana Redevelopment Agency may acquire the necessary rights-of-way through the lawful exercise of the power of eminent domain.

CHAPTER 6.0 ENVIRONMENTAL IMPACT REPORT

6.8 SUMMARY OF MITIGATION MEASURES

The following is a summary of all mitigation measures proposed in the Southridge Village Specific Plan Draft EIR

6.8.1 Topography

Grading will be phased to control runoff and erosion according to hydrologic and engineering constraints and opportunities. The areas of heaviest water accumulation will be graded in the first phase; the remaining two major phases will direct water flows to appropriate collection points. Erosion control measures as required by the City's grading ordinance will be implemented concurrent with earth-moving operations.

The Grading Concept Plan, section 3.9 of this Specific Plan, recommends a series of grading design guidelines for consideration in the design of detailed grading plans. Implementation of these design guidelines will help to create aesthetically pleasing and "natural" appearing cut and fill slopes.

6.8.2 Geology and Soils

The following measures are recommended in order to minimize any impacts related to geological and soils resources within the study area:

1. Final grading plans shall be accompanied by and shall reflect the recommendations of an engineering geologist and soils engineer. Recommendations based on a detailed evaluation of subsurface conditions shall consider the removal and recompaction of unsuitable soils; foundation design; expansion potential; slopes stability of proposed cut and fill areas; and/or other such items as determined to be necessary by the City Engineer.
2. Grading operations should be conducted in a manner to control the potential for erosion by wind and surface water runoff. This may include timing of grading where feasible to coincide with the dry

season; the construction of temporary desilting basins; early revegetation of graded areas; and/or other such measures as may be recommended by the City of Engineers.

6.8.3 Hydrology

The Southern California Association of Governments in a report entitled Areawide Waste Treatment Management Plan (April 1979), recommends that the following measures be taken to protect water quality: litter control programs to reduce the entry of wastes to receiving waters; effective programs for catchbasin, inlet basin, and storm drain cleaning; and reduction of runoff volume and peak flows from developments via water conservation methods.

The State Department of Water Resources, in its response to the Notice of Preparation for this EIR, recommends that measures to provide for adequate flood protection and the conservation of natural runoff water supplies be provided where feasible. The measures recommended include revegetating slopes as soon as possible, limiting grading to dry months in order to minimize sediment transport during construction, providing at least one route of ingress and egress to the development for use during a 100-year flood, and protecting structures against a 100-year flood.

Implementation of the Drainage Master Plan will provide adequate flood protection in accordance with applicable local, state, and federal standards. Implementation of this master plan will require a number of agreements and decisions regarding funding sources and engineering design. Requirements and options for implementation are described in detail in Chapter 5.0 of this Specific Plan.

Several measures should be considered for the purpose of mitigating the reduced groundwater recharge impacts of development. These include design of the channel to include an unlined bottom and runoff retention reservoirs, to promote runoff percolation; and continued use of the RP No. 3 percolation basins for wastewater effluent disposal, possibly with an upgraded level of treatment. The extent to which these options may be feasible depends on a number of engineering, cost, water quality, and sewage treatment facilities planning constraints.

6.8.4 Biological Resources

The Landscape Master Plan presented in Section 3.8 of this document provides for extensive and varied streetscape and other landscape planting within the planned community. While intended primarily to serve design and aesthetic purposes, this landscape planting will provide habitat values for a limited range of wildlife adapted to urban conditions.

Tree species, such as pine, eucalyptus, jacaranda, magnolia, and oak, will be included in urban landscaping areas. Animal species that are tolerant of man's presence can be expected to return to Southridge Village as construction activities are completed for the various development phases. These species may include squirrels, rabbits, blackbirds, crows, and sparrows. As landscaping matures and diversifies, a broader range of small mammals and songbirds are expected to return to the urban areas.

6.8.5 Cultural Resources

In order to mitigate impacts resulting from development, it is recommended that logical collections and testing be conducted by a qualified archaeologist for sites ARMC #1, ARMC #2, and CA-SBr-1632. If cultural deposits are discovered on sites ARMC #1 and ARMC #2, the significant remains should be salvaged. If artifacts are found at site CA-SBr-1632, they also may be salvaged, or, alternatively, the site may be preserved as an unimproved area within the easement.

It is recommended that the City and landowners and developers within Southridge Village cooperate with the Fontana Historical Society for the purpose of preserving any resources determined to be of historical significance. Of particular importance in this regard is the Historical Society's plans to relocate the Pagliuso Family Chapel.

6.8.6 Onsite and Surrounding Land Uses

Setbacks and landscape buffers, as described in Section 3.8, the Landscape Master Plan, will create a transition zone between onsite urban uses and existing surrounding uses in south Fontana. The proposed buffer zone with

a landscaped median, landscaped earth berm, meandering sidewalks, and building setback along Jurupa Avenue is specifically designed for visual and psychological screening between Southridge Village and land uses to the north.

The provisions for lawful nonconforming uses in the City's zoning code will serve to mitigate impacts in those cases where existing uses within Southridge Village are not consistent with Specific Plan land use designations.

The Southern Pacific Rock Quarry presumably can continue in operation as a nonconforming uses. It is recommended that concerns regarding compatibility with proposed adjacent urban uses should be addressed and resolved through implementation of the State Surface Mining and Reclamation Act, and through adoption of an ordinance to regulate mineral extraction, which is currently under consideration by the City. It is incumbent upon the owner of any land to ensure that operations on the land do not create public nuisance or public safety hazard.

Buffering of the treatment plant site is proposed to be accomplished through construction of a perimeter earth berm and intensive landscaping with large-scale trees and shrubs. The Specific Plan assumes that, in accordance with the temporary wastewater discharge order, plant operations at the present minimal level of treatment will not continue indefinitely. Upgrading the level of treatment, conversion of the site to an advanced water reclamation plant, modification of plant operations and/or enclosure of treatment facilities would all serve to further reduce the existing odor problem.

6.8.7 Transportation/Circulation

Implementation of the Circulation Master Plan presented in this Specific Plan will in itself mitigate the major traffic-related impacts associated with development of Southridge Village. Implementation of this plan will require a number of agreements and decisions regarding funding sources, right-of-way acquisition, phasing requirements, and responsibilities. Requirements and options relating to implementation of the plan are presented in Chapter 5.0 of this Specific Plan.

The traffic analysis for this Specific Plan considered ultimate land use and traffic patterns for the area bounded by Interstate 10, Etiwanda Avenue, Sierra Avenue, and the San Bernardino County line. The City's current comprehensive General Plan update is considering ultimate land use and traffic circulation alternatives (among other issues) for the entire City and its sphere of influence. It is strongly recommended that the results of this Specific Plan traffic analysis be considered together with the overall General Plan analysis, particularly with regard to the capacity of arterial highway interchanges along Interstate 10. The City should work closely with Caltrans to anticipate the need for improvements at these interchanges and develop a plan that ensures adequate traffic capacity at these locations.

6.8.8 Air Resources

By providing relatively affordable housing in close proximity to planned major industrial employment areas, the Southridge Village Specific Plan will help to hold down commuting distances, with resulting beneficial effects on the regional pattern of automobile travel/air quality relationships.

The Specific Plan proposes an extensive system of trails for pedestrian and bicycle use. These trails will provide for convenient and safe non-vehicular access between residential areas and schools, parks, shopping centers, and other community facilities. To the extent that these trails encourage non-vehicular travel, both automobile travel and related vehicular exhaust emissions will be reduced.

Measures to control dust during earth-moving activities could reduce particulate air pollution emissions during construction operations.

6.8.9 Acoustic Environment

Noise impact assessment and mitigation reports, prepared by qualified professional engineers, should be required as a condition of approval for residential development projects in certain areas within Southridge Village. Such reports should identify specific methods whereby noise

impacts from street traffic will be reduced to create an acceptable residential living environment. This requirement should apply to all projects proposing residential development adjacent to Jurupa, Mulberry, Cherry, Live Oak, Citrus, or Beech Avenues.

6.8.10 Public Services and Utilities

Water

The Water Master Plan, presented in Section 3.4 of this report, provides a complete discussion of water service facilities required by the development of Southridge Village.

An extensive network of water mains and two reservoirs will be required to serve Southridge Village, including fire flow requirements. Existing inactive wells south of Interstate 10 will have to be reactivated, with new mains extended to the site. Water mains will be located under major streets with service lines added as necessary to serve individual developments. The two reservoirs are expected to be situated at elevations of 1,160 and 1,200 feet on part of the Jurupa Mountains extending into the central area of the site. Requirements and options for implementation of the Water Master Plan are described in Chapter 5.0 of this report.

Wastewater

A complete discussion of proposed wastewater collection and treatment facilities is included in the Sewer Master Plan, Section 3.5 of this report. Treatment and disposal of wastewater from Southridge Village will be accomplished at RP No. 3 on an interim basis, with ultimate treatment provided at RP No. 1 in Ontario. The Sewer Master Plan recommends construction of the Fontana Interceptor to the maximum size permitted under the available grant funding; deactivation and possible future upgrading of RP No. 3; and connection of the interceptor for treatment and disposal at RP No. 1. An equalization basin could be constructed at the present Regional Plant No. 3 site to store flow during peak hours of the day and discharge this flow to the interceptor during low flow periods. The basic sewage collection system will be similar regardless of the treatment

alternative chosen, although the location of the force mains and need for pumping the sewage flows versus a gravity system will vary according to the final sewage disposal plan that is selected. Requirements and options for implementation of the Sewer Master Plan are extensive; these are described in Chapter 5.0 of this report.

Natural Gas

The specific locations of gas lines to serve the Southridge Village community will be determined at the Tentative Tract level of planning. Developers should work directly with gas company planners to ensure that facilities are constructed as needed.

Electricity

As tentative tracts and site plans are designed, developers should work directly with Edison Company planners to designate the specific location and configuration of electrical lines and facilities to best serve the Southridge Village community.

Schools

Agreement regarding funding and phasing of school facilities construction must be negotiated among the school districts, the City, and developers. Refer to Chapter 5.0 for a discussion of implementation requirements and options.

Health Care

No mitigation measures are proposed.

Police Protection

The Specific Plan designates two quasi-public sites adjacent to Live Oak Avenue, one of which will include a police "contact office" centrally located to serve the community. Additional information is provided in Section 3.6 of this report, the Community Facilities Master Plan.

Implementation requirements and options are described in Chapter 5.0 of this report.

Fire Protection

A new fire station be located in the quasi-public use area located adjacent to Live Oak Avenue and 'C' Street. Refer to the Community Facilities Master Plan in Section 3.6 of this report for additional information regarding the Southridge Village fire station. Implementation requirements and options are described in Chapter 5.0 of this report.

Solid Waste

No mitigation measures are proposed.

Library Service

Land designated for quasi-public uses in the Village Center could accommodate a new branch library facility, should county library funds be available for construction.

Telephone Service

Locations of lines will be determined at the Tentative Tract level of planning.

6.9 FINAL ENVIRONMENTAL IMPACT REPORT

The following agencies and organizations submitted comments on the Draft Specific Plan Environmental Impact Report for Southridge Village:

1. State Department of Transportation
2. Air Resources Board
3. California Energy Commission
4. Regional Water Quality Control Board - Santa Ana Region
5. Public Utilities Commission
6. State Department of Water Resources
7. State Clearinghouse
8. Colton Joint Unified School District

This Final Environmental Impact Report includes a summary of the comments recieved; response to these comments; and copies of the original comments themselves.

6.9.1 Summary of Comments and Responses

This section of the Final EIR presents a summary of the salient issues raised by each agency, and also the responses to these issues. In several cases the responses include additional mitigation measures that are recommended for consideration by the Planning Commission and the City Council. In other cases, reference is made to the previously certified Final Environmental Impact Reports for the Jurupa Hills General Plan Amendment and the Jurupa Hills Redevelopment Project.

Department of Transportation

Comments by: R.G. Pite, Chief, Transportation Planning

Contact: Linda Laurin (714) 383-4550

The Department of Transportation requests that the following mitigation measures be included in the Transportation/Circulation discussion: use of public transit, carpooling/vanpooling; reservation of areas for Park and Ride facilities, and bicycling. The Department also suggests that bicycle lanes be incorporated as an integral part of the circulation system.

Response

The Specific Plan does include provisions for on-street bicycle travel lanes and off-street bicycle paths throughout the entire planned community.

The following additional mitigating measures are recommended for the City's consideration:

1. The City of Fontana should cooperate with OmniTrans for the purpose of planning the extension of bus routes to service the Southridge Village planned community.
2. Precise planning for the subregional commercial center should consider the feasibility and desirability of establishing part of the parking area in the center as a "Park and Ride" location.,
3. The Department of Transportation and OmniTrans should continue to inform the public and major employers of the opportunities and benefits of car/van pooling.

Air Resources Board

Comments by: Gary Agid, Chief

Contact: Ms. Beverly Daniels (916) 322-3806

Summary of Comments

The Air Resources Board expressed concern over the impact of cumulative growth from this project and other planned or approved projects in the area on the SCAG-78 growth forecasts for RSA-28. SCAG-78 projections form the basis for the local Air Quality Management Plan (AQMP). Increases in emissions not accounted for in AQMP would cause the project to be inconsistent with AQMP. If the project is to receive Federal funding, it must be consistent with the local AQMP per Section 176 of the 1977 Clean Air Act.

The Transportation/Circulation section (page 6-15) of this DEIR estimates the future traffic volumes resulting from the implementation of the Specific Plan to be 100,000 daily trips. The Air Resources Board suggests the following mitigation measures which are designed to reduce the impact of increased vehicular traffic: improved mass transportation; bicycle lanes; park-and-ride lots; and other transit related measures. Agencies responsible for assuring implementation of such mitigation measures should be identified in the DEIR.

Response

The relationship of the proposed project to the SCAG-78 growth forecasts was addressed in detail in pages 12-14 of the Final EIR for the Jurupa Hills General Plan Amendment, and pages 7-1 through 7-9 of the Final EIR for the Jurupa Hills Redevelopment Project.

The extent of future growth and the maximum density of development permitted within the Southridge Village Specific Plan area was determined by the City Council through the adoption of General Plan Amendment 12-2. The relationship between the proposed development of 8800 units, the SCAG-78 growth forecasts, and the Air Quality Management Plan were specifically

addressed in the previous EIR's cited above. The City Council and the Redevelopment Agency considered these factors in making their decisions regarding the General Plan Amendment and the Redevelopment Project.

The SCAG-78 forecasts are currently being revised by SCAG. The City of Fontana has submitted its recommended revisions for the growth forecast, and these recommendations take into account the growth anticipated in Southridge Village. When the SCAG growth forecasts are revised, the Air Quality Management Plan will have to be revised by SCAG, the South Coast Air Quality Management District, and the Air Resources Board, in order to reflect the new regional growth forecasts.

The Specific Plan includes a number of measures intended to encourage bicycle and pedestrian travel as alternative modes to the automobiles. Refer to the response to the comments submitted by the Department of Transportation for additional recommended mitigating measures.

California Energy Commission (Solar access)

Comments by: Ronald W. Kukulka, Chief, Development Division

Solar Office of the CEC (916) 920-6011

Summary of Comments

The Solar Office of the California Energy Commission observes that the energy impact analysis in the Southridge Villlage Specific Plan and DEIR is sufficient based on available information at this time. However, they recommend the following condition: each of the many planned unit complexes comprising each of the three major phases of the project be evaluated during two or more design reviews to ensure provision for solar access. Such evaluation should address the orientation of streets and building sites to provide maximum solar access for the maximum feasible number of structures and should address the potential impacts of landscaping upon energy use requirements of each planned unit complex. Guidance for such design evaluations can be found in Solar Shade Control Act.

Response

The requirements of the Subdivision Map Act for considering opportunities for future passive or natural heating in the design of subdivisions are identified in the Specific Plan. It is also recognized that such opportunities for energy conservation are but one of many factors that must be considered in the design and approval of a subdivision. Opportunities for energy conservation through site planning should not be considered to be of overriding importance when weighed against the other goals, policies and design guidelines stated in the City's General Plan and the Southridge Village Specific Plan.

The following mitigation measure is recommended for consideration by the Planning Commission and the City Council:

1. The requirements of the Subdivision Map Act relating to energy conservation in subdivision design will be considered during the review and approval of tentative maps within this Specific Plan area, along with the other applicable design criteria and goals contained in the City General Plan and this Specific Plan.

California Regional Water Quality Control Board
Comments by: Ronald K. Baker, Environmental Specialist
(714) 684-9330

Summary of Comments

The recommended alternative in the sewer master plan appears, according to the California Regional Water Quality Control Board, to be consistent with the Regional Basin Plan. However, odors from the equalization basin must be mitigated.

Cumulative impacts on the sewage treatment facilities located at Chino Basin's Regional Treatment Plan #1 are not adequately addressed. The question of whether or not the capacity of Plant No. 1 necessary to serve the project will be available when required was raised.

Response

The proposed "Buffer" land use designation has been incorporated in the revised plan as a specific measure for the mitigation of odors at Regional Plant No. 3.

The supplemental report entitled "Southridge Village Sewerage Service Program," presented in the Appendix of this Specific Plan Addendum, provides an analysis of the cumulative demands for sewage treatment that will be generated by Southridge Village and the City of Fontana as a whole. This report also describes the near-term facilities improvements which will be accomplished, and outlines alternatives for long-range facilities improvements.

Chino Basin Municipal Water District is committed to design and construction of the Fontana Interceptor, and has reserved 4.0 mgd of capacity at Regional Plant No. 1 for the City's future use. CBMWD is now meeting with the cities to reach an agreement for the next phase of capacity expansion at Regional Plant No. 1. Based on our current understanding of facilities planning, and considering the assumptions and commitments presented in the Southridge Village Sewer Master Plan, sewage treatment capacity should be available when it is needed.

Public Utilities Commission

Comments by: John D. Reader, Chief Hydraulic Engineer

Summary of Comments

The Public Utilities Commission does not foresee any problem in authorizing, upon request of the utility, an expansion of the Fontana Water Company's service area to accommodate Southridge Village development. The Specific Plan contains appropriate planning measures for adequate water supply augmentation.

Response

The question of which water agency will provide service for the third phase of development should be resolved by LAFCO in December, 1981.

Department of Water Resources
Comments by: Robert Chun, Chief
(213) 620-4135

Summary of Comments

The Department of Water Resources has provided recommendations attached to their letter of comments, related to water conservation and flood damage protection for the project site. In addition, the agency indicates that consideration should be given to developing a program to use reclaimed water for irrigation purposes in order to free fresh water for uses requiring high quality water.

Response

The comment submitted by the Department of Water Resources is identical to the comment previously submitted on the General Plan Amendment EIR. The Specific Plan and the Final General Plan Amendment EIR include a number of recommendations for protection against erosion and water quality degradation, as recommended by the Department of Water Resources. The construction of the Declez Channel will provide 100-year flood protection as recommended by the Department. Refer also to pages 28 through 30 of the Final EIR for the Jurupa Hills General Plan Amendment.

If a plan to develop an advanced wastewater reclamation plant at the site of Regional Plant No. 3 is approved, the opportunities for reuse of reclaimed water will be thoroughly investigated and a program for such reuse will be developed.

State Clearinghouse

Comments by: Stephen Williamson/Terry Roberts

Summary of Comments

The State Clearinghouse suggests the Fontana City Council should consider the fact that several other projects are either proposed or approved in the City. The observation was made that the document does not explain how the City plans to accommodate major development activity in both north and south Fontana at the same time.

The goal of affordable housing for low- and moderate- income families provided for in the Specific Plan and Redevelopment Plan is supported by the State Clearinghouse. More detail should be provided on this.

The solid waste discussion in the Public Services and Utilities section should include mitigation measures for reducing solid waste through recycling policies and resource recovery program. The discussion should explain the capacity and life expectancy of the Colton and Ontario disposal sites in order to fully address the impact of 15,000 tons of solid waste per year, which will be handled by these two sites when the Fontana landfill reaches capacity.

The State Clearinghouse urges preservation of historic and cultural remains, including "Fontana Pit and Gover Petroglyph Site", and by incorporating the Pagliuso Family Chapel in the landscape buffer zone and retaining Declezville within the Community Park.

Concern was expressed by the State Clearinghouse over the current status of Riverside County involvement in providing downstream flood control channel improvements. In particular, the possible revisions and re-evaluation of the Drainage Master Plan was pointed out in case Riverside County agrees to provide downstream channel improvements instead of onsite flood water retenetion.

The State Clearinghouse indicates the need for a more comprehensive and complete discussion of cumulative impacts of this Specific Plan and other projects proposed; approved, or anticipated in this area. Discussion should include population growth, air quality, water supply, and sewage treatment capacity at Regional Plant No. 1 (Ontario).

Response

The question of the relationship of this project to other planned community projects in the city was addressd in the Final EIR for the Jurupa Hills General Plan Amendment. The City has prepared an Environmental Impact Report for the Comprehensive General Plan Update; this document addresses many of the concerns regarding cumulative growth effects raised by the State Clearinghouse.

It is not possible to provide a detailed summary considering Southridge Village with the other Specific Plan areas in the City (i.e., Rancho Fontana, Sierra Heights, etc.), because in most cases these other Specific Plans have not been completed. CEQA specifically encourages the use of staged EIR's and the incorporation by reference of previous EIR's. This approach was taken for the Jurupa Hills General Plan Amendment, the Jurupa Hills Redevelopment Project, and the Southridge Village Specific Plan. Even if detailed data on the other Specific Plan areas in the City were available, it would be inappropriate to provide a detailed analysis of these other projects in the Southridge Village Specific Plan EIR.

An updated analysis of the cumulative impacts on sewage treatment capacity has been prepared, considering Southridge Village and the City as a whole. This analysis is presented in the "Sewerage Service Program" report contained in the Appendix of this Specific Plan Addendum.

Additional detail regarding the provision of low and moderate income housing is presented in section 5.4.7 of this Addendum.

Solid waste disposal sites are located in Colton and Ontario. Solid waste disposal in the west San Bernarino Valley eventually will be concentrated at the Milliken site in Ontario and the San Timoteo site in Redlands.

According to the San Bernardino County Solid Waste Management Plan, 1980, both the Milliken and San Timoteo sites are expected to have capacity through the year 2000.

The revised Land Use Master Plan designates the area surrounding the "Fontana Pit and Grove Petroglyph Site" for neighborhood park and regional park uses. This will insure the preservation of this archaeological resource. With reference to the Pagliuso Family Chapel and the Declezville ruins, the Specific Plan provides that the City and the developer will cooperate with the Fontana Historical Society to determine the future disposition of these resources.

Refer to Section 3.3, Drainage Master Plan, of this Specific Plan Addendum for an updated description of the status of Riverside County Flood Control District planning as it affects Southridge Village.

Colton Joint Unified School District

Comments by: Robert Rich

Summary of Comments

Colton Joint Unified School District (CJUSD) expresses concern over the apparent failure of the document to recognize their problems and provide appropriate mitigation measures. Particularly, with respect to the need for expansion of existing junior high and high school facilities located outside the project area. The means of accomplishing these necessary expansions should be addressed and resolved.

CJUSD suggests arrangements and procedures should be finalized for providing interim school facilities until such time as permanent facilities can be constructed.

The School District assumes that when a sufficient number of students is generated within the study area to warrant a new elementary school, that construction of an elementary school, including administrative and classroom facilities, will occur at that time and that the School District will be consulted.

Concern was expressed by CJUSD with respect to funding of these additional school facilities. The School District indicates that all construction, relocation, and/or leasing will be of no cost to the District. The District is not willing to waive any fees it is entitled to receive until it is certain that adequate funds or improvements or both exist to replace the need for fees. It was suggested that the District periodically review the amount of builder's fees in case an adjustment is required to meet the costs of improvements funded by these fees.

CJUSD points out that the Draft EIR fails to project school operating costs in the case of loss of the present sources (i.e., local taxes, state aid, and federal apportionments to education). They believe it is only reasonable that provisions be made for tax increment funds to be made available for supplement expenses if any of the above sources become unavailable.

The School District requests that their needs be met through use of the proceeds from the sale of bonds, developers fees, continued use of state funding, and all available sources of funding.

Response

For the reasons stated in the School Facilities section of this Specific Plan addendum, neither a junior high nor a senior high school site have been proposed for the area served by Colton Joint Unified School District. This is simply a reflection of the fact that there will not be enough students at these grade levels to warrant school construction in phase 3 of the development.

Section 5.4.4 of the Specific Plan Addendum directly addresses the school district's concerns regarding the provision of school facilities and mitigation of fiscal impacts. The Redevelopment Agency and the developers will enter into an agreement with the school district to mitigate these impacts. Both the construction of school facilities and the payment of in-lieu fees will be elements of this agreement.

6.9.2 LETTERS OF COMMENT ON THE DRAFT EIR

The following section contains copies of the letters of comment received by the City of Fontana regarding the Southridge Village Specific Plan EIR.

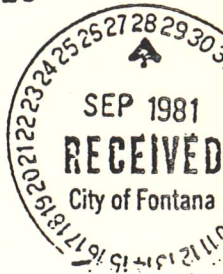
Memorandum

To : Ms. Ann Barkley, DOTP
Attention Mr. D. Husum
A-95 Coordinator

Date: September 17, 1981
File : 08-SBd-10-12.144
to 16.22
SCH #81052210

From : DEPARTMENT OF TRANSPORTATION
District 08

Subject: Specific Plan and Focused Environmental Impact Report for
Southridge Village in Jurupa Hills (81-4)



We have reviewed the above-referenced document and request consideration of the following:

In addition to the mitigation measures already proposed, the document should consider the use of public transit, carpooling/vanpooling, reservation of areas for Park and Ride facilities, and bicycling, as recommended in our July 13, 1981 letter commenting on the Notice of Preparation.

We also suggest that bicycle lanes be incorporated as an integral part of the circulation system for the development.

We would like a copy of the final document as soon as it is available.

If you have any questions, please contact Linda Laurin at (714) 383-4550.

for Harvey Sawyer
R. G. POTE
Chief, Transportation Planning

LGL:jf

cc: File

Memorandum

To : 1) Jim Burns, Projects Coordinator
Resources Agency

Date : September 15, 1981

2) Terry Draper
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Subject: Southridge Village
Specific Plan
SCH No. 81052210

From : Air Resources Board



We have reviewed the Draft Environmental Impact Report (DEIR) for the Southridge Village Specific Plan. The project is an 8,810 unit residential development to be built over the next ten years. The project is located in the City of Fontana, within the South Coast Air Basin which experiences the most severe air pollution problem in the state.

Considering the size and scope of the intended development, we find the air quality section of the DEIR to be deficient in at least two respects:

1. We are concerned that the growth impact of this project in combination with other new urban developments, which have been planned or approved for this area, will exceed the growth forecasts contained in the Southern California Association of Government's SCAG-78 projections for RSA-28. The SCAG-78 projections form the basis of the local Air Quality Management Plan (AQMP) and increases in emissions unaccounted for in the AQMP would cause the project to be inconsistent with the AQMP. Section 176 of the 1977 Clean Air Act requires that all Federally funded projects be consistent with locally adopted AQMPs.
2. The Transportation/Circulation section of the draft environmental impact report (DEIR) page 6-15 acknowledges that the Southridge Village Specific Plan will result in increased vehicular traffic in excess of 100,000 daily trips. The resultant air pollutant emissions will cause a significant impact on air quality. Section 21002.1(a) of the California Environmental Quality Act requires EIRs to indicate how significant effects can be mitigated or avoided. The DEIR should be amended to include measures designed to mitigate the adverse impact of increased vehicular traffic such as improved mass transportation, bicycle lanes park-and-ride lots and other transit-related measures. Also, decision-makers need to be assured that such mitigation measures are implemented, therefore, responsible entity(ies) need to be identified in the DEIR.

RECEIVED

OFFICE OF PLANNING
1950

Jim Burns
Terry Draper

-2-

September 15, 1981

If you have any questions, please contact Ms. Beverly Daniels of my staff at (916) 322-3806.

Sincerely,



Gary Agid, Chief
Local Project Support Branch

cc: J. Stuart, SCAQMD
M. Pisano, SCAG
T. Roberts, OPR ✓

CALIFORNIA ENERGY COMMISSION

1111 HOWE AVENUE
SACRAMENTO, CALIFORNIA 95825

(916) 920-6025

September 18, 1981

RECEIVED

Mr. Kent Fickett
Energy Projects Coordinator
Governors Office of
Planning and Research
1400 10th Street
Sacramento, CA 95814

Dear Mr. Fickett:

CITY OF FONTANA, CALIFORNIA DRAFT EIR 81-4, SOUTHSIDE VILLAGE SPECIFIC PLAN #5
SCH #81052210

In response to your memorandum of August 27, 1981 requesting that the Energy Commission staff review the captioned project with respect to its provision of solar access, we offer the following comments:

The potential impacts to regional energy resources resulting from the implementation of a project of the size and scope proposed in the Southridge Village Specific Plan dictate that every reasonable effort be made to mitigate the energy demand of the development. Insofar as it is the policy of the State of California, as stated in the Solar Rights Act of 1978 (Civil Code Section 714), to encourage the application of solar energy systems to reduce the state's dependence upon nonrenewable energy resources and reduce the impacts to air and water quality resulting from the use of conventional energy sources, it is the Commission staff's concern that the issue of solar access be thoroughly addressed during the planning and design of Southridge Village.

A project of this magnitude, 2,600 acres, and the very nature of the planning process at the environmental review stage, precludes establishing precise street and lot layouts or structure siting. Consequently, an energy impact analysis will, of necessity, be general in its approach. The energy impact analysis of the Southridge Village project is sufficient based upon the information available at this stage.

A project the size of Southridge Village will, of necessity, be developed in multiple phases over an extended time period. Conversations with the City of Fontana and representatives of the developer indicate that Southridge Village will be developed in three major phases over a seven to eight year period. Each of the phases, in turn, will be incrementally developed as several smaller planned unit complexes. It is our understanding that, during the development process, each of the planned unit complexes will be subjected to two or more levels of design review by the City of Fontana prior to ultimate approval of each complex by the City Council.

OFFICE OF PLANNING
& RESEARCH



Therefore, we strongly recommend that, should the City of Fontana choose to approve the specific plan for Southridge Village, the approval be issued under the condition that each planned unit complex of the project be evaluated during the design review process for the proposal's provision of solar access. The evaluation should address the orientation of the streets and building sites within each planned unit complex to provide solar access for the maximum feasible number of structures. The design review process should also address the potential impacts of landscaping upon the energy use requirements of each planned unit complex. Some guidance for landscaping can be found in the Solar Shade Control Act.

Our comments concerning design review are consistent with the California Government Code Chapter 4, Article 1, Section 66473.1 (Subdivision Map Act) which establishes that,

"The design of a subdivision for which a tentative map is required pursuant to Section 66426 shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision."

Subsequently, the Office of the Attorney General concurred in the issuance of Opinion Number 80-702 on April 21, 1981 that,

"The design requirement of Government Code Section 66473.1 is sufficiently specific for implementation by local agencies."

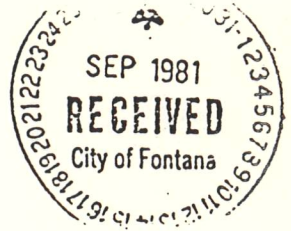
And, further that,

"A tentative map of a subdivision must be disapproved if it fails to meet the design requirement of Government Code Section 66473.1, even though such requirement is not mentioned in Government Code Section 66747."

Failure to apply Section 66473.1 of the Government Code will result in significant adverse impacts, specifically a significant increase in the consumption of nonrenewable energy resources as a result of the exclusion of solar energy. The EIR should, therefore, include as a mitigation measure a requirement that Section 66473.1 of the Government Code be carefully applied during design review of the tentative map for each planned unit complex.

The City of Fontana is provided with a further option for assuring proper solar access in Chapter 4, Article 3, Section 66475.3 of the Government Code (Subdivision Map Act). Section 66475.3 empowers a local government to establish, by ordinance, a requirement for the provision of a solar easement across real property of another as a condition of approval of a tentative map.

Mr. Kent Fickett
Page 3
September 18, 1981

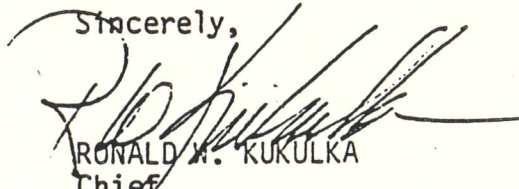


Additional information regarding the above comments is available by contacting:

Solar Office
California Energy Commission
1111 Howe Avenue, M.S. 70
Sacramento, California 95825
(916) 920-6011

We thank you for providing us the opportunity to comment upon the EIR.

Sincerely,



RONALD W. KUKULKA
Chief
Development Division

RWK:gt

cc: John L. Geesman, CEC
Gregg Wheatland, CEC
Bill Abbott, OPR
Robert Judd, OAT
Michael Eaton, Resources Agency
Ross Deter, CEC

To: Terry Roberts
State Clearinghouse

Date: September 24, 1981

From: California Regional Water Quality Control Board - Santa Ana Region
6809 Indiana Avenue, Suite 200, Riverside, CA 92506 (714-684-9330)

Subject: Southridge Village Specific Plan - DEIR
SCH #81052210

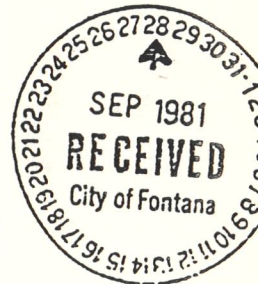
We have reviewed the Southridge Village Specific Plan Draft EIR. The DEIR does not adequately address cumulative impacts on the sewage treatment facilities located at Chino Basin's Regional Treatment Plant #1. Will the capacity necessary to serve the project be available when it is required?

The recommended alternative in the sewer master plan appears to be consistent with the Regional Basin Plan. However, odors from the equalization basin must be mitigated.

The use of reclaimed water in the project area is presently being evaluated in the Basin Plan update. The staff's position on the proposal is dependent upon the results of this update.

If you have any questions please contact this office.

Ronald K. Baker
Environmental Specialist



Memorandum

Date : September 3, 1981



K. J. K.

SEP 4 1981

To : R. E. Penny
Environmental Impact Branch

From : Public Utilities Commission — San Francisco -- John D. Reader
Chief Hydraulic Engineer

File No.: 615 - San Gabriel Valley Water Company

Subject: EIR 81-3, City of Fontana, August 1981.

Reference your request of August 27, 1981 for our comments on subject EIR.

The proposed Southridge Village development area is contiguous to the present service area of the Fontana Water Company (Fontana Division of San Gabriel Valley Water Company). We do not foresee any problem in authorizing, upon request of the utility, an expansion of its service area to accommodate this development.

The San Bernardino County Local Agency Formation Commission has recently conferred with staff members, Commissioner Grew's advisor and a representative of the Governor's Office of Planning and Research, regarding the lack of coordination and separate areas of jurisdiction over the service boundaries of water agencies. In a telephone call to the San Bernardino County LAFCO on September 3, 1981, we have determined that they concur in the proposed expansion of the utility's service area for the purpose of serving the Southridge Village development.

In April 1980, San Gabriel Water Company was exempted from submitting Supplemental Water Supply Questionnaires to us for review and approval. However, in accordance with our working agreement with the Department of Real Estate, the utility must provide that Department with a verification letter that the developer has made financial arrangements for installation of water service and that ample water supply and services will be available from the utility. The data on pages 3-23 and 3-24 of the EIR indicate that appropriate planning for adequate water supply augmentation is underway.

GJH:lk

Enc.

Memorandum

1. James W. Burns
Assistant Secretary for Resources
2. City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
Attention: Mr. Terry Draper

Date : SEP 24 1981

File No.:

Subject: Southridge Village
Specific Plan
EIR 81-4
August 1981
SCH 81052210

From : Department of Water Resources
Los Angeles, CA 90055

The Department of Water Resources' recommendations related to water conservation and flood damage prevention on the subject document are attached.

Consideration should also be given to a comprehensive program to use reclaimed water for irrigation purposes in order to free fresh water supplies for beneficial uses requiring high quality water.

Robert Y. D. Chun
for

Robert Y. D. Chun, Chief
Planning Branch
Southern District
(213) 620-4135

Attachments

cc: Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, CA 95814

Department of Water Resources Recommendations for Flood Damage Prevention

In flood-prone areas, flood damage prevention measures required to protect a proposed development should be based on the following guidelines:

1. All building structures should be protected against a 100-year flood.

It is the State's policy to conserve water. Any potential loss to ground water should be mitigated.

2. In those areas not covered by a Flood Insurance Rate Map or a Flood Boundary and Floodway Map, issued by the Federal Emergency Management Agency, the 100-year flood elevation and boundary should be shown on the Environmental Impact Report.
3. At least one route of ingress and egress to the development should be available during a 100-year flood.
4. The slope and foundation designs for all structures should be based on detailed soils and engineering studies, especially for hillside developments.
5. Revegetation of the slopes should be done as soon as possible.
6. The potential damage to the proposed development by mudflow should be assessed and mitigated as required.
7. Grading should be limited to dry months to minimize problems associated with sediment transport during construction.

4. Preserve and protect existing trees and shrubs. Established plants are often adapted to low water conditions 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.

To reduce water demand, the following water conservation measures should be implemented:

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).

Recommend be implemented 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 rest rooms*. 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 landscaped areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

*The Department of Water Resources or local water district may aid in developing these materials.

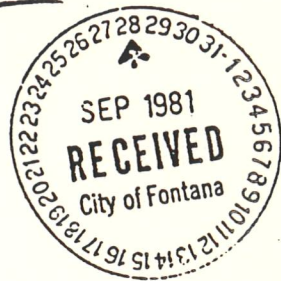
4. Preserve and protect existing trees and shrubs. Established plants are often adapted to low water conditions and their use saves water needed to establish replacement vegetation.
5. Install efficient irrigation systems which minimize runoff and evaporation and minimize the water which will reach the 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.



EDMUND G. BROWN JR.
GOVERNOR

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814
916/445-0613



September 24, 1981

Terry Draper
City of Fontana
Planning Department
8353 Sierra Avenue
Fontana, CA 92335

REGARDING: SCH #81052210
Specific Plan #5, Southridge Village

Dear Mr. Draper:

The State Clearinghouse review of the draft EIR for the Southridge Village Specific Plan is complete. Comments of other state agencies are attached. Should you have any questions about these comments, please contact the appropriate agency staff.

California Energy Commission

The Commission finds that the energy impact analysis of the project is sufficient based upon the information available at this stage. Each of the planned unit complexes will be subjected to two or more levels of design review by the City prior to ultimate approval of each complex. The Commission strongly recommends that should approval be given for this Specific Plan, the approval be conditional upon each of the planned unit complexes being evaluated for their provision of solar access. Specifically, the evaluation should address orientation of streets and building sites, and use of landscaping.

Further information is provided which explains requirements under the Subdivision Map Act (Section 66473.1) to provide for passive solar opportunities in a subdivision, and the consistency of the suggested design review criteria with this requirement. The EIR should include as a mitigation measure the application of Section 66473.1 during design review of the tentative map for each subsequent planned unit complex.

In addition, the City of Fontana is empowered under Section 66475.3 of the Subdivision Map Act to establish, by ordinance, a requirement for the provision of solar easements in order to assure proper solar access.

Department of Transportation

Additional mitigation measures should be considered for traffic impacts as recommended in their July 13 letter on the Notice of Preparation. Public transit, car-pooling, park and ride facilities, and incorporation of bicycle lanes as an integral part of the circulation system are suggested.



Air Resources Board

The cumulative growth impact of this project with other projects in the area will cause the SCAG-78 growth forecasts for RSA-28 area to be exceeded. All federally funded projects must be consistent with locally adopted air quality management plans, and the project could jeopardize federal funds which may be involved.

The air pollutant emissions associated with the increased vehicular traffic will cause significant impacts on air quality. The DEIR should include measures to mitigate these impacts, such as improved transit, bike lanes, and park and ride lots. In addition, the responsible parties for implementation of mitigation measures need to be identified.

Public Utilities Commission

There appear to be no problems in authorizing the expansion of the Fontana Water Company service area to serve the project. The San Bernardino County LAFCO apparently concurs with the proposed expansion.

< Refer to p. 21 for Dep't. of Real Estate requirement
for water service commitment - appeared here in
original State Clearinghouse letter. >

Regional Water Quality Control Board

The recommended alternative for wastewater treatment facilities is basically consistent with the Regional Basin Plan. However, the EIR must discuss mitigation measures for the odor problem associated with the equalization basin, and the cumulative impacts of development in the general area on the capacity of regional Plant #1. The staff has no recommendations at this time on the use of reclaimed water in the project area.

State Clearinghouse

In making its decision to approve or disapprove the proposed General Plan Amendment and Specific Plan for the Southridge Village, the City Council should consider the fact that several other projects are either proposed or approved in the City. Several of these are located in the northern portion of the City, closer to the existing urbanized areas.

A few of these projects are mentioned in the draft EIR section on Cumulative Effects of Growth: Sierra Heights, Walnut Village, and Rancho Fontana Specific Plans. In addition, the Comprehensive General Plan Update (EIR 80-2) proposes new areas for residential development.

The document does not explain how the City plans to accommodate major development activity in both North and South Fontana at the same time. Major growth in both areas will tax the City's Growth Management Plan. In addition, schools and other public services could be strained from the infill in the North occurring at the same time as new growth in the South.



The State Clearinghouse encourages the development of new housing which will be affordable to low- and moderate-income families. In this case, the redevelopment financing of infrastructure for the Southridge Village area will facilitate the provision of such affordable housing. Our comments on the Redevelopment Plan and EIR, dated September 21, reinforce our support of this goal. However, the EIR should more clearly define how many units (approximately) will be set aside for affordable housing--rental as well as owner-occupied.

The section on solid waste generation and disposal could be improved by inclusion of the following information. Mitigation measures for reducing solid waste through recycling policies and resource recovery programs should be included. Since the Fontana land fill will have reached capacity before the project begins construction, more information on the ability of the Colton and Ontario disposal sites to handle the 15,000 tons of solid waste per year must be included. To this end, the document should explain the capacity and life expectancy of the Colton and Ontario disposal sites.

There appears to be a great amount of uncertainty about what impacts will occur to the "Fontana Pit and Grove Petroglyph Site" which is on the National Register of Historic Places. We urge preservation of these historical and cultural remains by including the Pagliuso Family Chapel in the landscape buffer zone, and retaining Declezville within the Community Park. What is the current status of the Fontana Historical Society's plans to relocate the Chapel?

The EIR indicates uncertainty about the involvement of Riverside County in providing downstream flood control channel improvements. What is the current status of their involvement? If Riverside County agrees to provide downstream channel improvements in lieu of onsite flood water retention, the Drainage Master Plan will need to be revised and impacts re-evaluated.

The discussion of cumulative impacts of this Specific Plan with other projects proposed, approved, or reasonable to anticipate in the area is sketchy, to say the least. Merely mentioning projects such as the Sierra Heights, Walnut Village, and Rancho Fontana Specific Plans does not adequately discuss cumulative impacts on population growth, air quality, water supply, and sewage treatment capacity at Regional Plant No. 1 (in Ontario). The EIR must provide more information on the cumulative impacts (preferably in quantified terms) for the above issues. It is not sufficient nor appropriate to totally rely on a separate document, the General Plan Update EIR, to discuss these impacts.

When preparing the final EIR, you must include all comments and responses (CEQA Guidelines, Section 15146). The certified EIR must be considered in the decision-making process for the project. In addition, we urge you to respond directly to the agencies' comments by writing to them, including the State Clearinghouse number on all correspondence.

A recent Appellate Court decision in Cleary v. County of Stanislaus clarified requirements for responding to review comments. Specifically, the court indicated that comments must be addressed in detail, giving reasons why the specific comments and suggestions were not accepted and factors of overriding importance warranting an override of the suggestion. Responses to comments must not be conclusory statements but must be supported by empirical or experimental data, scientific authority or explanatory information of any kind. The court further said that the responses must be a good faith, reasoned analysis.

Terry Draper
September 24, 1981
Page Four



Section 15002(f) of the CEQA Guidelines requires that a governmental agency take certain actions if an EIR shows substantial adverse environmental impacts could result from a project. These actions include changing the project, imposing conditions on the project, adopting plans or ordinances to avoid the problem, selecting an alternative to the project, or disapproving the project. In the event that the project is approved without adequate mitigation of significant effects, the lead agency must make written findings for each significant effect (Section 15088) and it must support its actions with a written statement of overriding considerations for each unmitigated significant effect (Section 15089).

Thank you for the opportunity to comment on your draft EIR. Please provide us with a copy of your final EIR when it is available.

Sincerely,

Dorma Wood
for Stephen V. Williamson
State Clearinghouse

Terry Roberts
Terry Roberts
State Clearinghouse

SW:TR:n1

Enclosures

cc: Ken Fellows, DWR



COLTON JOINT UNIFIED SCHOOL DISTRICT

1212 VALENCIA DRIVE • COLTON, CALIFORNIA 92324 • (714) 824-4227



BOARD OF EDUCATION

October 15, 1981

MRS. DORTHA E. COOLEY
President

DR. TOM M. RIVERA
Vice-President

MRS. LINDA S. IRBY
Clerk

MR. RAY ABRIL, JR.

MRS. MARY CHAVEZ

MR. J. FRANK FERRE

MRS. RUTH O. HARRIS

MR. RICHARD L. JACOBSEN
Acting Superintendent

MR. CHARLES H. JORDAN
Assistant Superintendent, Personnel

DR. MARILYN BUSH
Assistant Superintendent,
Curriculum and Instruction

MR. ROBERT RICH
Director, Administrative Services

MR. DANNY CARRASCO
Director, Special Projects

MR. CHARLES E. CLEVELAND
Director, Pupil Personnel Services

City of Fontana
Planning Commission, Redevelopment
Agency and City Council
8353 Sierra Ave.
Fontana, CA 92335

Attention: Mr. Terry Draper, Environmental Officer,
and Timothy J. Sabo, Esq.

Re: Jurupa Hills Redevelopment Project — Specific Plan,
Environmental Impact Report

Gentlemen:

We have been meeting with your staff and counsel in connection with the Specific Plan and the Environmental Impact Report concerning that plan. A number of the problems confronting our school district have been considered and discussed, and hopefully sufficient attention will be directed toward mitigation of these problems. At this time, we thought it would be helpful to outline some of our concerns, although these and other concerns have been and are being discussed with your staff. You are further referred to prior communications and letters forwarded to you in connection with the general plan, environmental impact report, and other matters relating to the above-referenced redevelopment project. Many of our concerns have already been expressed in the communications.

The previously prepared Specific Plan Environmental Impact Report, again, fails to adequately recognize the problems of the Colton Joint Unified School District with respect to that portion of the project located within the boundaries of the District. It appears that the mitigating attempts are directed more toward the portion of the project located within the adjacent Fontana Unified School District boundaries. For example, it does not yet appear that adequate consideration has been given to the junior high school and high school level students generated in our portion of the project. It appears likely that expanded facilities will be required in our junior high school and high school existing facilities located outside of the project area. It will be necessary to provide sufficient funds to meet these needs, through fees, bond sale proceeds, providing of facilities by the Agency and developer, and the like. The means of accomplishing these should be addressed and resolved in the immediate future.

Where applicable (for example in the case of elementary schools), arrangements and procedures should be finalized for providing interim school facilities until such time as the permanent facilities can be constructed. It is assumed that interim or modular classroom facilities will be added to existing school sites within the District to temporarily house these elementary students until the permanent facilities have been completed. Thereafter, the District should probably then determine what to do with the interim or modular facilities. With respect to junior high and high school level students generated by the project, timely construction of additional facilities at existing junior high and high school locations should be guaranteed. The costs can be determined by the District at the appropriate time, and the student capacity of the school at all three levels as determined by the District should likewise be followed.

When the elementary school student population within that portion of the project situated within our school boundaries is sufficient to justify commencement of construction of permanent facilities (for example, sufficient students to fill approximately eight classrooms) we assume that will certainly justify construction of administrative, multi purpose and modular classrooms to house the students, with additional classrooms being added as the population increases. We assume timely construction of the other elementary school will occur. We further assume that the School District will be given the option of determining its interest in the property, including land and improvement (i.e., ownership, lease, etc.).

Because the funds available to the School District are so limited, it must be clearly provided that all construction, relocation, (if applicable) leasing, (if applicable) will be at virtually no cost to the District.

We are also concerned that the District not waive any fees it is otherwise entitled to receive until we are certain that adequate funds and/or improvements exist to replace the need for these fees in all events — whether or not the project as anticipated is constructed, if delays in construction occur, or if any other unanticipated occurrences result in the District's need for such fees.

City of Fontana
Planning Commission Redevelopment Agency
and City Council
October 15, 1981
Page 3

We further assume that the amount of builder's fees will be subject to periodic (e.g., annual or as often as needed) review by the District, so that they can be adjusted to meet the costs incurred for improvements funded by these fees.

The environmental impact report fails to project school operating costs, based on the assumption that these expenses are presently funded from a combination of local taxes, state aid, and federal apportionments to education. We are concerned about possible future changes in the law or availability of funds to meet these needs. In the event this should occur, we submit it is only reasonable that provisions be made for tax increment funds to supplement these expenses.

In effect, we are requesting that the needs of our District be met to the extent required, by the use of the proceeds from the sale of bonds, developers' fees, and all other available sources of funds, as well as continued use of state funding.

Of course, in order to accomplish all of these needs, the participation and cooperation by the city and the developer are necessary.

We sincerely hope that the specific plan will take into account the concerns expressed here and previously. We also hope the current negotiations will result in a successful agreement.

Very truly yours,



Robert S. Rich, Director
Administrative Services

RSR:lb

CHAPTER 7.0 FISCAL IMPACT ANALYSIS

The fiscal impact analysis presented in the Draft Specific Plan was prepared prior to the adoption of the Jurupa Hills Redevelopment Project by the Fontana Redevelopment Agency. In the Draft Specific Plan, estimates of taxing agency revenues were based on the existing tax rate distribution. These revenue estimates are no longer valid because of the Redevelopment Project approval.

This Specific Plan fiscal impact analysis has therefore been superseded by the Redevelopment Project fiscal analysis, which is presented as Chapter 5.0 of the Jurupa Hills Redevelopment Project EIR 81-3.

CHAPTER 9.0 APPENDICES

1. Jurupa Hills General Plan Amendment
2. Supplemental Traffic Reports
 - a. Cherry Avenue Alignment
 - b. Offsite Road Improvement Schedule
 - c. Recommendations for Riverside County
3. Proposed Sewerage Service Program
4. Parks and Recreation Department Memorandum

JURUPA HILLS GENERAL PLAN AMENDMENT

GPA 12-2

EXHIBIT "A" OF RESOLUTION NO. 81 - 132

This general plan amendment requires that a Specific Plan be prepared, adopted and effectuated as a condition of approval. The General Plan Amendment provides for modifications of the Goals, Land Use, Circulation, Open Space and Parks and Recreation portions and elements of the General Plan.

LAND USE

Of the approximately 2600 acres within the area included in this amendment; 1031 acres fall within the open space category, approximately 1,120 acres of residential, some 36 acres of commercial, and 412 acres of schools, parks, and other public facilities.

OPEN SPACE: This designation is applied to the relatively steep areas along the Jurupa Hills and will provide for open space, limited large parcel homesites, and a large regional park. As noted in the following discussion of park and recreation facilities, most of this park will be undeveloped and unimproved, with hiking and riding trails winding through the hills and connecting to the other regional trails and local trails utilizing the utility easements and rights-of-way. More intensive park and recreation facilities are proposed in locations near the northeast portion of the park at the general locations shown.

PUBLIC/QUAISI-PUBLIC: The Chino Basin Municipal Water District Regional Plan No. 3 site, is so designated.

RESIDENTIAL: The S-RES 5. 6 designation is applied to the residential areas that will contain a variety of housing types and opportunities designed as a planned community that also contains support uses such as neighborhood parks, schools, churches, local shopping facilities and similar uses. The overall density of the area (excluding the defined "open space" areas) is set by this designation, resulting in a maximum of 8800 dwelling units to be provided within the total area included within this G.P.A.; the details of which will be resolved at the specific plan stage.

The Southern Pacific quarry is located within this area that carries a residential label, and has been identified with a special overlay designation. It is recognized that this is a use of long standing and an important natural resource that should be protected. By the very nature of this use, there are special access and buffering requirements that must be provided; these will be spelled out within the Specific Plan.

COMMERCIAL: One community oriented shopping center location is indicated on the plan drawing (see Exhibit B); neighborhood commercial development will be addressed at the Specific Plan level.

CIRCULATION

The major streets proposed within and adjacent to this area are Sierra Avenue, Citrus Avenue, Cherry Avenue, Mulberry Avenue and Jurupa Avenue.

The collector and local streets are not shown at this general plan level; they will be included within the Specific Plan and other detailed plans. With the specific plan approach, the right-of-way widths and street sections will be designed to meet the traffic needs of these major, collector, and local streets; therefore, the standards that had been developed and incorporated in the Circulation Element of the general plan will be modified to meet these particular needs.

Schematic indications of Cherry Avenue extending to Country Village Road in Riverside County is shown on Exhibit "B", the general plan amendment map. This major street, along with Sierra Avenue, would then connect to both Route 60 on the south and I-10 and I-15 on the north.

This mapped route is not intended to designate a location for Cherry Avenue, only to show that it is to be extended to the general location shown. The location, design, section and any appropriate noise attenuation measures will be developed, addressed, resolved and included in the Specific Plan.

This plan amendment also will require that Sierra Avenue and connecting streets and Country Village Road, all in Riverside County, south to the Pomona Freeway will also need to be upgraded to six lane major streets.

PARKS AND RECREATION

As noted in the discussion of open space, a major portion of the area within this open space category will be utilized by the Jurupa Hills regional park with the appropriate trails and development as noted on the map. A general location for a community park is indicated; the locations, size and standards of local and neighborhood parks and recreation sites, the size and development design and standards of the community park, and the detailed standards and locations of the trails will be resolved in the adopted Specific Plan.

EXHIBIT "C" OF RESOLUTION NO. 81- 132

Of the goals and objectives adopted in the 1975 general plan goal evaluation, the following five relate to south Fontana:

- (1) *The south Fontana area represents a unique land resource to the City and therefore, its development should assure that those environmental qualities which presently exist are protected.*

This goal is still valid and is incorporated in this general plan amendment and EIR.

- (2) *Development in south Fontana should be balanced between low density and estate residential, industrial, commercial, and open space land uses.*

This goal is revised to read as follows: "(2) Development in south Fontana should be balanced between a range of housing types, densities and opportunities; industrial, commercial and open space uses."

- (3) *Commercial, industrial, and medium high density residential zoning should be reduced in area, more desirably located and aimed at satisfying realistic needs.*

Since this goal was adopted we have found that there is still a need for medium high density residential development; therefore, this goal is revised to read as follows: "(3) Commercial and industrial designations should be aimed at satisfying realistic needs, reduced in those instances where they are over allocated, and placed in desirable locations."

- (4) *The City should identify and preserve all natural or man-made environmental and historical features of great value.*

This goal is still valid and has been utilized in developing this amendment and EIR.

- (5) *Fontana should preserve the rural and natural quality of the area, the openness and the large acreage.*

This goal is revised to read as follows: "(5) Fontana should preserve the openness and natural quality of the area."

LINSCOTT, LAW & GREENSPAN, INC., ENGINEERS
TRANSPORTATION, TRAFFIC, PARKING, CIVIL ENGINEERING

150 C PAULARINO, SUITE 120, COSTA MESA, CALIFORNIA 92626 (714) 641-1587

September 24, 1981

Mr. Thomas Paradise
Phillips Brandt Reddick
18012 Sky Park Circle
Irvine, California 92714

Subject: Southridge Village -
Cherry Avenue Roadway Alignment

Dear Tom,

Pursuant to your request, we have prepared a discussion relative to the alignment of Cherry Avenue as described in the "Traffic Circulation Plan" for Southridge Village.

As you will recall, the basic intent of the proposed alignment was to discourage the use of Cherry Avenue by truck traffic. Before proceeding with the alignment study, however, it was necessary to first ensure that satisfactory routes would be available for these future traffic volumes through an analysis of various criteria involving roadway capacities, travel times and maneuvering opportunities.

During the course of the investigation, consideration was also given to the concerns of the developer (Creative Communities) in that the presence of undesirable truck volumes could be deleterious to the project due to adverse affects on the surrounding community. To these ends, effective Traffic Engineering techniques were investigated which could provide adequate solutions to these areas of concern.

From the standpoint of Creative Communities, it was recognized that substantial through truck volumes on Cherry Avenue would create an undesirable affect in that greater friction between pedestrian, bike and residential traffic would be inherent with truck activities. Moreover, increased noise

levels would undoubtedly occur which would require more capital outlay in the form of noise buffering. Since the traditional method for noise mitigation involves the use of a wall and/or earth berms, the desired on-site visual affect as envisioned by the developers would be effectively eliminated.

With respect to the anticipated truck traffic from the north, it was recognized that their most desirable route would include those roadways providing the shortest distance and the least travel time. Recent discussions with the County of Riverside have revealed that no new roadway construction in the north Riverside County area is contemplated for at least five years. Therefore, the projection of future traffic distribution was accomplished by using the most logical existing travel routes available. In order to achieve a southerly orientation, a review of local roadways and projected traffic volumes reveals that Slover Avenue, Santa Ana Avenue and Jurupa Avenue would be the most attractive. According to the proposed General Plan Amendment, Slover Avenue and Santa Ana Avenue would be improved to four lanes, while Jurupa Avenue would show an ultimate configuration of a six-lane roadway. The associated roadway capacities would be 26,000 vehicles per day for Slover and Santa Ana Avenue while Jurupa Avenue would have the ultimate capacity of 40,000 vehicles per day. It should be noted that the above capacity values could be understated in that other studies have shown that a four-lane roadway is capable of a maximum service volume of 33,000 vehicles per day while a six-lane roadway could service an estimated 49,500 vehicle per day. Furthermore, the volume criteria mentioned above are indicative of satisfactory roadway conditions such as travel speed, travel time, interruptions to traffic, freedom to maneuver, safety, convenience and the typical relationship between peak hour and daily traffic volumes - they do not reflect the absolute maximum available roadway capacity.

In terms of the project (Southridge Village) and non-project volumes (areas north of Jurupa Avenue) on these

roadways, the traffic analysis reveals daily traffic volumes would include 15,000 to 22,000 on Slover Avenue, 7,000 to 10,000 on Santa Ana Avenue, and 19,000 to 42,000 on Jurupa Avenue. Although the upper range on Jurupa Avenue exceeds the maximum criteria of 40,000 vehicles per day, it should be recognized that only a small portion of Jurupa Avenue would experience that volume (Jurupa Avenue between Banana Street and Cherry Avenue). Moreover, the traffic generation forecast represents a worst case analysis in that no allowance for unoccupied project area residential units was incorporated, nor was any allowance given for internally-generated non-project trips. Therefore, the actual traffic volumes on area roadways will in all likelihood be less than those described in the Traffic Impact report. Based on the above, it is apparent that adequate roadway capacity would be available for non-project traffic volumes.

The traffic Impact Report further recommends that a master development plan of traffic signals be prepared to ensure a satisfactory right-of-way assignment and progression of future traffic volumes. It is anticipated that these signal installations would include signal interconnect systems designed to minimize travel times while providing an estimated average speed of 30 miles per hour, including stops.

On the other hand, Cherry Avenue, under its present alignment, would require one traffic signal and several stop signs. Since the roadway would be residential in nature, the estimated speed limit would be posted at 25 miles per hour.

Recognizing that adequate roadway capacities would be possible, our attention was subsequently directed to the design of those intersections which would most likely service truck turning movements. A review of project area roadways shows that Jurupa Avenue at Cherry and Mulberry Avenues would be required to service the greatest volumes. At Jurupa Avenue, the north leg of Cherry Avenue was provided with an exclusive southbound right turn lane. It is anticipated that the inclusion of future southbound right turn signal phasing would provide a high Level

Linscott, Law & Greenspan, Inc., Engineers

of Service for all turning vehicles including truck volumes onto Jurupa Avenue. At Mulberry Avenue, westbound traffic would be provided with dual left turn lanes while the southbound approach to Jurupa Avenue would be widened to 126 feet whereby a dual left turn lane and three through lanes would be present. Mulberry Avenue, south of Jurupa Avenue, would have an ultimate configuration of six lanes with ample capacity for future traffic volumes.

We welcome this opportunity to provide further clarification concerning the Southridge Village Traffic Impact Report. Please feel free to contact me if you have any additional questions or concerns.

Very truly yours,



Jerry L. Crabill
Transportation Engineer

JC:j
0342

LINSCOTT, LAW & GREENSPAN, INC., ENGINEERS
TRANSPORTATION, TRAFFIC, PARKING, CIVIL ENGINEERING

150 C PAULARINO, SUITE 120, COSTA MESA, CALIFORNIA 92626 (714) 641-1587

September 24, 1981

Mr. Tom Paradise
Phillips, Brandt, Reddick
18012 Sky Park Circle
Irvine, California 92714

Subject: Southridge Village
Offsite Roadway Improvement Schedule

Dear Tom,

Pursuant to your request, we have prepared an off-site roadway improvement schedule relative to the planned development of Southridge Village in the City of Fontana, California.

In the evaluation of the overall traffic impact of the Southridge project, consideration was given to the incremental change in project area traffic volumes as the construction of each phase was completed. This consideration involved a traffic generation and assignment forecast similar to that described in our Traffic Impact Report of the Southridge Village Specific Plan of July 27, 1981. The results of the analysis provides a reliable estimate of the necessary roadway improvements applicable to the additive impact of project and non-project traffic.

As was previously mentioned in our Southridge Village Traffic Impact Report, the evaluation of roadway sizing requirements, as they relate to project area traffic volumes, involves the use of a generally recognized set of criteria which relates daily traffic volumes to the number of lanes needed to service those volumes. As shown in TABLE 1, these values range from 12,000 vehicles per day (2 lane roadway) to 40,000 vehicles

per day (6 lane divided highway). These volumes reflect a Level of Service "D", based on the typical relationship of peak hour traffic constituting 10 percent of the daily volume and provide a reliable estimate of future roadway requirements.

TABLE 1
Traffic Volumes vs Lane requirements

12,000 - 15,000	2 lanes
20,000 - 24,000	4 lanes
24,000 - 26,000	4 lanes divided
32,000 - 35,000	6 lanes
36,000 - 40,000	6 lanes divided

Project Traffic - Roadway Improvements Schedule

With the completion of Phase 1 (2416 residential units, Neighborhood Commercial, School, and Park areas), analysis shows that an estimated 25,000 vehicle trip ends would be generated on a daily basis. Of these, approximately 4300 trip ends would be internal to the site while the remaining 21,000 would have travel orientations external to the site area. A review of the projected distribution patterns reveals that of those roadways providing east-west access, Jurupa Avenue, between Banana Street and Cherry Avenue, would experience the greatest impact where daily traffic volumes on the order of 10,000 vehicles per day would be experienced. Along the areas west of Banana Street and east of Cherry Avenue, Jurupa Avenue would service Phase 1 traffic volumes on the order of 1400 to 3600 vehicles per day. Of those roadways providing north-south access, Cherry Avenue would be required to service the greatest volume which would be on the order of 6300 vehicles per day. The remaining north-south roadways would show project related increases of 100 vehicles per day (Banana Street north of Santa Ana Avenue) to 7300 vehicles per day (Mulberry Avenue south of Riverside Avenue).

Based on the above, a review of TABLE 1 indicates that the present configurations of project area roadways would be adequate to service the anticipated Phase 1 traffic volumes. It should be noted that with the construction of Phase 1, Jurupa Avenue, from Mulberry Avenue to Cherry Avenue, would be constructed to a roadway configuration consistent with that of total project completion. Three lanes of travel would be available for eastbound traffic while two lanes would be available for westbound traffic.

Additionally, Mulberry Avenue, from El Contento to the Riverside County line would be partially constructed to its ultimate roadway configuration whereby the east side would be constructed to its ultimate configuration.

Current plans call for the completion of Phase 2 to occur in 1985. At this time, a total of 5492 dwelling units (2416 - Phase 1 + 3076 - Phase 2) would be available associated with Neighborhood Commercial areas, the Regional Shopping Center, Schools, and Parks. The results of our analysis revealed that the combined Phase 1 and Phase 2 traffic generation potential would be on the order of 66,000 daily trip ends with an estimated 52,000 trips being external to the site area. As before, Jurupa Avenue would experience the greatest impact in that traffic volumes ranging from 3100 vehicles per day (west of Mulberry Avenue) to 11,500 vehicles per day (east of Banana Street) would appear on this roadway. Given the aforementioned improvements to Jurupa Avenue (five lanes from Mulberry Avenue to Cherry Avenue) and the existing two lane configuration at all other portions of Jurupa Avenue east of Cherry Avenue, it is anticipated that adequate capacity would be available through the completion of Phase 2. It is noted that with the construction of Phase 2, additional developer-installed improvements would include the extension of the southerly three-lane improvement of Jurupa Avenue from Cherry Avenue to Live Oak Avenue. Additionally, Jurupa Avenue, from Mulberry Avenue westerly to the San Savine Channel would be constructed

to a four-lane configuration. Further review of projected volumes reveals that a nominal impact would occur on the remaining east-west roadways.

In terms of north-south roadways, Cherry Avenue, north of Jurupa Avenue, would experience daily traffic volumes of approximately 20,000 vehicles per day. A review of Table 1 reveals that the existing two-lane roadway configuration would be inadequate at the completion of Phase 2. Therefore, it is recommended that two additional lanes be added to Cherry Avenue from Jurupa Avenue to a point north of Slover Avenue prior to the estimated 1985 completion of Phase 2. Inasmuch as Beech Avenue would be required to service traffic volumes, its construction at this time (between Jurupa Avenue and Santa Ana Avenue) would be necessary. South of the Riverside County Line, Country Village Road would experience traffic volumes on the order of 15,000 vehicles per day. With respect to Mulberry Avenue, further developer-installed roadway improvements would include the installation of an additional southbound lane. Based on existing roadway geometrics and the aforementioned project related improvements to Mulberry Avenue, no further roadway improvements would be required. In terms of the remaining north-south roadways, a review of the combined Phase 1 and 2 traffic volumes show that existing roadway geometrics would be adequate to service anticipated volumes.

With the completion of Phase 3, a total of 8664 residential units would be available (5492 - Phase 1 and 2 + 3172 Phase 3) together with the remaining Neighborhood Commercial areas, Schools and Parks. The forecast project traffic would include a combined total of approximately 100,000 vehicle trip ends per day. After the appropriate allowance for internal trip ends is applied, an estimated 78,000 trips would be external to the site. Jurupa Avenue would service daily traffic volumes on the order of 4800 to 24,000 vehicles per day while Santa Ana Avenue would service 300 to 1000 vehicles per day. Slover Avenue would show a daily volume of 200 to 600

vehicles per day. Based on the above, the required east-west roadway improvements relative to Phase 3 project traffic would include the extension of the southerly Phase 2, three-lane improvement of Jurupa Avenue to Sierra Avenue. The remaining east-west roadways could remain as described under Phase 2 conditions.

With respect to the roadways providing north-south access, Cherry Avenue would remain relatively unchanged in that the aforementioned three-lane improvement of Jurupa Avenue to Sierra Avenue would provide a redistribution of project traffic to the east via Citrus and Sierra Avenues. Citrus Avenue would show a substantial increase in daily traffic as indicated by a projected volume of 20,000 vehicles per day. Sierra Avenue north of Jurupa Avenue would service project volumes in the order of 5500 vehicles per day, while traffic volumes south of Jurupa Avenue would total an estimated 10,500 vehicles per day. It should be noted that with the construction of Phase 3 the west side of Sierra Avenue would be constructed to its ultimate configuration. The remaining north-south roadways in the project area would experience relatively moderate project related traffic volumes ranging from nominal (Live Oak Avenue) to 2000 (Beech Avenue) vehicles per day. In order to provide adequate roadway capacity at the completion of Phase 3, it is recommended that Citrus Avenue be improved to a four-lane configuration from Jurupa Avenue to a point north of Slover Avenue.

Non-Project Traffic Roadway Improvement Schedule

Inasmuch as the exact completion date of proposed developments north of Jurupa Avenue is as yet undetermined, it is difficult to provide a reliable estimate relative to a non-project related roadway construction time-frame. It should be recognized however, that the inclusion of these volumes would have a substantial affect on project area roadways. For the purpose of this analysis, it was assumed that these developments

would provide adequate roadway improvements as development occurred. Based on future non-project traffic volumes, Slover Avenue would require an improvement to four lanes while ultimate roadway construction would be required on Jurupa Avenue. With respect to Santa Ana Avenue, projected non-project traffic volumes would be on the order of 11,000 vehicles per day requiring only a two lane roadway. It is noted however, that much of the roadway has already been improved to accommodate a four lane configuration. Therefore, it is anticipated that no further improvements to Santa Ana Avenue would be required.

In terms of north-south roadways, the addition of non-project traffic would require that Mulberry Avenue and Cherry Avenues, north of Jurupa Avenue, be constructed to their ultimate configuration of four lanes and six lanes, respectively. South of Jurupa Avenue, additive project volumes would require that Mulberry Avenue be completed to its ultimate six lane configuration.

At Sierra Avenue, north of Jurupa Avenue, additive non-project traffic volumes would require a minimum of four lanes while a six lane configuration would be required south of Jurupa Avenue.

In terms of Banana, Live Oak, Beech, Poplar, and Oleander Avenues, a review of projected traffic volumes reveals that a two lane configuration for each roadway would be adequate.

TABLE 2 summarizes the required project and non-project off-site roadway improvements.

TABLE 2

Off-site Project & Non-project Roadway Improvements

Off-site Project Roadway Improvements

(Developer Installed Improvements)

- I. PHASE I (2416 Residential Units) - 1983
 - A. Jurupa Avenue*
 - 1. Construct three new eastbound lanes from Mulberry Avenue to Cherry Avenue.
 - 2. Existing two-lane roadway to remain for westbound traffic.
 - B. Mulberry Avenue*
 - 1. Construct east side to ultimate configuration from El Contento to Riverside County line.
- II. PHASE 2 (3076 Residential Units) - 1985
 - A. Cherry Avenue
 - 1. Construct to a four-lane configuration from Jurupa Avenue to a point north of Slover Avenue.
 - B. Mulberry Avenue
 - 1. West side partially constructed to provide additional southbound travel lane.
 - C. Jurupa Avenue
 - 1. Extend southerly three lane improvement (from Phase 1) from Cherry Avenue to Live Oak Avenue.**
 - 2. Construct four lane configuration from Mulberry Avenue to San Savine Channel including bridge.
 - D. Beech Avenue
 - 1. Construct two lane configuration from Jurupa Avenue to Santa Ana Avenue.

*Not necessarily in connection with Phase I traffic volumes.

**Not necessarily in connection with Phase 2 traffic volumes.

III. PHASE 3 (3172 Residential Units) - 1987

A. Jurupa Avenue

1. Extend southerly three lane improvement (from Phase 2) from Live Oak Avenue to Sierra Avenue.

B. Citrus Avenue

1. Construct to a four lane configuration from Jurupa Avenue to a point north of Slover Avenue.

C. Sierra Avenue

1. Construct west side to ultimate configuration***.

Off-Site Non-Project Roadway Improvement
(City/County Installed Improvements)

I. Jurupa Avenue

- A. Install ultimate improvements on north side of roadway for westbound traffic.

II. Slover Avenue

- A. Construct to ultimate four lane roadway configuration.

III. Mulberry Avenue

A. North of Jurupa Avenue

1. Construct to ultimate four lane configuration.

B. South of Jurupa Avenue

1. Construct to ultimate six lane configuration.

IV. Cherry Avenue

- A. Construct to ultimate six lane configuration.

V. Sierra Avenue

A. North of Jurupa Avenue

1. Construct to ultimate four lane configuration.

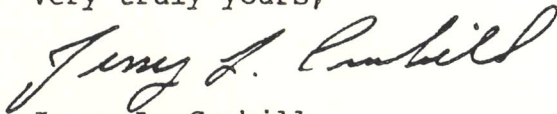
***Not necessarily in connection with Phase 3 traffic volumes

Linscott, Law & Greenspan, Inc., Engineers

- B. South of Jurupa Avenue
 - 1. Construct to ultimate six lane configuration.
- VI. Banana, Live Oak, Beech, Poplar and Oleander Avenues
 - A. Construct to ultimate two lane collector standards.
- VII. Citrus Avenue
 - A. Construct to ultimate four lane configuration.

Please feel free to contact me if you have any further questions concerning this matter.

Very truly yours,



Jerry L. Crabill
Transportation Engineer

O342
JLC:j

cc: Boyle Engineering Corp.
c/o Wes Hylen

LINSCOTT, LAW & GREENSPAN, INC., ENGINEERS

TRANSPORTATION, TRAFFIC, PARKING, CIVIL ENGINEERING

1600 CALLEAR NO. SUITE 120, COSTA MESA, CALIFORNIA 92626 (714) 641-1587

October 14, 1981

Mr. A. E. Newcomb
Road Commissioner and County Surveyor
County of Riverside
P.O. Box 1090
Riverside, CA 92502

Subject: Southridge Village
City of Fontana

Dear Mr. Newcomb:

This letter is in response to a request by Mr. Tom Paradise of Phillips, Brandt, Reddick (PBR), describing the future traffic impacts of Southridge Village and cumulative developments in the City of Fontana on selected roadways within north Riverside County.

Recently, our office prepared a traffic impact analysis concerning the planned development of Southridge Village as shown in the Specific Plan 5, EIR 81-3, City of Fontana, August 1981. Included in the analysis was an evaluation of those impacts created in North Riverside County by the addition of project and non-project volumes. "Project" volumes refer to the additive impact of traffic relative to Southridge Village itself while "non-project" volumes reflect the growth of existing volumes and the planned development of an estimated 4200 acres of commercial and residential areas (north of Jurupa Avenue between Mulberry and Sierra Avenues) as adopted by a Fontana General Plan Amendment of May 1978.

Although the scope of our analysis did not include a precise impact study in the northern Riverside County area, a preliminary review of the area-wide roadway and highway systems reveals that the greatest cumulative impact would occur at the Armstrong Road/Valley Way interchange with the Pomona Freeway (Route 60). At ultimate development, projected volumes indicate that Sierra Avenue would require a six-lane configuration to service an estimated 37,000 vehicles per day. Inasmuch as these volumes would be oriented to and from Route 60, it is apparent that the existing two-lane configuration of Armstrong Road/Valley Way would be incapable of providing an adequate Service Level. Therefore, significant improvements to this roadway, as

well as its interchange with Route 60, would be necessary. Required improvements would include the widening of Armstrong Road to major roadway standards (100' Right-of-Way) as shown on the Riverside County General Plan of Highways with appropriate improvements to the existing modified diamond interchange at Route 60.

A similar impact would occur at the Pomona Freeway interchange with Country Village Road/Mulberry Avenue/Mission Boulevard. Based on our analysis, forecast traffic volumes at its interchange with the Pomona Freeway would total an estimated 42,000 vehicles per day. In order to service these volumes, observations relative to the existing overcrossing at County Village Road indicate that adequate bridge width could exist whereby a six-lane overcrossing configuration could be accomplished through striping modifications. At the areas north of Route 60, further observations suggest that necessary roadway and grading improvements could be accomplished at minimal cost, whereby the Master Planned roadway designation of a Major Highway (100' Right-of-Way) could be constructed.

In terms of the impact at the Pomona Freeway interchange at Etiwanda Avenue, a review of projected traffic volumes indicates that the cumulative impact at project completion would be minimal. It should be recognized however, that while the cumulative volumes by themselves do not warrant a six-lane roadway, the added consideration of other adjacent developments west of Etiwanda Avenue could contribute significant additional traffic volumes. Also, the potential for an increase in through traffic on this facility is significant since Etiwanda Avenue connects both the San Bernardino and the Pomona Freeways. Inasmuch as the current Riverside County Master Plan calls for this roadway to be constructed to Arterial Highway standards, it is anticipated that adequate capacity could be available with the completion of Southridge Village and other cumulative developments.

Inasmuch as the extension of the Pyrite Expressway was deleted from the Circulation Element of the Riverside County's General Plan in 1973, it is anticipated that the cumulative traffic impact at this location would be minimal.

In terms of the projected cumulative volumes on the overall transportation system, it is noted that these volumes are reflective of maximum project and non-project traffic generation potentials. According to our Southridge Village Traffic Impact Report, an estimated 170,000 daily vehicle trips (63% of the total traffic) would be generated by non-project developments, while an estimated 100,000 daily trips (37% of the total traffic) would be associated with Southridge Village. In consideration of non-project traffic volumes in particular, it should be recognized that the associated traffic generation

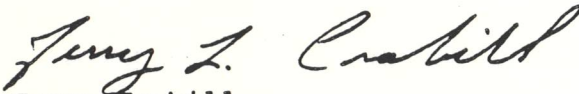
potential described above was based on generalized assumptions derived from Fontana General Plan data rather than specific development proposals. Furthermore, the analysis of non-project traffic volumes included no provisions for typical overlap conditions and more importantly, no consideration was given to the fact that many industrial trips (truck) would occur before or after peak commuter hours.

Based on the above, the actual volumes which could appear on the overall street and highway system, and their associated impacts, would probably be less than those forecast. In order to provide a more definitive projection as to the non-project cumulative impact, it is anticipated that further studies would be undertaken as development takes place.

Based on the aforementioned cumulative traffic volumes, it is anticipated that the Route 60 interchanges, with County Village Road and Armstrong Road, would require eventual signalization as well as the intersection of Armstrong Road and Sierra Avenue.

We have welcomed this opportunity to be of service. If you have any further questions about this matter, please contact me directly at (714) 641-1587.

Very truly yours,



Jerry Crabill
Transportation Engineer

JC:j
O-342

cc: Tom Paradise, PBR
Wes Hylan, Boyle Engineering

SOUTHRIDGE VILLAGE SEWERAGE SERVICE PROGRAM

INTRODUCTION

Currently flows generated within the City of Fontana are treated at the Chino Basin Municipal Water Districts' (CBMWD) Regional Plant No. 3 (RP No. 3), which is centrally located on the northerly edge of the proposed Southridge Village development. With present flows rapidly approaching the plant's capacity, current planning calls for construction of the Fontana Interceptor to route flow to the CBMWD Regional Plant No. 1 (RP No. 1) in Ontario for treatment and deactivation of RP No. 3. The development of Southridge Village will accelerate the need for these facilities. The following program will solve the timing of the sewerage needs of the City of Fontana, together with the required facilities and planning time frame to implement the necessary improvements. The specific plan for Southridge Village allows for flexibility in the ultimate disposition of regional planning for RP No. 3. Since it is not known at this time what the discharge requirements for RP No. 3 are, it is impossible to accurately assess the timing and extent of improvements for the facility. Alternatives are included in the specific plan for the interceptor and RP No. 3.

PROJECTED SEWAGE FLOW

Flow from the Southridge Village development has been projected to be an ultimate average of 2.65 million gallons per day (mgd). The projection of the average daily flow of the entire city, which is tributary to the RP No. 3 site, has been made on the basis of population projections furnished by the City's Planning Department to 1985 and extended to year 2000 using the rate of growth reflected in the SCAG-82 population projections. The average daily flow projections were calculated using the City's flow generating criteria of 3 people per dwelling unit and 300 gallons per day per dwelling unit, as compared to present flow contributions of approximately 225 gallons per day per dwelling unit. It is anticipated that the low flow fixtures used for new construction will provide a 20-25% safety factor by using the 300 gpd per dwelling unit figure. To the City's flows were added the Southridge Village flow projections based on building commencing in 1982 and completion in 1989. Table 1 summarizes the population growth for the worse case condition and flow generation projected. The current average daily flow of 3.0 mgd has been used as the base for the 1981 population

Chino Basin Municipal Water District anticipates completion of the Fontana Interceptor and the 5.0 mgd addition to RP No. 1 in late 1983.

TABLE 1
City of Fontana
SEWAGE FLOW PROJECTIONS

Year End	Living Units Added		City Population Using Treatment Plant (1)	Southridge Village Population	Average Daily Flow		
	Total City	Southridge Village			City w/o Southridge	Southridge Village	Total
1981			39,600	--	3.0	--	3.0
1982	800	333	42,000	1,000	3.14	.10	3.24
1983	2,333	667	49,000	3,000	3.64	0.30	3.94
1984	3,500	1,167	59,500	6,500	4.34	0.65	4.99
1985	3,733	1,400	70,700	10,700	5.04	1.07	6.11
1986	2,467	1,400	78,100	14,900	5.36	1.49	6.85
1987	2,367	1,266	85,200	18,700	5.69	1.87	7.56
1988	2,367	1,267	92,300	22,500	6.02	2.25	8.27
1989	2,367	1,300	99,400	26,400	6.33	2.65	8.98
1990	1,100		102,700	26,400	6.66	2.65	9.31
1995	4,067		114,900	26,400	7.88	2.65	10.53
2000	4,067		127,100	26,400	9.10	2.65	11.75 (2)

(1) With Southridge Village.

(2) Flow in year 2000 with 2.85 people per unit and 75 gpd flow per capita which in present figures is 8.86 mgd with 78,170 people added.

TABLE 2
City of Fontana
SEWAGE CAPACITY AVAILABILITY

<u>Year</u>	<u>Projected Flow (mgd)</u>	<u>Available Capacity, mgd</u>			
		<u>RP No. 3</u>	<u>Fontana Interceptor (1)(2)</u>	<u>RP No. 3 Reclamation (3)</u>	<u>Total</u>
1981	3.0	3.5	0	0	3.5
1982	3.24	3.5	0	0	3.5
1983	3.94	4.0	0	0	4.0
1984	4.99	0	7.3	0	7.3
1985	6.11	0	7.3	0	7.3
1986	6.85	0	7.3	0	7.3
1987	7.56	0	8.5 (w/equal.)	0	8.5
1988	8.27	0	8.5 (w/equal.)	1.0	9.5
1989	8.98	0	9.5 (w/equal.)	1.5	11.0
1990	9.31	0	9.5 (w/equal.)	1.5	11.0
1995	10.53	0	10.2 (w/equal.)	2.5	12.7
2000	11.75	0	10.2 (w/equal.)	2.5	12.7

(1) Flow treated at RP No. 1. Capacity must be available at RP No. 1.

(2) (w/equal.) indicates equalization provision will be made to alleviate overloading during peak flow periods.

(3) Assumes approval by Regional Water Quality Control Board for plant No. 3 to remain and be used for reclamation and that the plant can be operated economically. If this cannot be achieved, a second interceptor will have to be completed by 1992.

PROPOSED SEWERAGE SYSTEM PROGRAM

To keep pace with the demand yet maintain flexibility as future planning becomes known, a phase program consisting of four basic milestones is proposed to provide service for the city to at least the year 2000. Figure 1 is a graphical representation combining the projected citywide flow growth with the sewerage service phased program. The following is a summary of each phase with the key steps towards implementation.

Initial Phase

Existing RP No. 3 would be continued with improvements added as necessary to treat and dispose of 4 mgd. This capacity should be reached in 1983. This initial phase will require the following to happen:

1. Extend present discharge permit to at least January 1984. This may take time to process through the Regional Water Quality Control Board.
2. Install improvements to provide 4 mgd capacity of treatment and disposal (percolation pond area). These improvements would consist of additional headworks, clarification, sludge digestion, and percolation basin capacity.

To allow for excess design and construction, some flow could be routed to RP No. 1 through the nonreclaimable waste line, which runs adjacent to the project site.

Second Phase

The master planned Fontana Interceptor should be implemented as soon as possible. Construction must be completed by December 1983. The second phase will divert all flows to RP No. 1 through the Fontana Interceptor. This should provide capacity for demands through at least mid-1986. Implementation of this phase will require:

1. Implementation of the Fontana Interceptor. This includes design, the various grant processing and reviews by SWRCB, and construction and will take on the order of at least two years. Consequently, this project should commence immediately to avoid delays.
2. Expansion of RP No. 1 must be started immediately and completed by December 1983.
3. During this phase planning for wastewater reclamation should be finalized and implementation of facilities commenced in preparation for the third phase.

Third Phase

The third phase has two possibilities depending upon the degree of planning for wastewater reclamation opportunities. If more time is needed, equalization provisions can be made for the Fontana Interceptor that will alleviate overloading during peak flow periods. Facilities could be located at the RP No. 3 plant site or other convenient location at the upstream end of the interceptor. Implementation will require a sufficient design and construction lead time with processing of permits only through local jurisdictions required.

In addition, additional capacity at RP No. 1 will be required.

Coordination with CBMWD will be necessary to insure that the facilities for the additional capacity are available when needed.

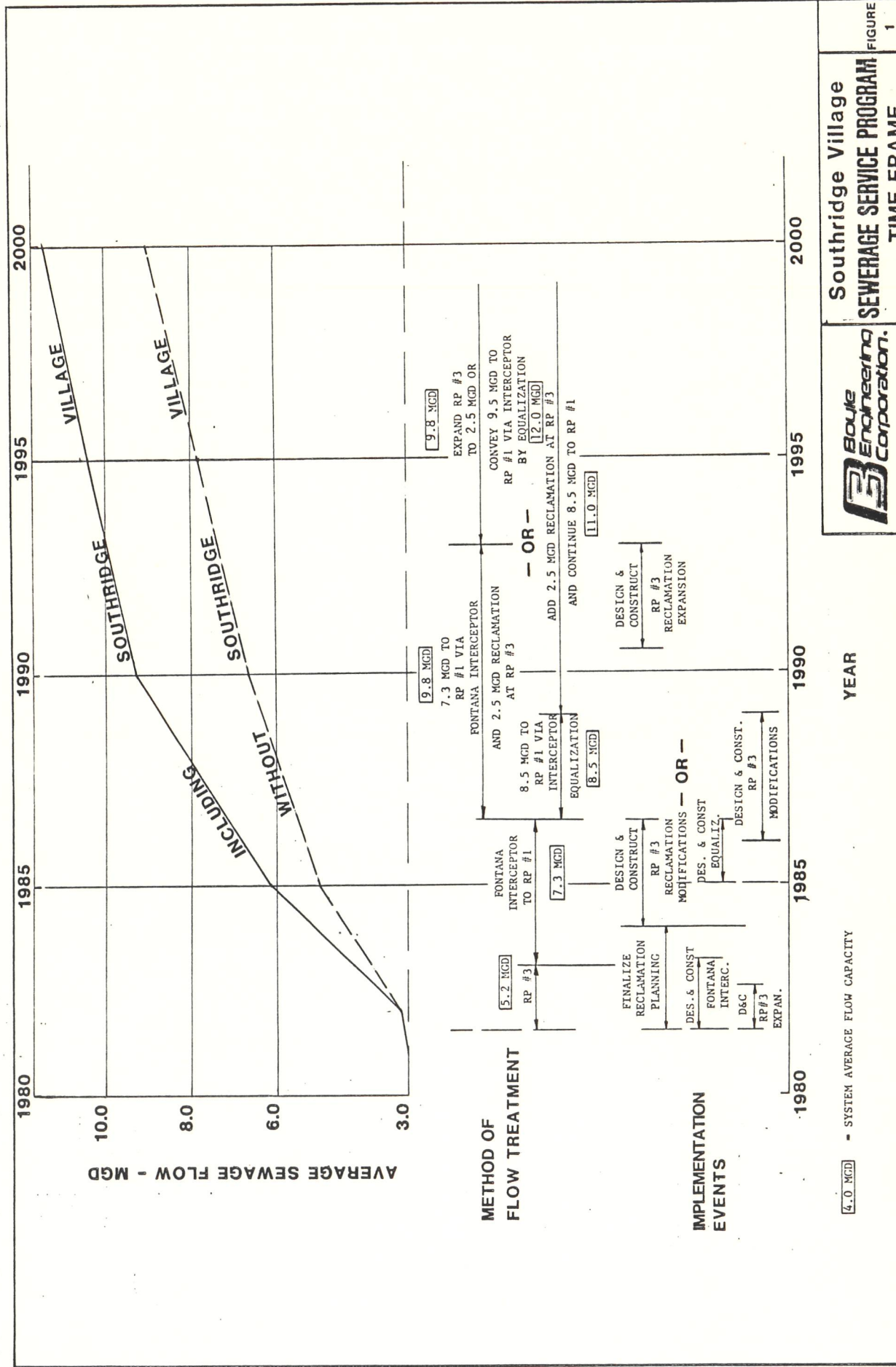
If a wastewater reclamation plan is found to be desirable in the Fontana area, the third phase would call for implementation of an advanced wastewater treatment (AWT) facility either at the present RP No. 3 site or a nearby location. Based on an initial reclamation capacity of 1.0 mgd plus the 8.5 mgd equalized capacity of the Fontana Interceptor to RP No. 1, phase three should provide service through at least 1993. To implement this phase the following key events must occur:

1. The proper environmental documentation must be made for the reclamation planning. This coupled with the other planning efforts could take an appreciable time and, therefore, should continue without delay.
2. Documentations relative to the California Administrative Code Title 22 must be prepared and filed for the reclamation system plan.
3. Permits will be required from the RWQCB.
4. Design and construction of the facilities could take on the order of three years.

Fourth Phase

The fourth phase provides for expansion of the wastewater reclamation facilities to handle flows to at least year 2000 or to another increment that will be defined in the final planning. Route at least 9.5 mgd to RP No. 1 via interceptor, construct 2.5 mgd wastewater reclamation plant at RP No. 3 site or new location and construct added capacity to RP No. 1.

Construct second interceptor from city facilities and route all flow to RP No. 1 and add necessary capacity to RP No. 1.



City of Fontana
Southridge Village
Park Acquisition and Development Costs

The City Council has approved a standard of 5 acres of developed park land per 1,000 people. Based on 24,200 people at final build-out a total of 121 acres is necessary in the specific plan. However, credit can be given for the 102 acres of open space along the easement and the 300 acres of regional park. Therefore, the city would accept 75 acres (developed acres) of parks based on credit given of open space and the regional park which will provide Southridge residents additional recreational opportunities:

Community Parks

CP - 14 Acres* - Live Oak Bird Farm
CP - 10 Acres - Live Oak next to Jr. High
Total 24 Acres

Neighborhood Parks

NP 1 - 4.0 Acres
NP 2 - 4.0 "
NP 3 - 4.0 "
NP 4 - 5.0 "
NP 5 - 10.0* "
NP 6 - 5.0 "
NP 7 - 5.0 "
NP 8 - 4.0 "
Total 41.0 Acres

Regional Park

RP - 8 acres + 2 acres
designated as a federal historical site.

Total Park Acreage

Community Park - 24.0
Neighborhood Park- 41.0
Regional Park - 10.0
75.0 Developed Acres

* New Proposal submitted by PBR 9/17/81.

Standards for Major Facilities

Based on 24,200 Build-Out

<u>Facility</u>	<u>Ideal Standard/ 1000 People</u>	<u>Comments</u>	<u>No. Needed</u>	<u>Deficiency</u>
Baseball Diamonds	1 per 6,000	Lighted 90'	2	2
Softball Diamonds and/or youth	1 per 3,000	Lighted 60'	8	0
Tennis Courts	1 per 2,000	Lighted set of 4	8	4
Swimming Pools	1 per 20,000	25mm	1	0
Basketball Courts	1 per 500	Lighted	5	42
Community Center	1 per 25,000	Full Service	1	0
Soccer/Football Field	1 per 10,000	Lighted	2	.5
Picnic Areas	3 acres per 1,000 10 tables & one shelter per acre	Concrete based	750 tables 75 shelters	3 acres

It should be noted that the number of facilities needed does not always meet the ideal standard. The reason for this is that the school district will be providing some facilities for their sports programs such as baseball diamonds and tennis courts. The Regional Park will provide a swimming area and open space, commercial recreation will provide other opportunities possibly not indicated plus private recreation areas will be provided in the townhome, gardenhome, or carriage home development to include sport courts, pool/whirlpool/sauna facilities.

Major Parks & Recreation Capital Facility Expenditures

1. Ballfield diamonds (lighted)	2 @ \$60,000	\$120,000
2. Softball diamonds (lighted)	8 @ \$45,000	360,000
3. Tennis Courts	8 @ \$50,000	400,000
4. Swimming pools	1 @ \$300,000	300,000
5. Outdoor basketball courts	5 @ \$10,000	50,000
6. Community Center	1 @ \$1,000,000	1,000,000
7. Soccer/Football Fields	2 @ \$30,000	60,000
8. Picnic Facilities ÷ \$4,000 per acre @ 72 acres		<u>288,000</u>
Total		\$2,578,000
		or \$34,370 per
		acre @ 75 acres

Acquisition Cost \$22,000 per*acre x 75 acres = \$1,650,000

Development Costs \$54,370 per* acre @ 75 acres = 4,077,750

Total Acquisition Costs	\$1,650,000
Total Development Costs	<u>4,077,750</u>
Total Park & Recreation Expenditures	\$5,727,750

* Cost used by PBR

* Cost for development based on 20,000 per acre by irrigation costs and 34,370 per acre facility development cost.

Miscellaneous Pages

(pages found within EIR book, but not within Table of Contents)

9.5 AIR QUALITY CALCULATIONS

AIR QUALITY ANALYSIS

I. Stationary Source Emissions

A. Electrical Generation

1. $\text{Emission Factor} \times \text{Usage Rate} = \text{Emissions}$

2. $\text{Usage Rate} = \text{Residential Rate} + \text{Commercial Rate}$

a. $\text{Residential Rate} = 16.44 \text{ kwh/du/day}$

1. Provided by Southern California Edison Company

2. $(10,447 \text{ du}) \times (16.44 \text{ kwh/day}) = 171,749 \text{ kwh/day}$

b. $\text{Commercial Rate} = 0.131 \text{ kwh/sq. ft./day}$

1. Assumed commercial mix of drug stores, markets, and department stores for average annual consumption of = 48/kwh/sq. ft. From SCAQMD Air Quality Handbook.

2. $(240,000 \text{ sq.ft.}) \times (0.131 \text{ kwh/sq. ft./day}) = 31,440 \text{ kwh/day}$

c. $\text{Usage Rate in kwh/day} = 192,055 (8,800)$

3. Emission Factors from Table A

B. Natural Gas Combustion

1. $\text{Emission Factor} \times \text{Usage Rate} = \text{Emissions}$

2. $\text{Usage Rate} = \text{Residential Rate} + \text{Commercial Rate}$

a. $\text{Residential Rate} = 356.2 \text{ cu. ft./du/day}$

1. Provided by Southern California Gas Company

2. $(10,447 \text{ du}) \times (356.2 \text{ cu. ft./du/day}) = 3.721 \text{ million cu. ft./day}$

b. $\text{Commercial Rate} = 0.479 \text{ cu. ft./sq. ft./day}$

1. Provided by Southern California Gas Company

2. $(240,000 \text{ sq. ft.}) \times (0.479 \text{ cu. ft./sq. ft./day}) = 0.115 \text{ million cu. ft./day}$

c. $\text{Usage Rate in ft}^3/\text{day} = 3,310,000 (8,800)$

3. Emission Factors from Table B

II. Mobile Source Emissions

A. Vehicular Emissions

1. (Vehicle miles travelled [VMT] X (Vehicular Emission Factor) =
Emissions

2. ALT VMT (as per Larry Greer's report)
8,800 594,520

Vehicular Emission Factors:

	<u>1987</u>	<u>1995</u>
CO	17.36 gm/mi	13.60 gm/mi
HC	1.75 gm/mi	1.29 gm/mi
NO _x	2.60 gm/mi	2.31 gm/mi
SO _x	.24 gm/mi	.24 gm/mi
Particulates	.36 gm/mi	.36 gm/mi

Factors are for the year shown and are Mobile 1 computer program derived, assuming no vehicle inspection program and an average of 35 mph.

3. See Table 3.13 in text

Table A
EMISSIONS FROM GENERATION OF ELECTRICITY
(By Fuel Oil Consumption)

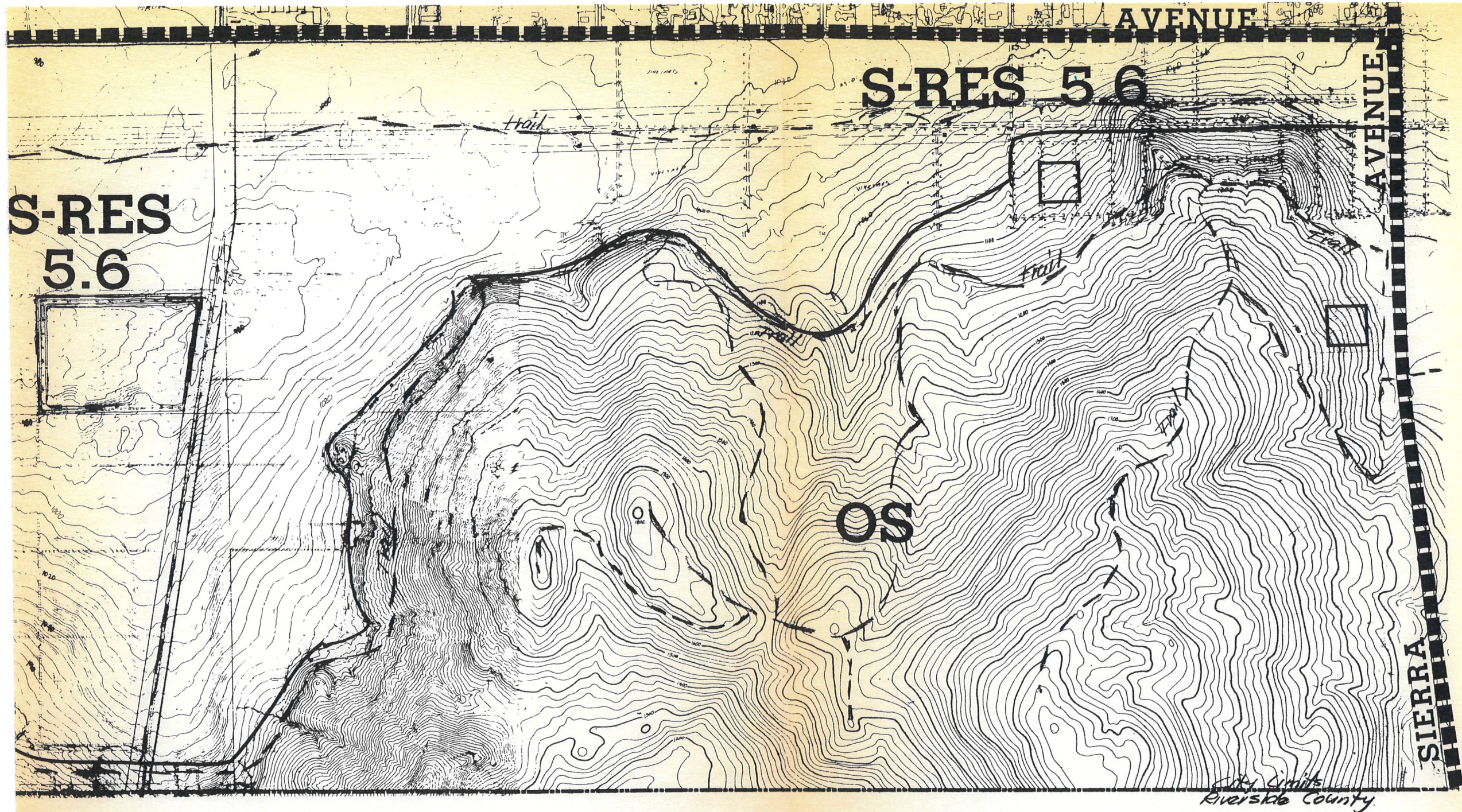
Pollutant	Emission Factor ¹ (LB/KWH)	Usage Rate ² (KWH/Day)	Emission 10,500 (Tons./day)
CO	.0002	192,055	.022
HC	.0002	192,055	.020
NO _x	.0023	192,055	.253
SO _x	.0027	192,055	.292
Particulates	.0004	192,055	.044

¹ Emission factors from Table XIII, page 59, SCAQMD Air Quality and Handbook for Environmental Impact Reports, October 1980.

Table B
EMISSIONS FROM NATURAL GAS
COMBUSTION AND SPACE HEATING

Pollutant	Emission Factor ¹ (LB/106 Ft.3)	Usage Rate ² (106 Cu. Ft./Day)	Emissions - 10,500 (Tons/Day)
CO	20.0	3,310,000	.039
HC	8.0	3,310,000	.016
NO _x	120.0	3,310,000	.196
SO _x	0.6	3,310,000	.001
Particulates	15.0	3,310,000	.020

¹ "Compilation of Air Pollutant Emission Factors," Third Edition (including Supplement 1-7), Table 1.4-1, in LBS/million cubic feet of natural gas.



- COMMUNITY COMMERCIAL
- COMMUNITY PARK
- REGIONAL PARK FACILITIES
- TRAIL
- QUARRY

JURUPA HILLS GENERAL PLAN AMENDMENT

GPA 12-2

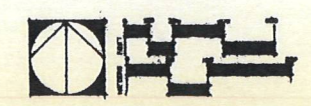
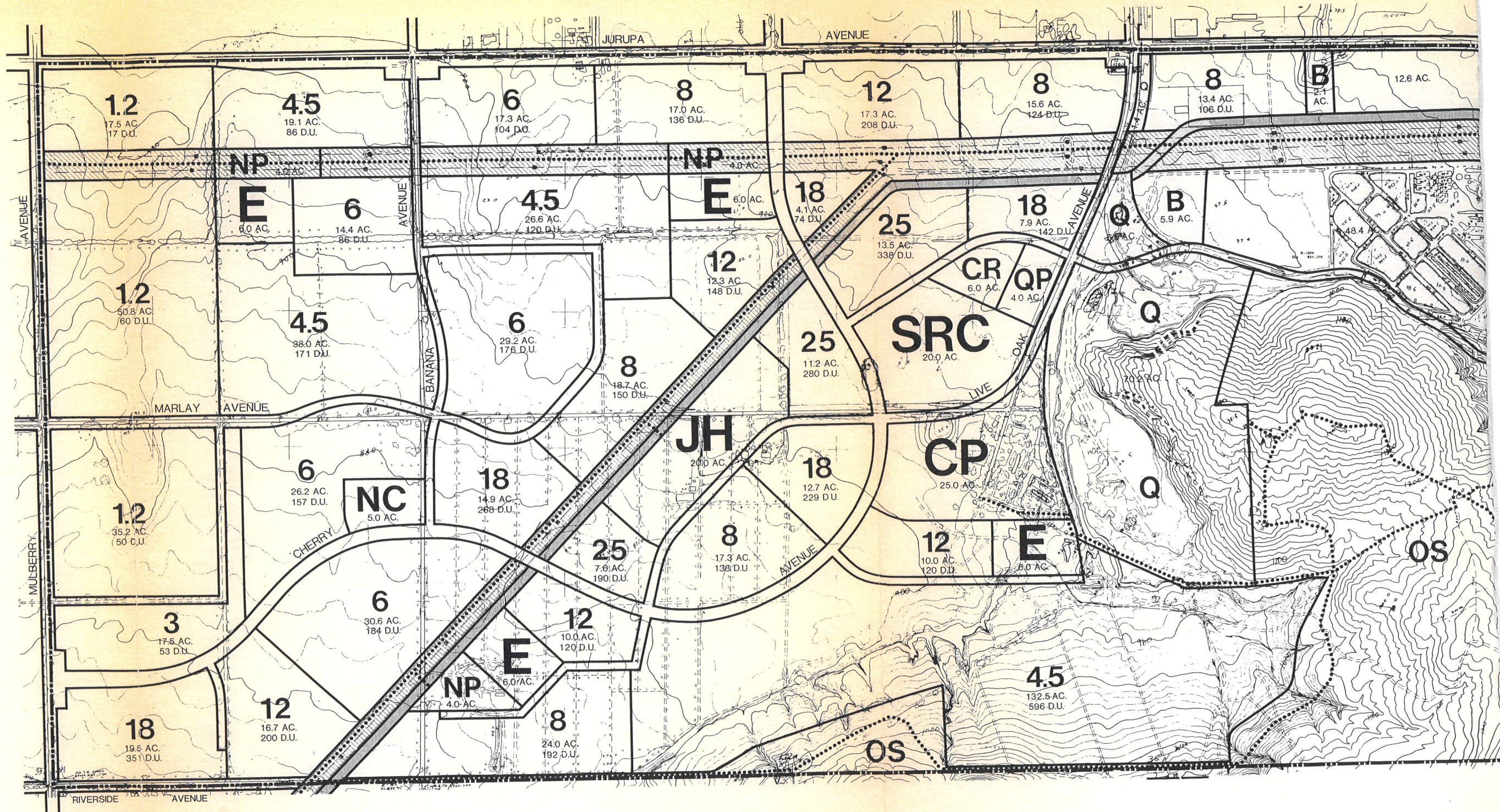


Exhibit "B", Resolution 81-132

September 30, 1981



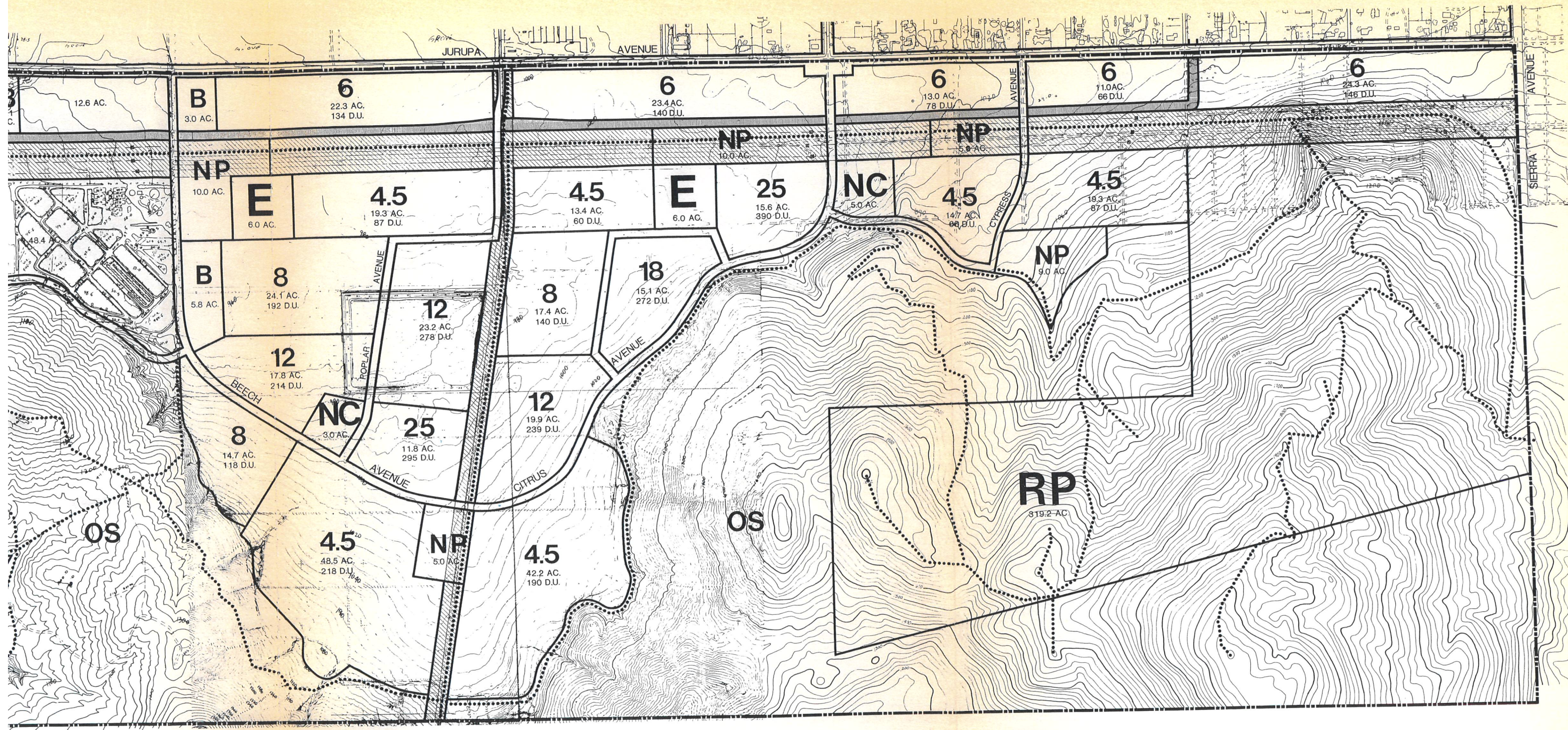
LEGEND

1.2	SINGLE FAMILY	1.2 U/AC
3	SINGLE FAMILY	3 U/AC
4.5	SINGLE FAMILY	4.5 U/AC
6	PATIO HOMES	6 U/AC
8	DUPLEX	8 U/AC

12	TOWNHOMES	12 U/AC
18	GARDEN HOMES	18 U/AC
25	CARRIAGE HOMES	25 U/AC
B	BUFFER SPACE	
OS	OPEN SPACE	

RP	REGIONAL PARK
CP	COMMUNITY PARK
NP	NEIGHBORHOOD PARK
CR	COMMERCIAL RECREATION
QP	QUASI-PUBLIC FACILITIES

SRC	SUB-REGIONAL CENTER
NC	NEIGHBORHOOD COMMERCIAL
E	ELEMENTARY SCHOOL
JH	JUNIOR HIGH SCHOOL
Q	QUARRY



REGIONAL CENTER
 BORHOOD COMMERCIAL
 ENTARY SCHOOL
 R HIGH SCHOOL
 RY

- UTILITY EASEMENTS
- FLOOD CONTROL CHANNEL
- ARTERIAL and COLLECTOR STREETS
- TRAIL SYSTEM
- WATER RECLAMATION FACILITY

SPECIFIC PLAN B-4

SOUTHRIDGE VILLAGE

CREATIVE COMMUNITIES