Walnut Village Specific Plan
Amendments Added

Amendment #1	Resolution #85-187	September 17th 1985
Amendment #2-	Resolution #85-206	October 15th 1985
Amendment #3-	Ordinance 868	March 3rd 1987
Amendment #4-	Ordinance 900	November 17th 1987
Amendment #5-	Resolution #88-10	January 5th 1988
Amendment #6-	Resolution #88-23	February 2nd 1988
Amendment #7-	Ordinance 978	June 6th 1990
Amendment #8-	Resolution 91-82	April 4th 1991
Amendment #9-	Resolution #92-39	April 7th 1992
Amendment #10-	Ordinance 1316	March 21st 2000

RESOLUTION NO. 85-187 #1

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING REVISIONS AND AMENDMENTS FOR THE WALNUT VILLAGE SPECIFIC PLAN TO THE CITY COUNCIL. (WALNUT VILLAGE AMENDMENT #1)

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

WHERAS, In 1983, the Planning Commission approved the Specific Plan, and approved Resolution No. 83-25, which provides for regulations for the Specific Plan. and

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

WHEREAS, The proposed amendment to the plan was determined to be categorically exempt, and the Planning Commission reviewed and approved the amendment contained in Walnut Village Amendment #1.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fontana hereby approves the Walnut Village Specific Plan Amendment #1.

APPROVED AND ADOPTED this 17th day of September, 1985.

Nathan A. Simon

Mayor of the City of Fontana

ATTEST:

Martha R. Steenbock

Deputy City Clerk

I, Martha R. Steenbock, Deputy City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof held on the 17th day of September, 1985, by the following vote, to-wit;

AYES: Mayor Simon, Councilmen Boyles, Day, Koehler

NOES: None

ABSENT: Councilman Kragness

Martha R. Steenbock

Deputy City Clerk of the City of Fontana

APPROVED AS TO FORM:

RESOLUTION NO. 85-206 #2

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING REVISIONS AND AMENDMENTS FOR THE WALNUT VILLAGE SPECIFIC PLAN TO THE CITY COUNCIL. (WALNUT VILLAGE AMENDMENT #2)

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

WHEREAS, In 1983, the Planning Commission approved the Specific Plan, and approved Resolution No. 83-25, which provides for regulations for the Specific Plan;

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

WHEREAS, The proposed amendment to the plan was determined to be categorically exempt, and the Planning Commission reviewed and approved the amendment contained in Walnut Village Amendment #2.

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

APPROVED AND ADOPTED this 15th day of October, 1985.

Nathan A. Simon
Mayor of the City of Fontana

ATTEST:

Patricia M. Murray
City Clerk

I, Patricia M. Murray, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 15th day of October, 1985, by the following vote, to-wit:

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

NOES: None

ABSENT: None

Patricia M. Murray
City Clerk of the City of Fontana

APPROVED AS TO FORM:

#3 3/3/87

ORDINANCE NO. 868

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA AMENDING THE WALNUT VILLAGE SPECIFIC PLAN REGULATIONS PERTAINING TO PATIO COVERS AND STORM DRAINAGE FACILITIES.

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

Section I Definitions

Chapter V Section E is amended to read as follows:

-L- Lot coverage: That portion of the lot that is covered by buildings and roofed structures (including solid patio covers). Open lattice patio covers are excluded from lot coverage calculations.

-P- Patio cover - open lattice: A patio cover that does not have a solid roof. (Sky lights do not constitute an open patio cover.)

Patio cover - solid: A patio cover that has a solid roof.

Section II Development Regulations

Chapter V Section F is amended to read as follows:

Windrow Cluster -- 3 Dwelling Units per Acre -- 10,000 Sq. Ft. Lots
2.g. Building Setbacks

Side yard: Any portion of a building that contains no windows may extend to the property line. A side wall containing windows shall be setback a minimum of twenty (20) feet.

Add: Patio covers must comply with the above side yard setbacks. At a minimum, patio covers shall follow the sideyard setbacks of the dwelling unit on the lot. In no case shall any patio cover post be closer than 5 feet to a sideyard property line. A patio cover may overhang one (1) foot into the required side yard.

Rear yard: The required rear yard shall be a minimum of twenty-five (25) feet.

Add: The minimum setback for patio covers shall be ten (10) feet, measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.

Add: A second level deck may be constructed. These decks must comply with the side and rear yard setbacks outlined above.

Assistant Director Henderson spoke to the issue and recommended approval with conditions.

Commissioner Hunsaker read a letter from Thomas Evans and Ralph Bowers, adjacent property owners, speaking in opposition and requesting denial of this relocation.

Mr. Bruce Cowie, 19062 San Ramon Circle, Villa Park, California, agent for the applicant spoke to the issue and advised the ranch would not be expanded and the intent was for security purposes.

Rory Blanset, 6267 Maloof, Fontana, California, spoke in opposition and requested the Commission to deny this request.

Dean Barnard, 6172 Maloof, Fontana, California, spoke in opposition of this relocation.

No one spoke in favor of the relocation other than the agent for the applicant.

Chairman Hunsaker closed the public hearing on this issue.

Motion by Commissioner Cain to deny Building Relocation #86-2.

Motion died for lack of a second.

Motion by Commissioner Clark, seconded by Commissioner Tokuhara, to approve Building Relocation #86-2 and with appropriate changes in authorization from the Public Works Department as opposed to the Police Department.

Motion carried by 5 - 1 vote.
AYES: Chairman Hunsaker, Commissioners Clark, Dattilo, Mesa and Tokuhara
NOES: Commissioner Cain

3. Walnut Village Amendment #3: Filed by the City of fontana, concerning a modification to the existing storm drainage plan in order to utilize Palmetto Avenue and to modify the existing rear and side yard setback requirements for patio covers and decks for single and multiple family dwellings.

Assistant Director Henderson spoke to the issue and recommended approval and approval of modification and certification of the Negative Declaration.

No one spoke in opposition or in favor of this item.

Requesting information only were:

Mrs. Georgia Tidwell was referred to Staff.

Geraldine Aguilar, 17292 Baseline, Fontana, California with concerns as to where the ditch would be located.

Chairman Hunsaker closed the public hearing on this item.

Motion by Commissioner Cain, seconded by Commissioner Dattilo, to approve Walnut Village Amendment No. 3, the Negative Declaration and resolution amending City Council adopt the ordinace approving amendment #3.

ORDINANCE NO. 900 #4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA AMENDING THE WALNUT VILLAGE SPECIFIC PLAN, AMENDMENT NO. 4, AND THE ASSOCIATED ENVIRONMENTAL IMPACT REPORT ADDING THE REQUIREMENT THAT ALL FUTURE DEVELOPMENT WILL PROVIDE NECESSARY FUNDING FOR CONSTRUCTION OF REQUIRED SCHOOL FACILITIES WITHIN THE SPECIFIC PLAN AREA.

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

SECTION I. Chapter IV The Specific Plan, Section C Development Plan Components Sub-section 6 Community Facilities/Services Plan, Page 56 Condition of Approval change to read..."Prior to the recording of any tract map or parcel may within the Walnut Village Specific Plan Area, the developer shall prepare a Schools Financing plan which shall provide for the construction of all school facilities required by the project. The Schools Financing Plan shall be approved by the City Council and School District. The Schools Financing Plan shall include, but not limited to one or more of the following funding mechanisms: payment of school impact fees, state funding, and/or establishment of Mello-Roos Community Facilities District for schools."

SECTION II: Chapter VI Master Environmental Impact Report, 13 Community Services, Sub-section 9 Schools, Page 29. Mitigating Measures (a) change to read...."Prior to the recording of any tract map or parcel map within the Walnut Village Specific Plan Area, the developer shall prepare a Schools Financing Plan which shall provide for the construction of all school facilities required by the project. The Schools Financing Plan shall be approved by the City Council and School District. The Schools Financing Plan shall include, but not be limited to one or more of the following funding mechanisms: payment of school impact fees, state funding, and/or establishment of Mello-Roos Community Facilities District for schools."

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

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

Nathan A. Simon
Mayor of the City of Fontana

RESOLUTION NO. 88-10

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA TO APPROVE AN AMENDMENT TO THE WALNUT VILLAGE SPECIFIC PLAN BY CHANGING THE LAND USE DESIGNATION OF PLANNING UNIT AREA #23 FROM WINDROW CLUSTERS TO CARROTWOOD AND TO AMEND THE TEXT CHAPTER IV (4) (f) PERTAINING TO THE PRESERVATION OF THE EUCALYPTUS GROVE.

CITY OF FONTANA

THE CITY COUNCIL OF THE CITY OF FONTANA HEREBY APPROVES an amendment to the Walnut Village Specific Plan of Planning Unit Area #23 from Windrow Clusters to Carrotwood, and to amend the text Chapter IV (4) (f) which currently reads as follows, "Any trees that are removed shall be replaced with similar eucalyptus trees (minimum 24" box)" to "Replanting of the grove shall occur to the approval of the General Services Agency and Planning Department in order to retain the grove character. The replanting shall occur in the front, side and rear yards of dwellings with a variety of 5 and 15 gallon eucalyptus varities."

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fontana, California, does hereby adopt the Findings (Attachment 1) and the Negative Declaration (Attachment 2) and thus approves an amendment to the Walnut Village Specific Plan.

APPROVED AND ADOPTED this 5th day of January, 1988.

Mayor of the City of Fontana

ATTEST:

City Clerk of the City of Fontana

I, Patricia M. Murray, City Clerk of the City of Fontana and Ex-officio Clerk of the City Council, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof, held on the 5th day of January, 1988, by the following vote, to-wit:

AYES: Mayor Simon, Councilmen Day, Koehler

NOES: Councilmen Boyles, Kragness

ABSENT: None

City Clerk of the City of Fontana

Motion made by Councilman Koehler, seconded by Mayor Simon, to reverse the Planning Commission's action on November 23, 1987 and approve Appeal #87-24, Tentative Tract #13805 filed by Mighty Development, Inc., 408 So. Rosemead Blved., #3, Pasadena, for project located on the southeast corner of Beech Avenue and Rancho Fontana Village Parkway within the Fontana Specific Plan. Motion **FAILED** by the following vote:

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

PUBLIC HEARING
APPRV APPEAL 87-25, TENT TR 13718 DR 87-161 WLNT VIL SP PL #5 ADOPT RES 88-10
MO 88-34
ADOPT RES 88-11
APRV TENT TR 13718

Mayor Simon opened the Continued Public Hearing on Appeal #87-25, Tentative Tract #13718 and Design Review #87-161 for Walnut Village Specific Plan Amendment No. 5 filed by Midland Development Company, of Planning Commission's denial on November 23, 1987 to increase the density on site located at the southwest corner of Highland Avenue and Palmetto Avenue in the Walnut Village Specific Plan.

No written communications were received in opposition or favor of this project.

Speaking in favor was (1) Joe Nagy, Midland Development Company, 715 N. Mountain, Upland, (2) Bud Roberts, Sierra Engineering, 336 So. Waterman #E, San Bernardino, (3) Gary Werner, Community Development Consulting Services, 1867 Fern Hollow Dr., Diamond Bar, (4) Ed Greer, Midland Development Company, 715 N. Mountain, Upland.

In response to Councilman Day, Broy stated the applicant is willing to build homes at a minimum of 1500 sq. ft. after the Planning Commission Actions. The original Walnut Village Specific Plan for this project requires a minimum of 10,000 sq. ft. lot size. Staff feels this project should stay in conformity.

In response to Councilman Koehler, Director Broy stated it was not unusual to have an Arboriculturist's opinion on the condition of the many trees on this site. The Arboriculturist determined that only 9 trees out of hundreds of trees should be removed and undesirable. In replace, staff is recommending that new five and fifteen gallon tress be planted.

Joseph Nagy requested that condition #5 of the Conditions of Approval be removed and let the individual homeowner take care of their own trees. In condition #4 he requested "Rear and Side Yards" be removed from the second sentence.

Bud Roberts stated that density transfers were promised to the applicant two years ago. When they developed the property to the west they were going to be allowed to transfer 56 of the units they gave away. They are asking for 16 only.

Mr. Werner stated that if the project is to be built under these conditions if no changes were made by Council, a deficit would concur in terms of fiscal cash flow. It was recommended that a CFD be put in to place at time project is developed. He further stated that since this project is in a Redevelopment Area, most of the property tax revenues will be diverted from the City and other taxing agencies to the Redevelopment Agency. These revenues could fund a Community Facilities District.

Mr. Ed. Greer stated this site was only given three dwelling units per acre because the Eucalyptus trees were supposed to stay. Since the study, only 9 of these trees can be preserved.

Mr. John Anicic, Fontana Historical Society, stated the tree study was correct.

In response to Councilman Kragness, Director Broy stated "Cluster" were adopted in the original Walnut Village Specific Plan.

Mayor Simon and Councilman Koehler stated property owners should investigate areas around them before purchasing a home.

Motion made by Councilman Kragness, seconded by Councilman Koehler to refer appeal #87-25 Walnut Village Specific Plan Amendment No. 5, Tentative Tr #13718 and Design Review #87-161, filed by Midland Development Co., to the Planning Commission for re evaluating the Cluster concept and attempt to reduce the density.

Mr. Nagy stated they would like Council to make a decision tonight and not refer this back to Planning.

Motion was withdrawn.

Motion to REVERSE the Planning Commission's action and APPROVE Appeal #87-25 and thus approve Walnut Village Specific Plan Amendment #5, Tentative Tract #13718, and Design Review #87-161 subject to findings and conditions, filed by Midland Development Co., 715 N. Mountain Ave., Ste C, Upland, CA 91786 for property located at the southwest corner of Highland Avenue and Palmetto Avenue. Motion carried by the following vote:

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

Motion made by Councilman Koehler, seconded by Mayor Simon, to REVERSE the recommendation of the Planning Commission and adopt Resolution No. 88-10, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA TO APPROVE AN AMENDMENT TO THE WALNUT VILLAGE SPECIFIC PLAN BY CHANGING THE LAND USE DESIGNATION OF THE PLANNING UNIT AREA #23 FROM WINDROW CLUSTERS TO CARROTWOOD AND TO AMEND THE TEXT CHAPTER IV (4) (f) PERTAINING TO THE PRESERVATION OF THE EUCALYPTUS GROVE, and

to REVERSE the action of the Planning Commission and adopt Resolution No. 88-11, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING TENTATIVE TRACT NO. 13718 FILED FOR DEVELOPMENT OF LAND IN THE CITY OF FONTANA PURSUANT TO SECTION 28-11, CHAPTER 28 OF THE CODE OF THE CITY OF FONTANA, and motion to approve Design Review No. 87-161. Motion carried by the following vote:

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

PUBLIC HEARING
GRANT APPEAL
87-26, LAND DIV
#587 6 MO EXT.
N/E C/O MERRILL
& CATAWBA
MO 88-35

Mayor Simon opened Public Hearing on Appeal #87-26, Land Division #587 filed by Felizardo Robles of Planning Commission's denial on November 23, 1987 for a one year time extension on a previously approved two lot land division located on the northeast corner of Merrill and Catawba Avenues.

No written communications were received in opposition or in favor of this .

Speaking in favor of the appeal was Felizardo Robles, c/o Goldenwest Investments, 545 N. Mountain Ave., Ste 203, Upland, CA.

No one spoke in opposition.

Hearing Closed.

RESOLUTION NO. 88-23 #6

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

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

This request is based upon the following facts:

1. The City has experienced a rapid rate of growth since the adoption of the 1981 General Plan. The population of the City has increased 50% from the period 1981-1987. (39,852 to 59,970 based on State Department of Finance figures). Estimated 1988 population is 67,500. The 1981 General Plan did not envision this rate of growth. The current 1988 population already exceeds the projected 1988 population as estimated by SCAG in the 1981 General Plan. (Exhibit B-1) Because of this significant growth, the 1981 General Plan needs to be revised to adequately address this significant population growth.

2. A review of the 1981 General Plan conducted by Cotton/Beland/Associates, Inc., the City's General Plan Revision consultant, has indicated that the Land Use, Circulation, Housing, Conservation, Open Space, Noise, and Safety Elements are in need of revision either because of new requirements since the 1981 General Plan was adopted or because of changes in the social, physical and economic characteristics of the City.

3. A management/fiscal audit conducted by Arthur Young has resulted in a recommendation that the City's 1981 General Plan be revised. The report indicates the City's current General Plan needs to be revised to provide the necessary policy guidance required for growth presently being experienced in the City.

4. The City finds it necessary to revise the 1981 General Plan because of changes in the City's financial resources because of Proposition 13 and the devleopment policies contained in the General Plan. A report conducted by Arthur Young states in part "two key economic factors have served to erode the financial position of the City's General Fund and threaten to undermine the City's short and long term financial stability: (1) rapidly escalating costs, and (2) the financial imbalance caused by the City's current development projects".

5. The City is facing significant pressure for approval and/or development of major specific plans in North Fontana that are permitted under the existing General Plan. These plans encompass approximately (2,674) acres and would generate approximately (10,231) additional dwelling units. The Arthur Young report indicates that the current General Plan needs to be revised to provide sufficient direction in the preparation of the North Fontana Specific Plans since the overall design and functional aspects in North Fontana are not well defined. As a result, the specific plans prepared to date and the analysis included in these plans tend to be formulated independent from other

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

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

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

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

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

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

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

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

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

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

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

<u>LA CUESTA SPECIFIC PLAN AMENDMENT #2:</u> (bordered on the south by Highland Avenue, on the east by Sierra Avenue, on the west by Citrus Avenue, and on the north by the S.C.E. easement). Consideration of an amendment that would restrict residential development to single-family dwelling units on lots a minimum of 7200 net square feet and a minimum size of 1500 square feet.

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

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

WALNUT VILLAGE SPECIFIC PLAN AMENDMENT #6: (bounded on the north by Highland Avenue, on the south by Baseline Avenue, on the east by Palmetto Avenue and on the west by Sierra Avenue). Consideration of an amendment that would restrict residential development to single-family dwelling units on lots a minimum of 7200 net square feet and a minimum size of 1500 square feet.

ZONING CODE AMENDMENT #87-27: Consideration of a zoning code amendment that would restrict residential development to single-family homes on lots a minimum of 7200 net square feet and dwelling units of 1500 square feet.

PUBLIC HRG SIERRA HTS SPEC. PLAN ADOPT RES. 88-24 INTROD. ORD. 905

A public hearing was opened to consider the Planning Commission and staff recommendation to rescind the Sierra Heights Specific Plan and the associated EIR's.

City Clerk Murray read a letter from Beggs Bros. in opposition. None spoke in favor.

In response to Councilman Kragness, Director Broy informed the Council that on December 7, 1987, a public hearing was held and the Planning Commission voted 5-1, with one absent, to forward a resolution to the Council that the Sierra Heights Specific Plan be rescinded due to high density levels which have resulted in over three-fourths of the lots being 4,000 sq. ft. or less and an average dwelling size of less than 1,000 sq. ft. which amounts to 77% of project.

Director Broy informed Council that the city was the applicant for this specific plan; and, therefore, can initiate the action to rescind.

Speaking in opposition were (1) Bob Beggs, Beggs Bros., 336 Malcolm Dr., Pasadena, (2) Don Lindberg, 4201 Bonita Rd. Bonita, CA, (3) Gary Dou, 1267 Greycrest, Diamond Bar, and (4) Frank Ferreira, 270 Bonita Glen, Chula Vista.

The public hearing was closed.

Mayor Simon asked Planning Director Broy if it was possible to leave the specific plan alone at this time and begin the review process.

Director Broy felt that this was not a wise course of action as it creates too much pressure to leave the specific plan as is with small lots and high density.

Mayor Simon asked the property owner, Frank Ferreira, if he currently had a plan into the city and if he would be amenable to upgrading lot sizes.

Mr. Ferreira stated that he does have a plan and has worked with the city and would be flexible with regard to lot sizes.

In response to Councilman Kragness, City Attorney Rager stated that specific plan zoning means you need a specific plan to build anything other than one, single-family residence. With regard to the question of inverse condemnation brought up by the attorney for Mr. Ferreira, Mr. Rager stated that this was not a problem as property owners were losing nothing as land would be developed when an acceptable specific plan was developed.

Director Broy said the area in question has PR zoning at this time and the General Plan says SREZ, (S) meaning the specific plan is in force and (REZ) giving the range of the zone.

Motion was made by Councilman Day, seconded by Councilman Boyles, to adopt

EXHIBIT B.1

TABLE 2: POPULATION 1970-1980

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

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

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

TABLE 3: POPULATION TRENDS IN FONTANA AND SURROUNDING AREAS

Jurisdiction	1970	1980	1987	Population Change 1970-1987 #	% Increase
Fontana	20,673	37,105	60,000	39,327	190.2
Rialto	28,370	37,474	56,400	28,030	98.8
Colton	19,974	26,310	31,650	11,676	58.5
San Bernardino	104,251	118,794	140,900	36,649	35.2
Ontario	64,118	88,820	113,600	49,482	77.2
Upland	32,551	47,647	58,900	26,349	80.9
San Bernardino County	682,233	895,0916	1,167,200	484,967	71.1

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

EXHIBIT B.2

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

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

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

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

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

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

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

EXHIBIT C

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

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

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

MATRIX

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

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

REVISED 1-26-88

INTERIM POLCIES

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

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

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

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

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

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

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

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

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

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

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

1. There is a reasonable probability that the proposed project will be consistent with the Fontana General Plan Revision currently in progress; and

2. The proposed project poses little or no probability of substantial detriment to or interference with the future adopted Fontana General Plan.

7. For property within the Rancho Fontana Specific Plan, no applications shall be approved. Development applications approved by the Planning Commission prior to the effective date of this time extension shall be exempt from this restriction.

8. No amendments to the plan approved by the Planning Commission on January 11, 1988 reducing the lot sizes shall be approved.

9. Applications for public facilities may be filed, processed and permits issued. Public facilities are defined as those facilities which are necessary for the preservation of the public health, safety and welfare and include, but are not limited to government buildings, schools and fire and police facilities. The appropriate decision making body shall make findings that a proposed facility is necessary for the public health, safety and welfare and that such facility is needed prior to the adoption of the General Plan Revision.

EJP/dma

POLCIES. EJP

City of Fontana

CALIFORNIA

#7

ORDINANCE NO. 978 6/6/90

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING WALNUT VILLAGE SPECIFIC PLAN AMENDMENT NUMBER SIX PERTAINING TO THE DELETION OF THE TRAFFIC CIRCLE PROPOSED FOR MANGO AND WALNUT VILLAGE PARKWAY AND THE REPLACEMENT OF THE TRAFFIC CIRCLE WITH ENHANCED INTERSECTION TREATMENT.

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

SECTION 1. The Walnut Village Specific Plan is hereby amended as follows:

Deletion of Item #2 under Internal Linkages on Page IV-15 of Chapter IV of the Specific Plan which reads as follows:

> "The Walnut Village Traffic Plaza is the major circulation element of the Plan that is intended to provide a central design focal point. This element establishes an overall community theme."

Add a new Item #2, Page IV-15 to read as follows:

> "The intersection of Walnut Village Parkway and Mango Avenue shall provide a central design focal point with enhanced paving and crossing treatments."

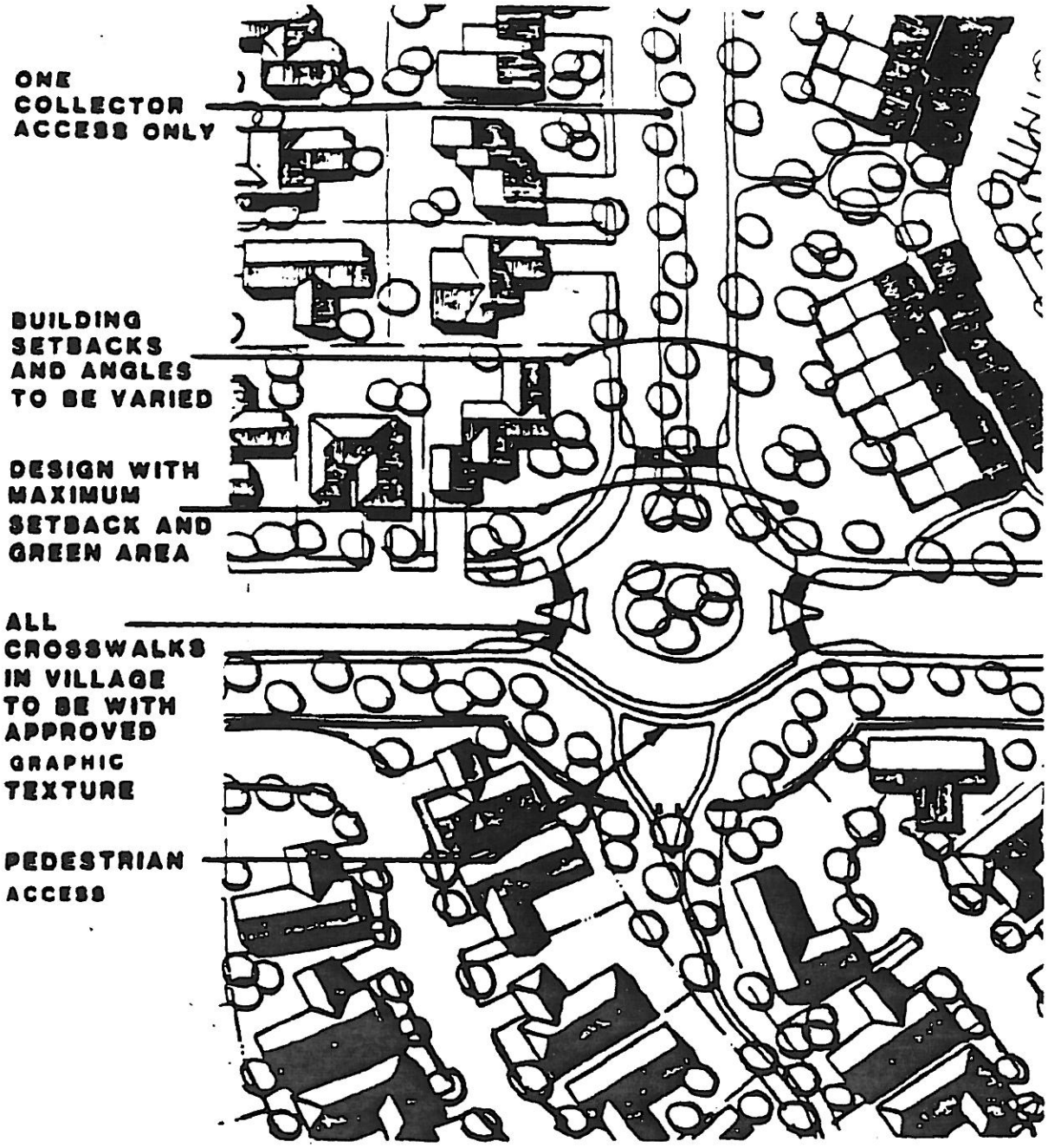
Add a new Item #2a, Page IV-15 to read as follows:

> "Prior to the issuance of construction permits the design and landscape plans for the intersection shall be reviewed and approved by the Planning Commission at a public hearing.

Delete Exhibit #14, Page IV-25 of the Specific Plan in its entirety.

Explanation: Exhibit 14 being deleted by this action is an illustration of a traffic circle which did not consider the engineered dimensions at the Specific Plan review stage. The Traffic Plaza or traffic circle cannot be constructed to function adequately as illustrated.

Add New Exhibit 14 Page IV-25a to the Specific Plan.



14

WALNUT VILLAGE TRAFFIC PLAZA

IV-26

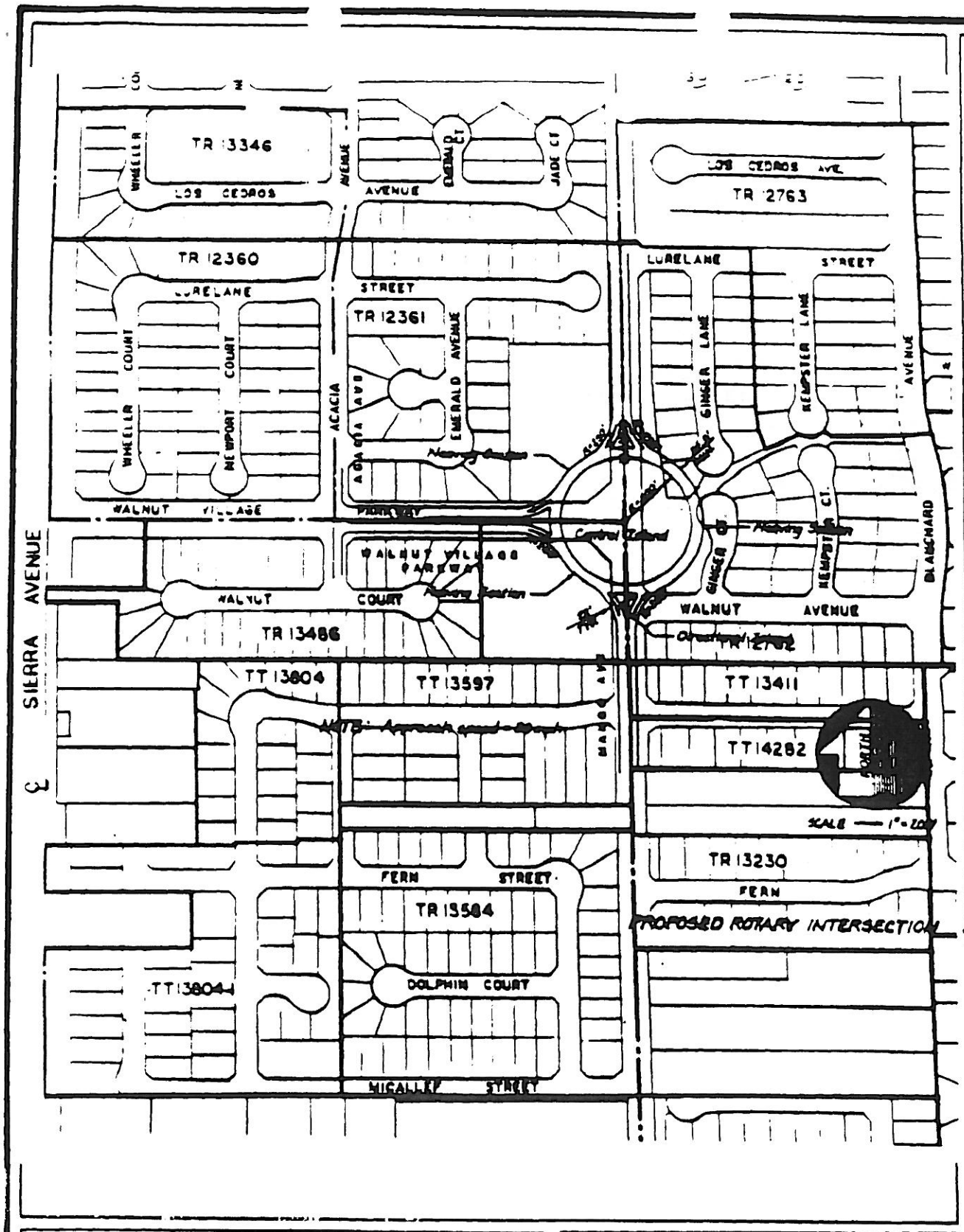
CITY OF FONTANA PLANNING DIVISION

EXHIBIT A

CASE NO. WALNUT VILLAGE SPECIFIC PLAN

AMEND. NO. 6

DATE: 4-16-90



600 FT. RADIUS FOR 25 M.P.H.

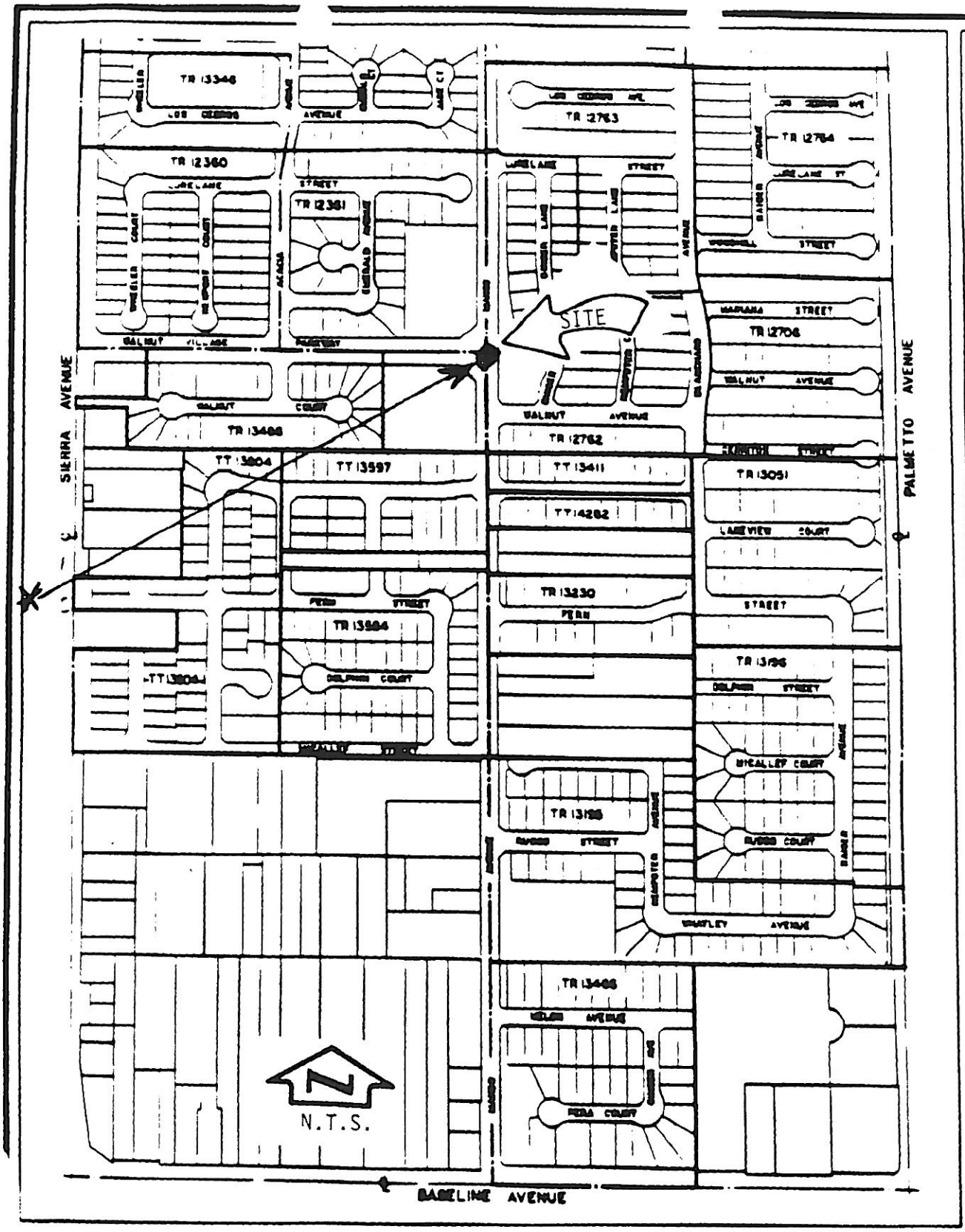
EXHIBIT B

CASE NO. WALNUT VILLAGE SPECIFIC PLAN

AMEND. NO. 6

DATE: 4-16-90

CITY OF FONTANA PLANNING DIVISION



LOCATION OF INTERSECTION

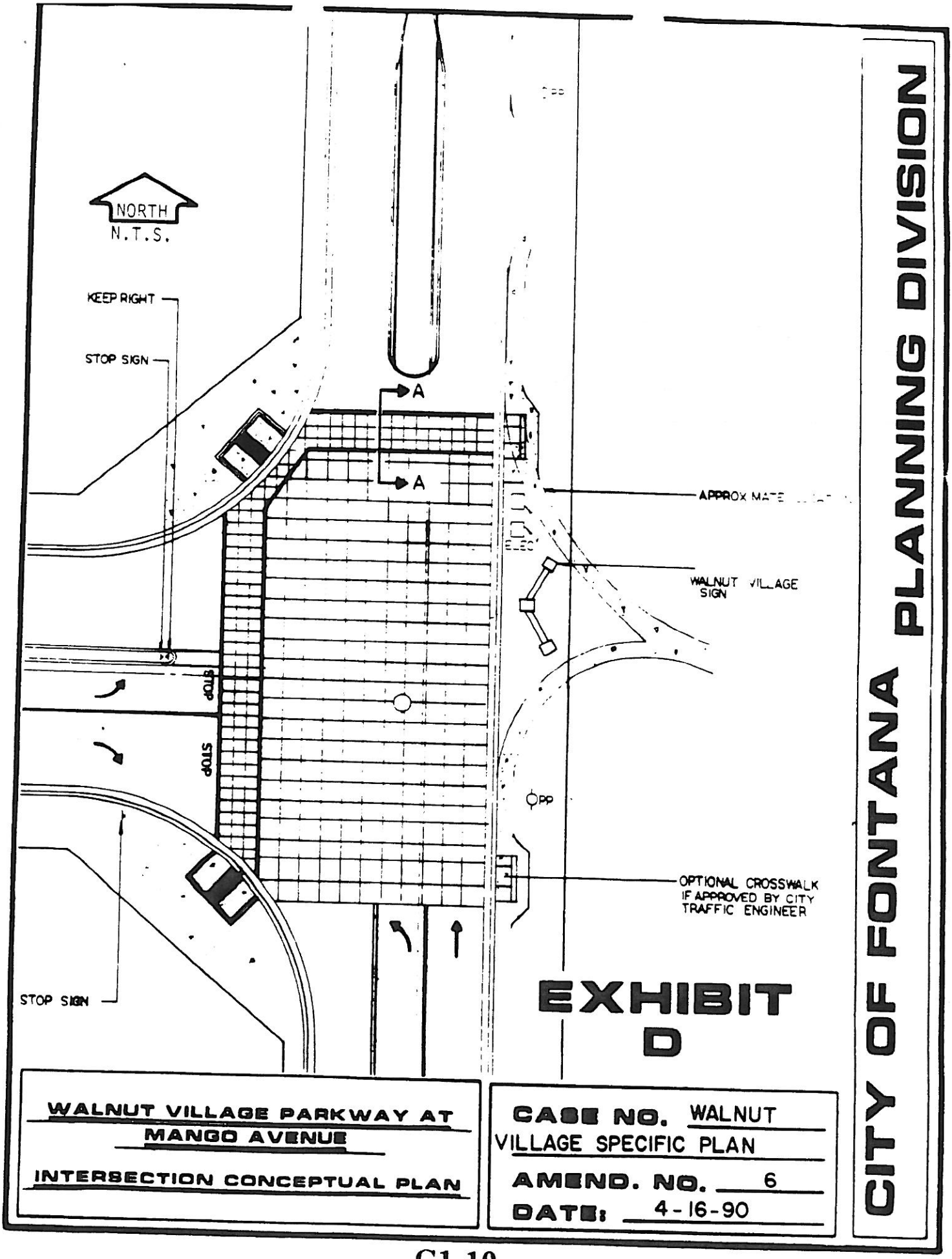
EXHIBIT C

CASE NO. WALNUT VILLAGE SPECIFIC PLAN

AMEND. NO. 6

DATE: 4-16-90

CITY OF FONTANA PLANNING DIVISION


NORTH
N.T.S.
KEEP RIGHT
STOP SIGN
A
A
APPROX MATE
ELEC
WALNUT VILLAGE SIGN
STOP
STOP
PP
OPTIONAL CROSSWALK IF APPROVED BY CITY TRAFFIC ENGINEER
STOP SIGN
EXHIBIT D
WALNUT VILLAGE PARKWAY AT MANGO AVENUE
INTERSECTION CONCEPTUAL PLAN
CASE NO. WALNUT VILLAGE SPECIFIC PLAN
AMEND. NO. 6
DATE: 4-16-90
CITY OF FONTANA PLANNING DIVISION

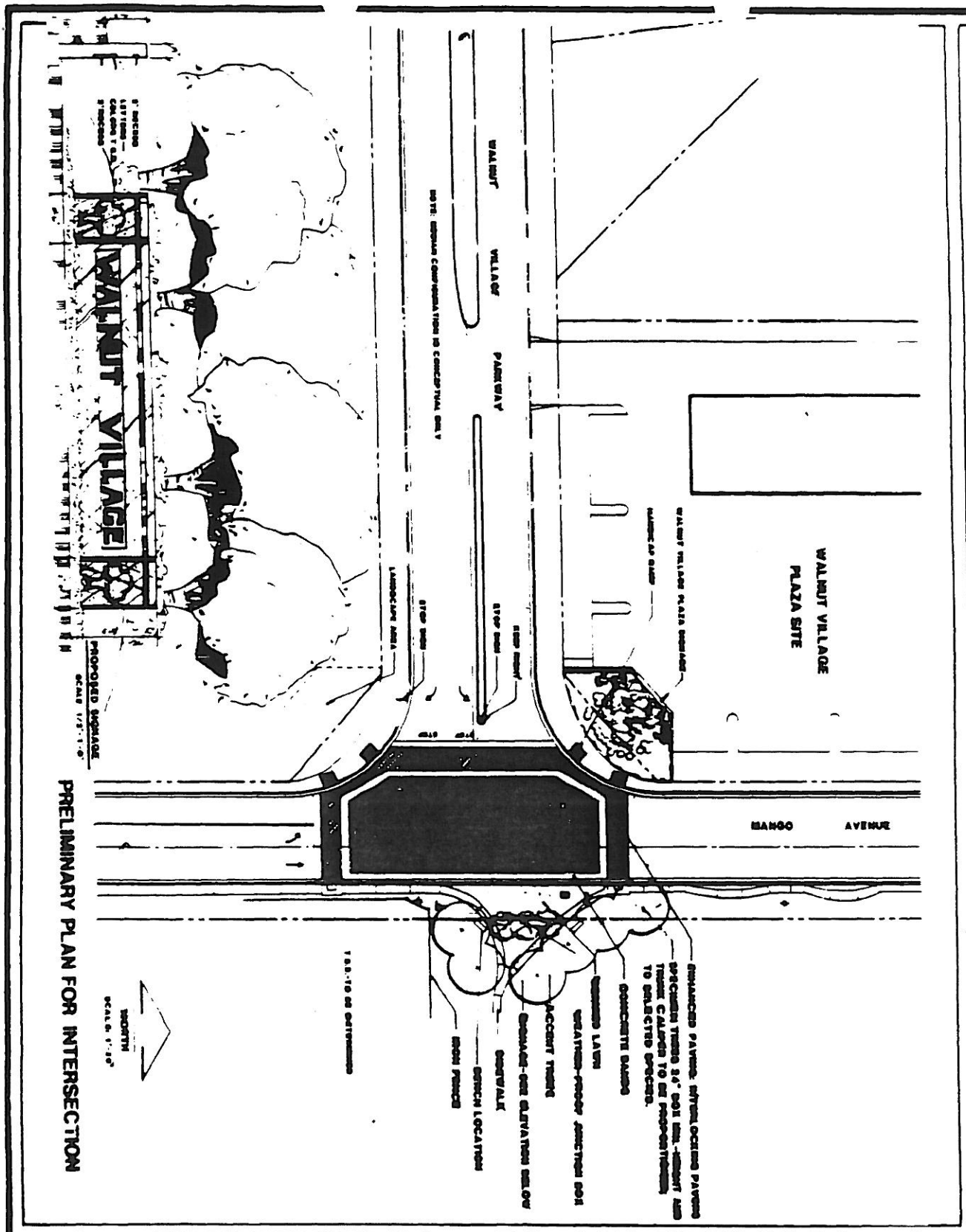


EXHIBIT E

CASE NO. WALNUT VILLAGE SPECIFIC PLAN

AMEND. NO. 6

DATE: 4-16-90

PROOF OF PUBLICATION

This space for the County Clerk's Filing Stamp

STATE OF CALIFORNIA)
ss.
County of San Bernardino)

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

All in the year 19 _____.

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

Lucille Lopez

Signature — Lucille Lopez/Legals Superviser

Dated at Fontana, California, this 22nd

day of May, 19 90

Proof of publication of

Summary of Proposed Ordinance

978

SUMMARY OF PROPOSED ORDINANCE NO. 978

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, June 5, 1990 in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will consider adoption of Ordinance No. 978, approving Walnut Village Specific Plan Amendment Number six pertaining to the deletion of the traffic circle proposed for Mango and Walnut Village parkway and the replacement of the traffic circle with enhanced intersection treatment.

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

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

Publish: May 22, 1990

FONTANA HERALD-NEWS
16920 Spring Street
Fontana, California 92335
Phone: (714) 822-2231 Fax: (714) 355-9358

PROOF OF PUBLICATION

This space for the County Clerk's Filing Stamp

STATE OF CALIFORNIA)
ss.
County of San Bernardino)

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

All in the year 19 _____.

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

Signature

Lucille Lopez/Legals Superviser

Dated at Fontana, California, this _____

day of _____, 19_____

Proof of publication of

SUMMARY OF ADOPTED ORDINANCE NO. 978

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at its regular meeting scheduled on Tuesday, June 5, 1990, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council adopted Ordinance No. 978, approving Walnut Village Specific Plan Amendment Number Six pertaining to the deletion of the traffic circle proposed for Mango and Walnut Village Parkway and the replacement of the traffic circle with enhanced intersection treatment.

AYES: Mayor Simon, Council Members Abernathy, Boyles, Kragness, Murray
NOES: None
ABSENT: None

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

CITY COUNCIL OF THE
CITY OF FONTANA
Nathan A. Simon, Mayor

Martha R. Steenbock
City Clerk

Publish; June 11, 1990

FONTANA HERALD-NEWS
16920 Spring Street
Fontana, California 92335
Phone: (714) 822-2231 Fax: (714) 355-9358

4/9/91 #8

RESOLUTION NO. 91-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING WALNUT VILLAGE SPECIFIC PLAN AMENDMENT #7, FILED FOR THE REVISION OF THE WALNUT VILLAGE SPECIFIC PLAN IN THE CITY OF FONTANA PURSUANT TO CHAPTER V OF THE WALNUT VILLAGE SPECIFIC PLAN.

WHEREAS, In June of 1989, the City Council began to receive complaints and petitions related to the Walnut Village Development; and

WHEREAS, The City Council at their July 12, 1990, meeting passed a motion to receive a schedule for implementation of the consultant's recommendations for Walnut Village addressing the complaints and petitions; and

WHEREAS, the Walnut Village Specific Plan Chapter V and California State Law Section 65453 stipulates that the Specific Plan can be amended either by resolution or ordinance; and

WHEREAS, the Planning Commission has found this amendment to be consistent with the adopted Fontana Area General Plan; and

WHEREAS, in consideration of the evidence received at the hearing, and for the reasons discussed by the City Council, the City Council now finds as follows:

1. The proposed Amendment is consistent with the General Plan which encourages the reduction of the local waste stream by a recycling program in Policy Statement 8.6.1. Walls are encouraged in the Community Design Element of the General Plan to mitigate potential conflicts between adjacent, incompatible land uses and/or activities.

2. Requiring slumpstone walls will insure consistency and quality in future developments in Walnut Village. Allowing existing wood fencing to be replaced with either wood or slumpstone walls gives existing homeowners who have wood fencing the flexibility of choosing. Not requiring trash compactors allows individual homeowners the choice whether or not to purchase a trash compactor.

RESOLUTION NO. 92-39

#9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING WALNUT VILLAGE SPECIFIC PLAN AMENDMENT #8 TO PERMIT DETACHED SINGLE FAMILY RESIDENCES WITHIN THE SYACMORE SOUTH AND IRON BARK PLANNING AREAS.

WHEREAS, the Planning Commission at their January 27, 1992 meeting directed staff to intitiate a specific plan amendment to the Walnut Village Specific Plan to permit detached single family residences within the Sycamore South and Iron Bark Land Use Areas; and

WHEREAS, the Planning Commission at their March 9, 1992 meeting found this amendment to be consistent with the adopted Fontana Area General Plan; and

WHEREAS, the Planning Commission at their March 9, 1992 meeting also found this amendment to be consistent with the adopted Walnut Village Specific Plan; and

WHEREAS, the City Council concurs with the Findings of the Planning Commission.

NOW, THEREFORE, be it resolved, determined, and ordered by the City Council of the City of Fontana that Amendment #8 to the Walnut Village Specific Plan as set forth in Exhibit "A" is hereby approved.

APPROVED AND ADOPTED this 7th day of April, 1992.

READ AND APPROVED:

City Attorney

I, Kathy Montoya, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 7th day of April, 1992, by the following vote to-wit:

AYES: Mayor Kragness, Council Members Abernathy, Boyles, Eshleman, Murray
NOES: None
ABSENT: None

Kathy Montoya
City Clerk, City of Fontana

Mayor of the City of Fontana

ATTEST:

Kathy Montoya
City Clerk

EXHIBIT "A"

WALNUT VILLAGE SPECIFIC PLAN AMENDMENT #8
PROPOSED TEXT CHANGES

The following are amendments to the development regulations to the Sycamore South and Iron Bark Planning Areas.

Page V-42

a. Threshold Density.

The maximum number of dwelling units per gross acre shall not exceed twelve (12). **Detached single family dwellings shall comply with the Walnut Grove Planning Area requirements for maximum number of dwelling units per gross acre.**

b. Permitted Uses.

2. Single family dwellings, attached, **detached.**

d. Lot area requirements.

1. Building site area: The minimum site area to each dwelling shall be 2,500 square feet. **Detached single family dwellings shall comply with the Walnut Grove Planning Area requirements for minimum building site area.**

2. Building site coverage: The maximum bulding site coverage shall be fifty (50) percent of the net area of the site. **Detached single family dwellings shall comply with the Walnut Grove Planning Area requirements for minimum building site area.**

e. Minimum dwelling unit size.

The minimum dwelling unit size shall be 1,000 square feet. **Detached single family dwellings shall comply with the Walnut Grove Planning Area requirements for minimum building site area.**

Page V-43

g. Building Setbacks.

2. Detached single family Development

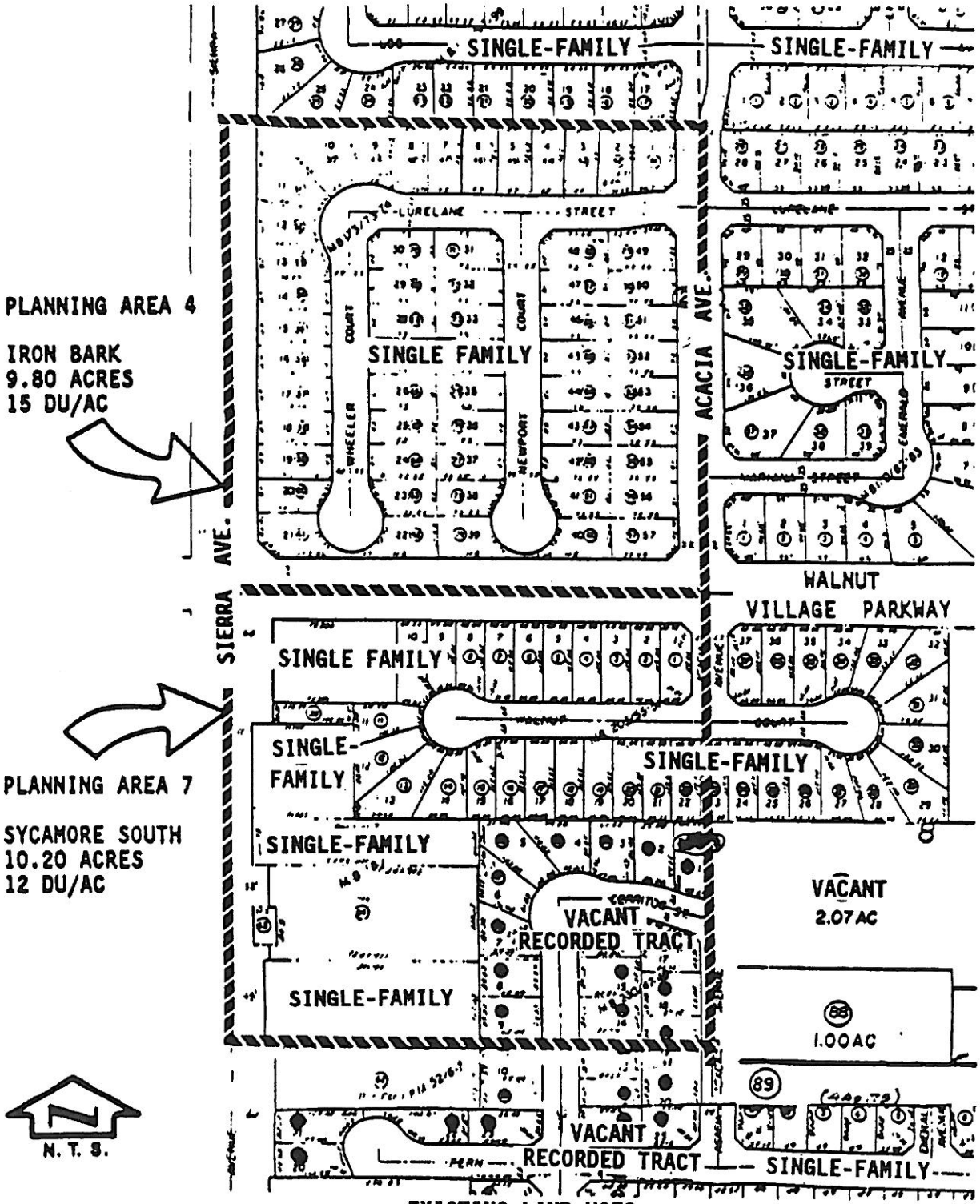
Detached single family residences shall comply with the Walnut Grove Planning Area Setback requirements

a. Threshold Density.

The maximum number of dwelling units per gross acre shall not exceed fifteen (15).

b. Permitted Uses.

o 2. Single family dwellings, attached, **detached.**



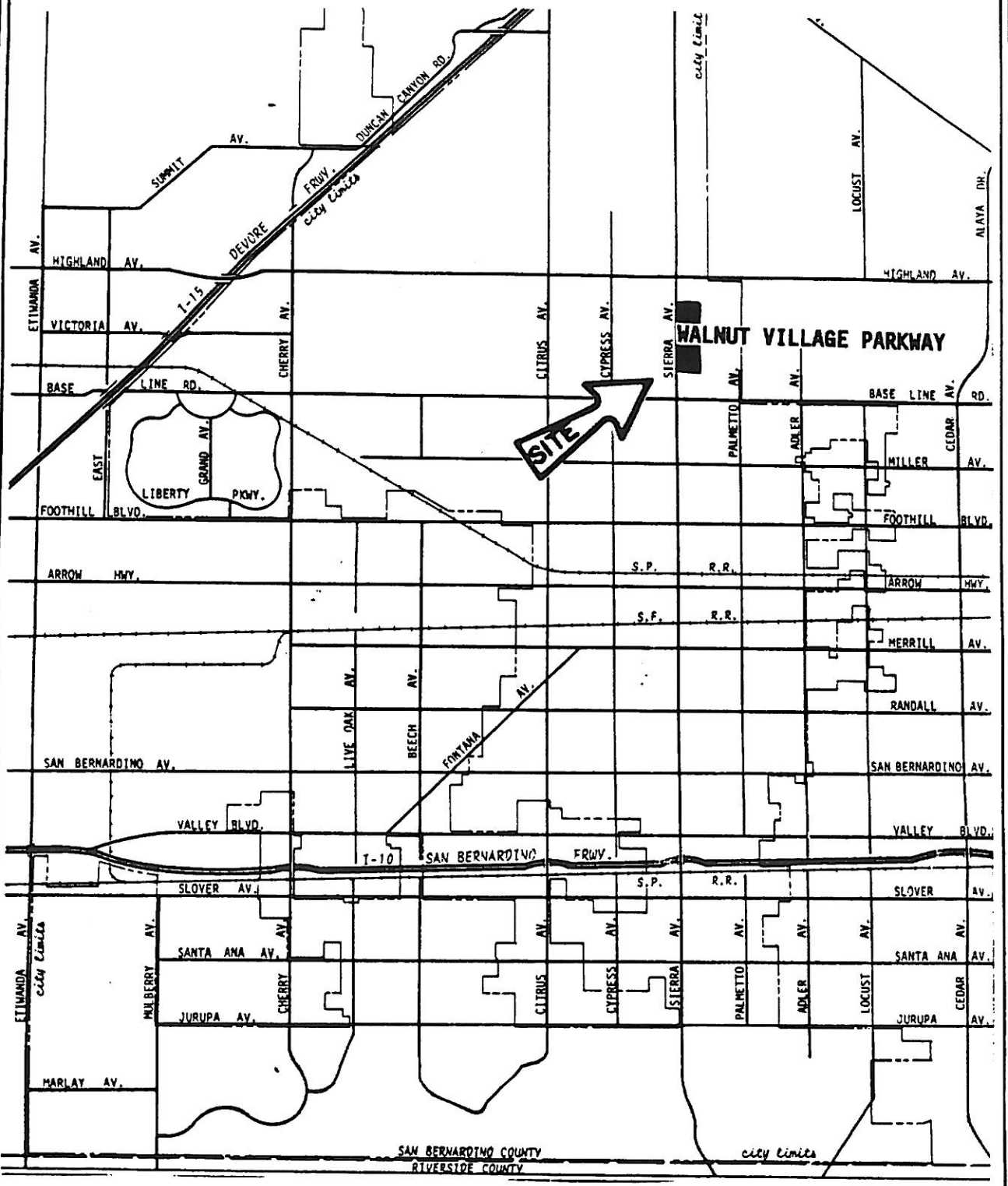
CITY OF FONTANA PLANNING DIVISION

EXHIBIT

CASE WALNUT VILLAGE SPECIFIC PLAN AMENDMENT #8

DATE APRIL 7, 1992

SKY FORM



CITY OF FONTANA PLANNING DIVISION

VICINITY EXHIBIT MAP

CASE: WALNUT VILLAGE SPECIFIC PLAN AMENDMENT #8

DATE: APRIL 7, 1992

SKY FORM

FINDINGS

CASE: Walnut Village Specific Plan Amendment #8

1. This amendment will ensure development that is consistent with the General Plan and Specific Plan integral elements.

   This amendment will allow "upscale housing" to occur through this amendment which allows detached single family residences which are consistent with the contiguous Walnut Grove Planning Areas.

2. This amendment will maintain maximum development flexibility while insuring quality.

   This amendment will allow detached single family residences which is consistent with previously constructed residences within these planning areas. Future development proposals within these planning areas may construct detached or attached/clustered development residences provided that the applicant complies with the development regulations of the Iron Bark Land Use Area, the Sycamore South Land Use Area or the Walnut Grove Planning Area.

3. Approval of this amendment will not exceed the City's ability to provide essential urban services.

   Detached single family residences with 5,000 square foot lot minimums are signficantly less dense than the maximum densities currently allowed within both the Sycamore South and Iron Bark Land Use Areas and would therefore require fewer essential urban services.

4. This amendment will further the goal of maintaining an articulated land use and circulation relationship through application of sound planning principles and practices. This amendment recognizes the existing detached single family residences constructed within the entire Iron Bark Land Use Area. This amendment also recognizes that the Sycamore South Land Use Area is primarily developed with detached single family dwellings and a recorded tract with parcels which meet or exceed 5,000 square feet.

5. Facilitate the provision and appropriate location of community facilities, services and utilities.

   This amendment has limited effect on the location of community facilities, services and utilities due to existence of detached single family dwellings within the entire Iron Bark Planning Area and a majority of the Sycamore South Planning Area. This amendment provides a project proponent with the option of providing detached single family dwellings. The

densities within both the Iron Bark and Sycamore South Land Use Areas comply with the maximum density requirements.

6. Ensure aesthetic and quality control through adequate consideration of design in the development review process.

   Adequate aesthetic and quality control will be assured at the time of design review application.

7. Ensure suitable consideration and protection of the community's natural environment during the development review process.

   A Negative Declaration has been prepared for this amendment.

8. Provide assurance to developers that innovative and unique land development techniques will be given reasonable consideration of approval.

   The ability to provide innovative land use techniques will be given full consideration at the time of design review.

9. Ensure that plans developed under this section will be implemented in a timely manner.

   Implementation of the development will occur during the design review phase.

10. Ensure that the urban form and character envisioned at the time of approval is attained upon development.

    The urban character of the development will occur at the time of design review consideration.

11. Consistency with Fontana's General Plan goals, objectives, policies, and programs.

    The amendment is consistent with Policy Statement 3.1.3 which encourages "upscale housing".

12. A Negative Declaration is recommended for this project.

#10

ORDINANCE NO. 1316

AN ORDINANCE OF THE CITY OF FONTANA APPROVING SPECIFIC PLAN AMENDMENT #99-05 (WALNUT VILLAGE SPECIFIC PLAN AMENDMENT #8) TO CHANGE THE REQUIRED SETBACKS

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

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

Section 2. Specific Plan Amendment #99-05 is consistent with the goals and policies of the General Plan.

Section 3. Specific Plan Amendment #99-05 is hereby approved and the required setbacks within the "Walnut Grove" and "Sycamore South" Planning Areas are as shown on Exhibit "A".

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

APPROVED AND ADOPTED this 21st day of March, 2000.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

5. WALNUT GROVE – 6 DWELLING UNITS PER ACRE – 5,000 SQ. FT. LOTS

a. **Threshold Density**

The maximum number of dwelling units per gross acre shall not exceed 6.

b. **Permitted Uses**

1. Agricultural uses, new and continued, as regulated in Section 33-30(c) of City Code.

2. Single family dwellings, attached, detached.

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

4. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.

5. Utility and service facilities as required to implement the plan.

c. **Uses Permitted Subject to a Conditional Use Permit**

1. Schools
2. Churches
3. Community facilities, parks and recreational facilities
4. Public safety facilities (fire and police)
5. Preschool and day care facilities

d. **Lot Area Requirements**

1. Building site area: The minimum net site area to each dwelling unit shall be 5,000 square feet.
2. Building site coverage: The maximum building site coverage shall be 40 percent of the net area of the site.

e. **Minimum Dwelling Unit Size**

The minimum dwelling unit size shall be 1,200 square feet.

f. **Building Height**

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

Updated 1/23/91
Amendment #3
Updated 04/20/00
Amendment #8

g. **Building Setbacks**

1. Single Family Detached

Front Yard: The distance from the front property line to the:

a) Dwelling shall be a minimum of 15 feet.
b) Front-on garage shall be setback a minimum of nineteen (19) feet from the ultimate street right-of-way.

Side Yard: There shall be a minimum aggregate of ten (10) feet of side yard setback. There shall be a minimum of five (5) feet for one side yard setback except:

a) A garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on an adjacent lot.
b) Patio covers must comply with the above side yard setbacks of a minimum aggregate of fifteen (15) feet. At a maximum, patio covers shall follow the side yard setbacks (as projected to the rear lot line) of the dwelling unit on the lot. In no case shall any patio cover post be closer than five (5) feet to a side yard property line. A patio cover may overhang one (1) foot into the required side yard.

Rear Yard: This distance from the rear property line to the:

a) Dwelling shall not be less than an average of fifteen (15) feet (for the entire tract), but in no case shall any rear yard be less than fifteen (15) feet.
b) Garage or carport detached a minimum of six (6) feet from the dwelling unit, shall be setback a minimum of five (5) feet.
c) The minimum rear yard setback for patio covers shall be five (5) feet, measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.

2. Single Family Attached/Zero Lot Line

Front Yard: The distance from the front property line to the:

a) Dwelling shall be a minimum of fifteen (15) feet.
b) Garage or carport shall be a minimum of fifteen (15) feet.

6 SYCAMORE: SOUTH – 12 DWELLING UNITS PER ACRE – 2,500 SQ. FT. LOTS

a. **Threshold Density**

The maximum number of dwelling units per gross acre shall not exceed 12.

b. **Permitted Uses**

1. Agricultural uses, new and continued, as regulated in Section 33-30(c) of City Code.
2. Single family dwellings, attached, detached.
3. Accessory buildings, structures and uses where related and incidental to a permitted use.
4. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.
5. Utility and service facilities as required to implement the plan.

c. **Uses Permitted Subject to a Conditional Use Permit**

1. Schools
2. Churches
3. Community facilities, parks and recreational facilities
4. Public safety facilities (fire and police)
5. Preschool and day care facilities

d. **Lot Area Requirements**

1. Building site area: The minimum net site area to each dwelling unit shall be 2,500 square feet.
2. Building site coverage: The maximum building site coverage shall be 50 percent of the net area of the site.

e. **Minimum Dwelling Unit Size**

The minimum dwelling unit size shall be 1,000 square feet.

f. **Building Height**

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

Updated 1/23/91
Amendment #3
Updated 04/20/00
Amendment #8

g. **Building Setbacks**

1. Single Family Detached

Front Yard: The distance from the front property line to the:

c) Dwelling shall be a minimum of nineteen (19) feet.
d) Side-on garage shall be setback a minimum of ten (10) feet from the ultimate street right-of-way.
e) Front-on garage or carport or carport shall be a minimum of fifteen (15) feet.

Side Yard: There shall be a minimum aggregate of eight (8) feet between single story structures, and ten (10) feet between structures contain two (2) or more stories. The minimum distance between a one story structure and a two (2) or more story structure shall be ten (10) feet.

a) Patio covers must comply with the above side yard setback minimums. At a maximum, patio covers shall follow the side yard setbacks (as projected to the rear lot line) of the building on the lot. In no case shall any patio cover post be closer than five (5) feet to a side yard property line. A patio cover may overhang one (1) foot into the required side yard.

Rear Yard: This distance from the rear property line to the:

a) Dwelling shall not be less than an average of fifteen (15) feet.
b) Garage or carport detached a minimum of five (5) feet.
c) A patio cover shall be a minimum of five (5) feet, measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.
d) A second level deck may be constructed. These decks must comply with the side and rear yard setbacks outlined above.

2. Private Yards

A minimum of three hundred (300) square feet of private open space shall be required. If the three hundred (300) sq. ft. is utilized in one area, the minimum dimension shall be fifteen (15) feet. If the three hundred (300) sq. ft. is divided into two areas, a minimum dimension of eight (8) feet shall be required.

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

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit: March 9, 2000.

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

Dated at Fontana, California, this 9th day of March, 2000.

Signature

This space is for the
County Clerk's stamp

SUMMARY OF PROPOSED ORDINANCE NO. 1316
P.O.# 00-0B003

CITY OF FONTANA
FONTANA, CALIFORNIA

SUMMARY OF PROPOSED
ORDINANCE NO. 1316

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting scheduled on Tuesday, March 21, 2000, in the City Hall Council Chambers, 8353 Sierra Avenue, said Council will consider adoption of Ordinance No. 1316, approving Specific Plan Amendment No. 99-05 (Walnut Village Specific Plan Amendment No. 8) to change required setbacks.

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

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

Beatrice Wydick
City Clerk

Publish: March 9, 2000
P.O.# 00-0B003

FONTANA HERALD NEWS
16920 Spring Street
P.O. Box 549
Fontana, California 92334
Phone (909) 822-2231 Fax (909) 355-9358

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

State of California
County of San Bernardino

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the Fontana Herald News, a newspaper of general circulation, printed and published every Thursday in the City of Fontana, County of San Bernardino, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the State of California, in and for the County of San Bernardino, under the date of March 15, 1955, Case Number 73171, and that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement there of on the following dates, To-wit: March 23, 2000.

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

Dated at Fontana, California, this 23rd day of March, 2000.

Signature

This space is for the
County Clerk's stamp

SUMMARY OF ADOPTED ORDINANCE NO. 1316
P.O.# 00-0B003

[redacted]

[redacted]

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a regular meeting held on Tuesday, March 21, 2000 in the City Hall Council Chambers, 8353 Sierra Avenue, said Council adopted Ordinance No. 1316, approving Specific Plan Amendment #99-05 (Walnut Village Specific Plan Amendment #8) to change the required setback.

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

AYES: Mayor Eshleman, Council [redacted]
NOES: [redacted]
ABSENT: [redacted]

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

[redacted]
City Clerk

Publish: [redacted]
P.O.# [redacted]

FONTANA HERALD NEWS
16920 Spring Street
P.O. Box 549
Fontana, California 92334
Phone (909) 822-2231 Fax (909) 355-9358

SPECIFIC PLAN INDEX

FINAL TEXT APPROVED:

AMENDMENT NUMBER	DESCRIPTION	DATE	ACTION	PAGE NUMBERS
1	Change 5 acres in Planning Area #21 from Carrotwood (4.5 du/ac.) to Walnut Grove (6.0 du/ac.)	Council Res. #85-187 9-17-85	Approved	IV-4 IV-8 V-2 V-3
2	Change Planning Area #22 and portion of Planning Area #21 from Sycamore North (12 du/ac.) and Carrotwood (4.5 du/ac.) to Walnut Grove (6.0 du/ac.)	Council Res. #85-206 10-15-85	Approved	IV-4 IV-8 V-2 V-3
3	Change plan regulations pertaining to patio covers and storm drainage facilities	Ordinance #868 3-3-87	Approved	IV-32 IV-49 V-15 V-17 V-31-45
4	An addition requiring that all future development will provide necessary funding for construction of required school facilities within the specific plan area	Ordinance #900 11-17-87	Approved	IV-56 IV-29
5	Windrows to Carrotwood change 4f wording for tree provisions	Council Res. #88-10 1-5-88	Approved	IV-42 IV-4 IV-5 IV-8 V-2 V-3 V-31 V-32
6	Deletion of Traffic Circle proposed for Mango and Walnut Village Parkway and replacing it with enhanced intersection treatment	Ordinance #978 6-5-90	Approved	IV-15 IV-26 IV-26a
7	An addition requiring all future development to provide interior walls between houses and that trash compactors will not be required	Council Res. #91-82 4-2-91	Approved	IV-3 IV-59 V-24

Updated 1/23/91
r/sp/rev.index /cbl

WALNUT VILLAGE SPECIFIC PLAN

TABLE OF CONTENTS

		PAGE
I.	INTRODUCTION	
	A. Background	I-1
	B. Purpose	I-1
	C. Reasons for the Specific Plan	I-1
	D. Authority	I-4
	E. State of California CEQA Requirements	I-5
	F. Application	I-5
II.	PROJECT DESCRIPTION AND SETTING	
	A. Type of Project	II-1
	B. Location	II-2
	C. Community Setting/Area Development Trends	II-2
III.	PLANNING FRAMEWORK	
	A. Methodology	III-1
	B. Issues, Constraints and Opportunities	III-2
	1. Environmental Issues	III-2
	2. Development Issues	III-2
	3. Constraints and Opportunities	III-3
	C. Goals and Objectives	III-4
IV.	THE SPECIFIC PLAN	
	A. Introduction	IV-1
	B. Plan Concept and Design Objectives	IV-1
	C. Development Plan Components	IV-2
	1. Land Use Master Plan	IV-2
	2. Circulation Master Plan	IV-14
	3. Street Concept	IV-32
	4. Open Space and Recreation Concept Plan	IV-38
	5. Utilities Concept Plan	IV-46
	6. Community Facilities/Services Plan	IV-53
	7. Development Phasing	IV-62
	8. General Guidelines	IV-63

V. SPECIFIC PLAN IMPLEMENTATION

PAGE

A. Introduction. V-1
B. Statistical Summary V-1
C. General Information V-4
D. General Notes V-5
E. Definitions V-8
F. Development Regulations V-24
1. General Provisions V-24
a. Residential V-24
b. Commercial. V-27
2. Windrow Cluster - Residential. V-31
3. Sweet Gum - Residential. V-33
4. Carrotwood - Residential V-36
5. Walnut Grove - Residential. V-39
6. Sycamore: North, South - Residential V-42
7. Ironbark - Residential V-44
8. The Plaza - Commercial V-46
9. The Corner - Commercial. V-48
10. The Center - Mixed Use V-49
G. Development Review Procedures V-51
H. Administration V-55

VI. MASTER ENVIRONMENTAL IMPACT REPORT

A. Introduction and Summary. VI-1
B. Environmental Setting/Potential Impacts and Mitigation Measures VI-3
1. Topography VI-3
2. Geology VI-4
3. Land Resources. VI-8
4. Land Use/Relevant Planning. VI-10
5. Noise. VI-12
6. Cultural/Scientific Resources. VI-14
7. Biological Resources. VI-14
8. Hydrology/Flood Control. VI-15
9. Climate and Air Quality. VI-17
10. Traffic and Circulation. VI-19
11. Scenic Resources VI-21
12. Population/Socio-Economic Characteristics. . . VI-21
13. Community Services VI-22
a. Solid Waste Collection. VI-22
b. Fire Protection VI-23
c. Police Protection VI-24
d. Library Services. VI-25
e. Parks/Recreation/Open Space VI-25
f. Health and Emergency Services VI-26
g. Schools. VI-26
14. Public Utilities VI-30
a. Water Facilities. VI-30
b. Sewer Facilities. VI-34
c. Telephone Service VI-36
d. Electricity VI-36
e. Natural Gas VI-36

PAGE

C. Unavoidable Adverse Impacts. VI-37
D. Alternatives. VI-38
E. Relationship Between Short-Term Use and Long-Term Productivity. VI-39
F. Irreversible and Irretrievable Commitment of Resources. VI-40
G. Growth-Inducing Impacts VI-40
H. Final EIR VI-41

VII. SUPPORT DOCUMENTS

A. Initial Study VII-2
B. Notice of Preparation. VII-7
C. Responses to Notice of Preparation VII-9
D. Responses to Draft EIR VII-19
E. Noise Study VII-29
F. Sewer Study VII-40
G. Water Study VII-55
H. Storm Drain Study VII-58
I. Organizations and Persons Consulted VII-62
J. Bibliography. VII-65
K. Legal Description VII-70

LIST OF EXHIBITS

EXHIBIT NO.	TITLE	PAGE NO.
1.	Specific Plan Approach	I-2
2.	Property Owners Map	II-3
3.	Land Use Development Plan	IV-8
4.	Cluster Development	IV-9
5.	Single Family Subdivision	IV-10
6.	Zero Lot Line Subdivision	IV-11
7.	Condominium or Apartment	IV-12
8.	Housing Type Compatibility	IV-13
9.	Circulation	IV-21
10.	Highland Avenue	IV-22
11.	Baseline Avenue	IV-23
12.	Sierra Avenue	IV-24
13.	Walnut Village Parkway	IV-25
14.	Walnut Village Traffic Plaza	IV-26
15.	Walnut Village Tafffic Plaza	IV-26a
16.	Mango Avenue	IV-27
17.	Palmetto Avenue	IV-28
18.	Collector Streets	IV-29
19.	Local Streets	IV-30
20.	Private Streets	IV-31
21.	Mango Linear Park	IV-36
22.	Major Entrance Treatment	IV-37
23.	Street Landscape Treatment	IV-43
24.	Buffer Planting	IV-44
25.	Green Belts	IV-45
26.	Water Master Plan	IV-51
27.	Sewer Master Plan	IV-52
28	Topography	VI-5
29.	Rialto Fault	VI-7
30.	Noise	VI-13
31.	Eucalyptus Groves	VI-16
32.	Existing Water System	VI-31
33.	Existing Sewer System	VI-34

LIST OF TABLES

TABLE NO.	TITLE	PAGE NO.
1.	Statistical Summary.	IV-4
2.	Statistical Summary.	V-2
3.	Statistical Summary Residential Development. .	V-3

I. Introduction

CHAPTER I

INTRODUCTION

A. BACKGROUND

Fontana is a rapidly developing community in the west valley area of the County of San Bernardno. The community has grown outside of its original city boundaries and now is expanding outside of the original incorporated sphere. Many of the community facilities and services were designed for serving the central five square miles. Recognizing that inadequately planned growth can result in poor land use relationships, infrastructure and service shortfalls, and the potential for unrealized community goals, the City of Fontana has recently updated its General Plan to use as the major tool for shaping and controlling this impending urbanization.

During the General Plan update process, a pattern of areas with similar characteristics emerged. The land use and servicing issues inherent in these areas prompted the Plan to identify these sub-areas as special planning areas requiring individualized comprehensive planning programs. The Specific Plan was selected as the most effective tool to meet the development needs of these areas and the most appropriate technique for implementation of the objectives of the General Plan. Walnut Village is in Planning Subarea III ("Specific Planned Areas") of the General Plan, thus requiring the Specific Plan process.

B. PURPOSE

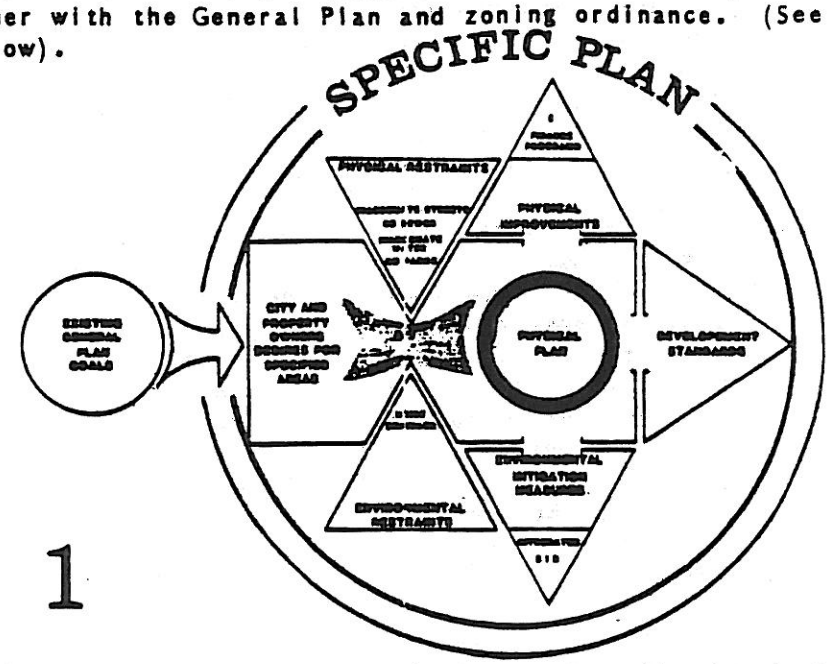
This Specific Plan is designed as a planning tool to develop the necessary detailed planning, support services and facilities and the implementation programs to provide for the orderly development of the Specific Plan area. The Plan further provides as an integrated element, the necessary environmental considerations required under State law. The specific Plan, which, when adopted by City legislative action, serves both a planning function and a regulatory function.

C. REASONS FOR THE SPECIFIC PLAN

The State of California provides for three basic planning tools. The first tool is the General Plan. Under the State mandate, each city must have a General Plan stating the general land use goals of the community. This plan must also deal with the issues of open space, parks, transportation, housing, safety, circulation, scenic highways, and other related plans. All development activities within the community must then meet the plan as adopted.

The second basic tool is that of zoning. The zoning ordinance is a code establishing the specific parameter under which a property owner may devlop his/her land. The zoning ordinance is divided by zones. Each of these zones must be in conformance with the adopted General Plan. The zoning ordinance is applied uniformly throughout the community.

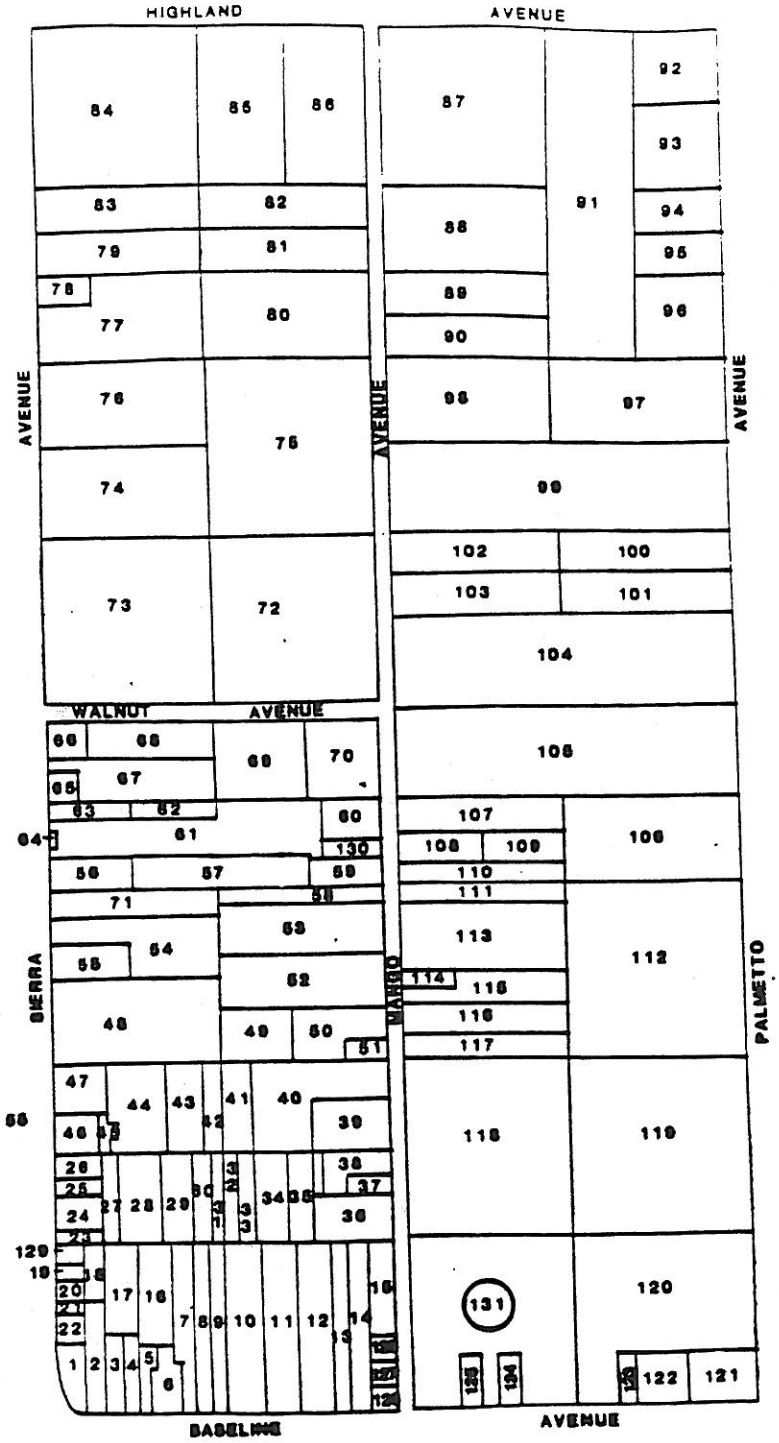
Specific Plans represent the third tool of planning provided under State law. The specific Plan deals with a smaller area of a city. It encompases both the goal process of the General Plan and the regulatory aspect of the zoning ordinance. In addition, the Specific Plan has the capability of finding solutions to development problems in a restricted area. The Specific Plan approach is therefore the ideal tool to use in this planning area, together with the General Plan and zoning ordinance. (See Exibit 1, below).



1

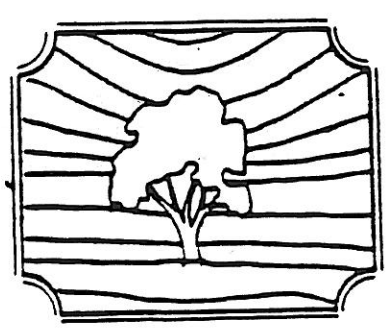
The study area has several problems not generally found throughout the City. The area is not now served by utilities sufficient for development. The numerous facilities of the City, such as the sewer system, when developed, were not designed nor sized to provide service above Baseline Avenue. Growth in this area within the immediate future in an uncontrolled way would put an unbearable strain on all existing City facilities and services. The Specific Plan approach can provide mechanisms to handle this growth. The alternative to the Specific Plan would be no development in this area or development through a very restrictive Growth Management Plan over a number of years.

The second area of concern that warrants the use of the Specific Plan is that of the shapes and configuration of the numerous parcels within the planning area. (See Exibit 2, Ownership Map, pg.II-3). The normal codes of the City or the County would cause great hardship in developing these areas.



1. F. BEEBOWER
2. R. [illegible]
3. D. FLONNOY
4. D. FLONNOY
5. J. MOSES
6. J. JOHNSON
7. LEE HARSTON
8. LAWRENCE HARSTON
9. L. LUNING
10. R. TIDWELL
11. E. TURPIN
12. S. HAMILTON
13. H. GRIFFIN
14. H. GRIFFIN
15. A. REESE
16. B. BROOKS
17. D. FLONNOY
18. T. STEWART
19. T. STEWART
20. W. CAMPBELL
21. R. TAYLOR
22. I. HENRY
23. D. FLONNOY
24. A. WRIGHT
25. S. VETRHUS
26. S. WESLEY
27. S. WESLEY
28. R. D'ANGELO
29. R. D'ANGELO
30. R. SMITH
31. C. POWELL
32. E. JOHNSON
33. B. BELLAMY
34. L. CHISUM
35. F. ELZY
36. L.& P. KNIGHT
37. R. JOHNSON
38. W. LUBIN
39. C. TERKELSON
40. W. FESUK
41. J. LOVE
42. J. RANEY
43. J. RICHARDSON
44. W. BULLARD
45. E. MURRELL
46. K. MURRELL
47. W. WHITSETT
48. AAA PROPERTY
49. P. TESORO
50. P. TESORO
51. R.& D. HARVEY
52. P. TESORO
53. E.& J. STOOPS
54. N. WILSON
55. A. GREGORY
56. M. BROWN
57. R. HUNTER
58. I. KENNEDY
59. R. HUNTER
60. N. HUNTER
61. V. GREENE
62. V. GREENE
63. A. MERRITT
64. FONTANA UNION WATER CO.
65. J. OSUNA
66. C.& A.B. JONES
67. [illegible] BACKMAN
68. [illegible] BACKMAN
69. [illegible] BLACK
70. [illegible] BACKMAN
71. N. WILSON
72. R. STEIDL
73. R. STEIDL
74. B.& C. DARY
75. MUTUAL CONSORT INC.
76. MUTUAL CONSORT INC.
77. B.& R. CHEN
78. H.& M. YOUNGE
79. H.& M. YOUNGE
80. R.& V. BOUCHER
81. B.R.& P. BYRGE
82. L. CANTRELL
83. T. CHAKERS
84. R. BELL
85. R. KASLER
86. L. CANTRELL
87. V.& B. NICKELL
88. V.& B. NICKELL
89. V.& B. NICKELL
90. A. HINES
91. V.& B. NICKELL
92. N.& S. LARKY
93. V.& B. NICKELL
94. V.& B. NICKELL
95. V.& B. NICKELL
96. K.& P. VONWOLFRADT
97. V.& B. NICKELL
98. F. LONG
99. T.& D. NELSON
100. T.& D. NELSON
101. T.& D. NELSON
102. T.& D. NELSON
103. T.& D. NELSON
104. T.& D. NELSON
105. T.& D. NELSON
106. J.& A. GIORDANA
107. V. GREENE
108. C.& A. KENNEDY
109. E.& C. KENNEDY
110. C. HILL
111. O. HOLLOWAY
112. D. AGGSON
113. C.& B. COOKE
114. J. CATO
115. R. WILRIDGE
116. J.& F. BODIE
117. FIRST BAPTIST CHURCH, N.[illegible]
118. S.& R. AGUILAR
119. W. HOOVER
120. S.& R. AGUILAR
121. R.& G. AGUILAR
122. J.& E. MARTINEZ
123. J.& E. MARTINEZ
124. R.& S. GUTIERREZ
125. A.& J. GUTIERREZ
126. L. TUCKER
127. K. HUNTER
128. K. FOWLER
129. M. FLONNOY
130. H. HUNTER
131. J.& L. GUTIERREZ

NO SCALE



2

PROPERTY OWNERS MAP

More flexible development guides and implementation programs must be applied in this area in order to obtain the maximum use of the land while creating a pleasing community in which to live, work, and shop.

Third, we find that this area now has an image far below its potential. to change that image, a specifically directed effort must be made. The Specific Plan can provide that change.

Current development and growth is now moving in the direction of this study area. Growth from the Rancho Cucamonga area is moving in an easterly direction toward this area. Fontana City growth is now moving at a fast rate in a northerly direction toward Baseline Avenue. Large outside developers and investors are now looking at this area. The Specific Plan will set this area ahead of the other areas.

When completed, the Plan will provide the tools for having utilities, access and services available to all sites. It will spell out their development potential within this area and will provide the basis for a more favorable land value for the present owner. It will give the assurance to the present community of Fontana that the area can be adequately served.

D. AUTHORITY

A Specific Plan may be adopted by the Council of the City of Fontana as authorized by the California Government Code. Section 65507, provided as follows:

> "When it deems it to be for the public interest, the legislative body may initiate and adopt an ordinance or resolution establishing a specific plan or an amendment thereto. The legislative body shall first refer such proposal to establish such specific plan or amendment thereto to the planning commission..."

The California Government Code provides that a specific plan may include the following:

Land Use

The location of housing, business, industry, open space, recreational facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback lines. The plan may also include location of flood plains.

Circulation

The plan may include the location of streets, road standards, maintenance provisions, and other transportation needs. This plan may include standards for both private and public facilities.

Density

Standards for population density and building density may be included. This may include lot size, permissible types of construction, provisions for water supply, sewage disposal, storm water drainage, and the disposal of solid waste.

Design

The city, through the Specific Plan process, may pro vide basic design criteria for the study area.

E. STATE OF CALIFORNIA CEQA REQUIREMENTS

The California environmental review requirements are integrated into this plan. The environmental issues are reviewed under the chapter entitled "Master Environmental Impact Report." The mitigation program is provided for within the basic plan, as found in the same chapter.

The integrated E.I.R. covers the Walnut Village Plan, its development policies and guidelines, its implementation programs and required codes, and may be applicable to future development processed in conformance with this Specific Plan.

F. APPLICATION

The Walnut Village Specific Plan applies only to that property within the City of Fontana known as "Walnut Village." The Land Use Development Plan, Figure 3, pg. IV-8, depicts the property which is subject to the provisions of the Walnut Village Specific Plan, and a legal description of the property is included in the support documents at the conclusion of this document.

II. Project Description and Setting

CHAPTER II

PROJECT DESCRIPTION & SETTING

A. TYPE OF PROJECT

The Walnut Village specific planned community is an internally oriented community combining mixed uses: residential, commercial, quasi-public and recreation, within a project site comprising approximately 342 acres.

The residential portion of the plan proposes dwelling units to be constructed in a variety of housing product types including: single family detached units to attached units, condominium units, rental units, and pre-fabricated housing parks.

The commercial portion of the plan proposes two types of commercial centers. The community commercial area, The Corner, includes 24.9 net acres of land which is designed as a sub-regional center providing for retail uses and specialty uses serving a larger area of North Fontana. It is located in that area which is planned as a major entry to the city from the future Foothill Freeway. The center could be designed as either a general retail center encompassing a smaller department store or as a specialty center.

The second commercial use is that of the village commercial area, The Plaza. Two and one-half (2.5) acres have been set aside for this use. The center is designed to serve the project residents as well as provide limited job opportunities within the Walnut Village area. The location of this commercial area is intended to reinforce the focal area of the plan around the Walnut Parkway traffic circle.

The mixed-uses portion of the plan, The Center, includes the concept of mixing church, day-care and other basic social/cultural institutions which are part of the urban life-style, and residential uses. Because the Specific Plan area is on the perimeter of two school districts, it is not practical to provide school facilities within the plan area.

The recreation/open space portion of the plan is comprised of Mango Linear Park and a trail system which will link the project area to future adjacent and regional open space features. Existing eucalyptus groves will be protected to a great degree, and special road sections will provide for the integration of trails and landscaping within the plan.

A significant feature of the Walnut Village Specific Plan will be the planned improvement of necessary infrastructure systems to support the level of development proposed in the plan. Backbone infrastructure systems will be designed within the context of Chapter IV. Infrastructure implementation will occur according to the Capital Improvement Funding Section of Chapter V.

Properly integrated, the inclusion of all the above land uses in the Walnut Village area, along with the design and improvement of supporting infrastructure systems results in a balanced community.

B. LOCATION

The plan area is located in northeast Fontana. It is bounded on the north by Highland Avenue, on the east by Palmetto Avenue, on the south by Baseline Avenue, and on the west by Sierra Avenue. The planning study area is defined in the General Plan as S-RES 5.0. There are approximately 342 acres within its boundaries. The proposed extension of the Foothill Freeway runs along the northern boundary of the study area.

C. COMMUNITY SETTING/AREA DEVELOPMENT TRENDS

Until recently, the area was completely within the jurisdiction of the County of San Bernardino. Approximately 200 acres of the study area were annexed to the City of Fontana in October of 1980. The remainder of the area was annexed in October of 1981. Over the years, property has been subdivided by metes and bounds, creating a number of interior lots with no public access, lots which are long and narrow shaped, and "L" shape lots.

The majority of the area is vacant with some older residential structures in the southwest area of Walnut Village. Several quasi-public uses exist. One non-conforming industrial use is located in the northern sector.

The community of Fontana has developed in response to two major factors: 1. the regional transportation systems represented by east- west freeway and rail routes, and 2. the industrial development initiated by the construction of the Kaiser Steel Plant. Urban land uses provide housing and support needs for the working class home-owner. Much of the City is still undeveloped. The three

basic land uses within the city are residential uses (19%), industrial uses (10%) undeveloped land (56%), and commercial and other uses (15%).

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

Development within Fontana has largely focused along Sierra Avenue with primarily commercial and residential uses oriented to the north-south Sierra corridor. The development of Interstate 15 has added newer pressures for development in the northern area of Fontana. The re-establishment of the Foothill Freeway by the State of California Transportation Commission will add further development pressures to this area. These freeways will give easy access from Walnut Village to the total valley area as well as to other regions of Southern California.

III. Planning Framework

CHAPTER III

PLANNING FRAMEWORK

A. METHODOLOGY

The original draft of the Walnut Village Specific Plan was developed in tandem with the recently adopted General Plan amendment. The methodology was divided into three basic phases, each phase building upon the findings of the previous phase. During each phase, the staff worked in coordination with the consulting staff to insure that tangible decisions will be reached at the conclusion of work. At each step of the way, workshops were conducted to insure maximum public involvement.

The Walnut Village Specific Plan methodology began with a clear and factual assessment of the area concerning local issues, problems and opportunities; the physical and enviromental characteristics; economic development and market potentials; and basic engineering facilities requirements. This phase was conducted both independently and as part of the preliminary work program of the General Plan amendment. This assessment, with City and community participation, provided a firm basis for formulating a Walnut Village Specific Plan and implementation proram which is sensitive to those major areas of concern as well as to the identified goals and objectives of the study

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

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

B. ISSUES, CONTRAINTS & OPPORTUNITIES

Prior to developing the details of this Specific Plan, a number of meetings and workshops were held between residents, property owners, city staff and the consulting staff. From these meetings a number of issues, development constraints and opportunities were identified

1. ENVIRONMENTAL ISSUES

The following environmental issues were identified in the process:

a. The potential for surface flooding and increase storm run-off resulting from further urban development in the area.

b. The treatment or loss of the existing eucalyptus groves in the northeastern section of the site.

c. The potential hazard of large structures from earth ground shaking activities.

2. DEVELOPMENT ISSUES

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

a. There is a lack of sense of commuity or neighborhood identity in some areas of Fontana.

b. The City has a single industry image that must be overcome if a greater variety of industry and commerce is going to locate in Fontana.

c. The City lacks an urban "fabric" or community structure which makes it identifiable and provides a system of pathways, trails, recreation facilities, etc.

d. There is an increasing demand for housing and accessory uses in Fontana.

e. The City needs to broaden residential opportunities at the upper end of the spectrum of the home buyers market and in potential housing for the elderly.

f. There is a conflict between the City's need to upgrade their image through higher quality housing and current and short-range market demand for affordable housing.

g. Public services and utilities are extremely expensive and it is beyond the City's ability to provide them in newly developing areas without seriously impacting established areas.

h. The existing storm drain system is inadequate to accomodate increased runoff.

i. There is a lack of utilities and public improvements in the northeast portion of the City.

j. All schools which would serve the study area are overcrowded.

k. School districts do not have the ability to fund the construction of new schools under current state laws.

l. There are sewer service/capacity problems which must be solved if the area is going to develop.

m. There are no parks and recreational facilities in this area.

n. There is a negative appearance and functional shortcomings of major arterials within the City.

o. There is an underdeveloped circulation system in the northeast portion of the City.

p. The future of the Foothill Freeway has been in doubt.

q. The future of the Rialto City Airport has fluctuated over the years.

r. The area of northeast Fontana is underutilized.

3. CONSTRAINTS & OPPORTUNITIES

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

Constraints:

a. Internal accessibility/circulation.

b. Flooding potential.

c. Lack of infrastructure and public services.

d. Multiple property ownership.

e. Lack of topographic identity.

f. Lack of an identity from which to build a community.

g. Unusable parcel configurations.

Opportunities:

a. Low level of development thus giving maximum opportunity for new land use patterns.

b. Existing eucalyptus groves as a visual amenity.

c. Cooperation of land owners to create integrated planning.

d. Create a new Sierra Avenue northern entry to the City.

e. Create a coordinated road system through parcels of multiple ownership.

f. Provide traffic and land use protection from the Rialto industrial area.

g. Create a new set of development standards which will be attractive to potential developers and residents.

C. GOALS AND OBJECTIVES

The basic goals of the plan are as follows:

- To develop a comprehensive approach to area planning.
- To create a distinctive community.
- To develop a partnership between developers, the City, and residents of the area.
- To streamline the typical development review process.
- To provide the needed facilities and services for the anticipated development.
- To provide for a master integrated EIR, which will lessen future full environmental reviews on individual projects.
- To provide an alternative for the growth management plan within the study area.
- To provide financial tools to meet area facility and service needs.
- To incorporate into the plan, concepts that will assist in accenting desirable amenities while keeping the residential sales prices within affordable standards.

- To develop a planned community design for the area.
- To develop both a sub-regional commercial center and to provide for local convenience shopping needs thus controlling strip commercial developments.
- To provide innovative and unique recreational and aesthetic qualities to the area.
- To preserve existing eucalyptus groves.
- To use open space, landscaping and urban design to strengthen identity and image.
- Promote greater efficiency in transportation through logical placement of land uses and intensities.
- Promote land use patterns that encourage non-motorized modes of transportation through the residential and commercial areas by trails and walkways.
- Provide a range of housing choices throughout the planning area that will meet the needs of a range of age groups, household types and income groups.
- Provide buffers between incompatible uses.
- Provide for land use patterns which will minimize potential noise impacts.
- Provide for a multiple use of flood water retention areas.
- Encourage timely and coordinated construction of public, utility and support facilities.

IV. The Specific Plan

CHAPTER IV

THE SPECIFIC PLAN

A. INTRODUCTION

The Walnut Village specific planned community is an internally oriented community combining mixed uses: residential, commercial, quasi-public and recreation within a project site comprising approximately 342 acres.

The major components of the plan are as follows:

Land Use Master Plan
Circulation Master Plan
Streetscape Concept Plan
Open Space and Recreation Concept Plan
Utilities Concept Plan
Community Facilities/Services Concept Plan
Development Phasing

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

A concept plan, (streetscape, utilities, etc.) describes programs for community infrastructure development, strong infrastructure plans and development guidelines that should be utilized for implementation of the plan. Concept plans are not mandatory (master) plans and may be revised without Specific Plan revision.

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

B. PLAN CONCEPT AND DESIGN OBJECTIVES

The concept for the Walnut Village Specific Plan is to provide an integrated village environment which provides unique building and landscaping standards creating a distinct identity within the planned residential development boundary. The elements of the plan establishing this integrated environment include the centrally located commercial plaza, the village mixed use area, Walnut Parkway, and the provision of landscape and trail features.

The primary objective of the Walnut Village Specific Plan is to implement the City's General Plan. The goals and objectives of the plan are aimed at providing basic pattern, density and scale of land uses which will be harmonious with the natural environment and, at the same time, meet the desired standards for development. These design objectives are listed below:

1. To provide a community structure which offers the residents an environment featuring open space and recreational amenities, as well as the availability of commercial facilities.

2. To create an aesthetically cohesive community by providing continuity in landscape treatments.

3. To provide a circulation system designed to accommodate both intra-community and through traffic, including an internal network of bike paths and walkways which offer transporation alternatives.

4. To provide a variety of housing types to meet the needs of various household and income groups.

5. To provide necessary utilities and services for residential, and commercial uses.

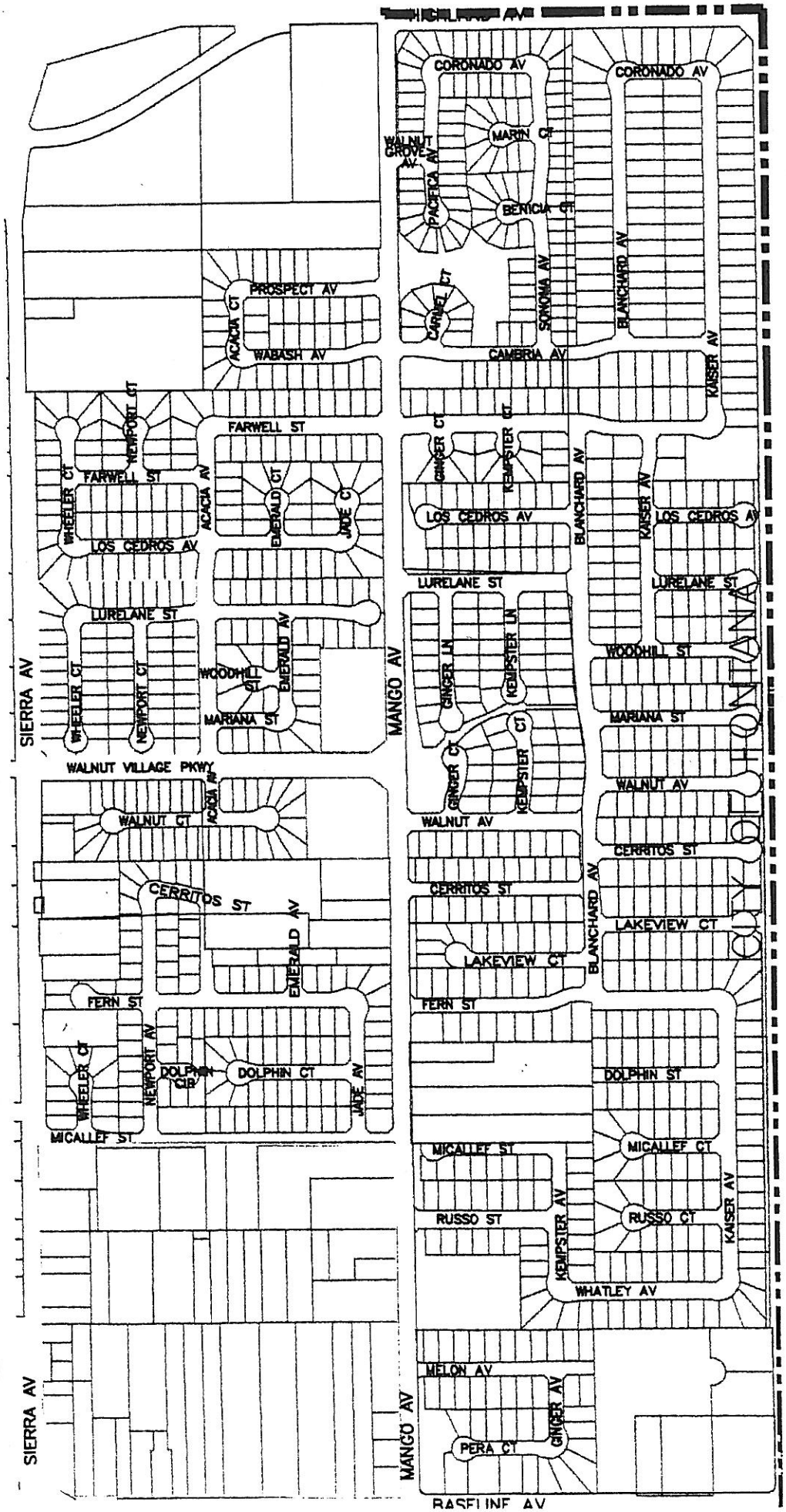
C. DEVELOPMENT PLAN COMPONENTS

1. LAND USE MASTER PLAN

The Walnut Village project is a mixed-use development composed of residential, commercial, recreational/open space, and community uses within a planned community framework. The plan area of approximately 342 acres is divided into 3 major land use types: residential, commercial and mixed uses. These major land use types are further divided into 9 sub-categories of land use which are applied to 23 separate planning units of "development areas. Development provisions in the form of policy and regulation more specifically define the development character within each land use type. Refer to Exhibit 3, (Land Use Development Plan pg. IV-8) for delineation of these land use designations.

Table I (pg. IV-4) provides a statistical breakdown of the proposed land uses of the plan by land use title, planning unit, acreage, density, and dwelling unit yield.

Design policies found on Page IV-3 and in the margin of Exhibits 4-8 (pg. IV-9 through IV-13) are provided as statements of intent which are flexible enough to promote good design and encourage creativity and quality development. The policies are intended to direct site specific development planning and should be used in conjunction with the development standards outlined in Section V-F.


HIGHLAND AV
CORONADO AV
CORONADO AV
MARIN CT
WALNUT GROVE AV
PACIFICA AV
BENICIA CT
CARMEL CT
SONOMA AV
BLANCHARD AV
PROSPECT AV
ACACIA CT
WABASH AV
CAMBRIA AV
KAISER AV
NEWPORT CT
FARWELL ST
GINGER CT
KEMPSTER CT
WHEELER CT
FARWELL ST
ACACIA AV
EMERALD CT
JADE CT
LOS CEDROS AV
LOS CEDROS AV
LOS CEDROS AV
LURELANE ST
LURELANE ST
LURELANE ST
EMERALD AV
WOODHILL ST
WOODHILL ST
SIERRA AV
WHEELER CT
NEWPORT CT
MARIANA ST
MARIANA ST
MANGO AV
GINGER LN
KEMPSTER LN
GINGER CT
KEMPSTER CT
WALNUT VILLAGE PKWY
ACACIA AV
WALNUT CT
WALNUT AV
WALNUT AV
CERRITOS ST
CERRITOS ST
CERRITOS ST
EMERALD AV
BLANCHARD AV
LAKEVIEW CT
LAKEVIEW CT
FERN ST
FERN ST
WHEELER CT
NEWPORT AV
DOLPHIN CIR
DOLPHIN CT
JADE AV
DOLPHIN ST
MICALLEF ST
MICALLEF ST
MICALLEF CT
RUSSO ST
RUSSO CT
KEMPSTER AV
KAISER AV
WHATLEY AV
MELON AV
GINGER AV
PERA CT
SIERRA AV
MANGO AV
BASELINE AV
CITY OF FONTANA

DESIGN POLICIES

- To create a sense of community own neighborhood identity.

- To use open space, landscaping and urban design to strengthen identify and image.

- Entries into residential projects should utilize special landscape treatments.

- Walls should be used both on the perimeter of properties and on the interior lot lines to define property limits, separate use areas, and provide on-site security. Walls and other structural barriers should be designed of similar materials, colors and general style as the primary buildings on a site.

- All interior side lot lines and rear lot lines not depicted as a perimeter boundary shall be provided with a decorative wall composed of slumpstone block not less than five (5) feet or more than six (6) feet in height. Said wall shall be provided with a decorative cap. Any interior wall or portion of an interior wall visible from the public right-of-way shall conform to the design standards for interior walls. Any interior wall adjacent to the Public right-of-way shall be coated with an anti-graffiti coating that is approved by the Fontana Police Department.

- Legally existing wood fences or block walls that are damaged, may be repaired with a like kind fence or replaced with a slumpstone block wall that meets the design criteria mentioned above.

- The height and bulk of buildings should be appropriate to the size, shape and topography of the site and in harmony with its setting.

- A variety of site sizes should be utilized to encourage efficiency in design and to facilitate a mixture of housing product types.

- Parking areas should be designed to facilitate both vehicular and pedestrian movements.

- Parking areas should incorporate both landscaping and screening to make them visually compatible with their surroundings.

- Signs should be used for the purpose of identification and direction. The design of permitted signs should be architecturaly integrated with the building design.

- Lights should not be placed to cause glare or excessive light spillage on neighboring sites.

- Materials, colors and general style should be integrated through each development site to achieve continuity of design.

- The creation of a human scale of buildings that does not

TABLE 1

Land Use Title	Planning Unit	Gross Acres	Maximum Density	Dwelling Unit Yield
The Corner	1	36.5		
The Plaza	6	2.5		
Community Center	9	2.5		
Ironbark	4	9.8	15.0	147
Sycamore South	7	10.3	12.0	123
Walnut Grove	2	10.1	6.0	60
	3	20.3	6.0	121
	5	7.2	6.0	43
	8	7.5	6.0	45
	10	19.9	6.0	119
	17	10.6	6.0	63
	18	10.1	6.0	60
	21	14.9	6.0	57
	22	15.0	6.0	90
Carrotwood	13	20.2	4.5	90
	14	20.5	4.5	92
	15	10.8	4.5	48
	16	20.2	4.5	90
	19	21.5	4.5	96
	20	4.9	4.5	22
	23	25.8	4.5	116
Sweet Gum	11	20.6	4.0	82
	12	20.2	4.0	80
		341.9 acres		1644 d.u.

Updated 1/23/91
Amendment #2

a. **Residential**

The residential portion of the plan proposes 1644 dwelling units, to be constructed in a variety of densities and product types. Table 3, pg. V-3, (Land Use Summary) provides a breakdown of the assigned gross densities, acres, and dwelling unit yield for each residential planning unit.

Th Plan contains residential land uses ranging from low density (3 dwelling units/acre) to medium density residential (15 dwelling units/acre). A summary of residential land use categories is listed as follows:

- Sweet Gum (4.0 d.u./acre).

  The 40.8 acre section in the southwest corner of the specific plan has been designated single family residential. This land use choice was a direct result of the irregular parcel sizes and ownership patterns. A street pattern was developed to accommodate this development constraint.

- Carrotwood (4.5 d.u./acre).

  Carrotwood consists of 113 acres of standard single family residential development. With the possibility of being a conventional detached project, this area will also enjoy the amenities of the special entryways, greenbelts, parks and unique commercial atmoshpere (village center) of the specific plan.

- Walnut Grove (6.0 d.u./acre).

  There are 85.7 acres in this low-medium density area of the plan. This area is used as a buffer between the lower density residential and the activity of the higher density residential and commercial center of the plan.

- Sycamore - North and South (12 d.u./acre).

  There are 25.3 acres of medium density residential provided in Sycamore North and South. These 2 areas of higher density are located at entrance points to the plan, allowing for easy access and the need for less buffering to the rest of the project.

- Ironbark (15 d.u./acre).

  Ironbark consists of 9.8 acres of medium density residential. The 9.8 acres is located at the Walnut entrance of the plan.

b. **Commercial**

The commercial portion of the Plan proposes 39.0 (gross) acres which is divided into two (2) separated geographical areas. (See Table 1, pg. IV-4) A summarized description of these uses is as follows:

- The Corner

  The Corner includes 24.9 (net) acres of land which is designated as a Community Commercial center. This area will provide retail and specialty uses for North Fontana. It is located at Sierra and Highland Avenues and could serve the customers generated from the expansion of the Foothill Freeway, should it be built.

- The Plaza

  Two and one half (2.5) acres located northwest of the Walnut Village Traffic Plaza have been set aside to provide convenience commercial which will serve the project residents, as well as providing limited job opportunities within the Walnut Village area. The center shall be reversed in nature with a greenbelt to the street side and landscape parking areas to the rear with adequate buffering between the center and the adjoining residential uses. Access shall be provided between these two areas. Signs shall be restricted to maintain the residential character of the area.

c. **Mixed-Uses**

The mixed-use area is intended to combine public service, community, and neighborhood service office/commercial uses located in the area referred to as the Village Center.

- Community Center

  The Community Center contains 2.5 (gross) acres on the southwest side of the Walnut village Traffic Plaza. this area has been set aside as a mixed use area. The Community Center is designed to serve the project residents, as well as providing limited job opportunities within the plan area.

d. Land Use Plan Implementation

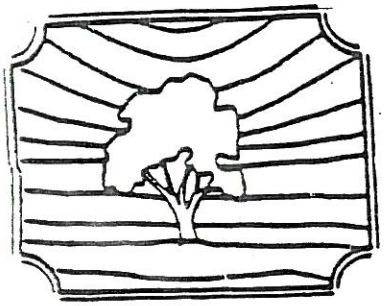
The implementation of the Land Use Master Plan is the fundamental objective of this specific Plan. The Land Use Master Plan will be implemented through a staged program of precise plan approvals (i.e., parcel maps, subdivision maps, conditional use permits, site plans, etc.) and the subsequent construction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

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

Refer to IV-4 For Land use

LAND USE MAP

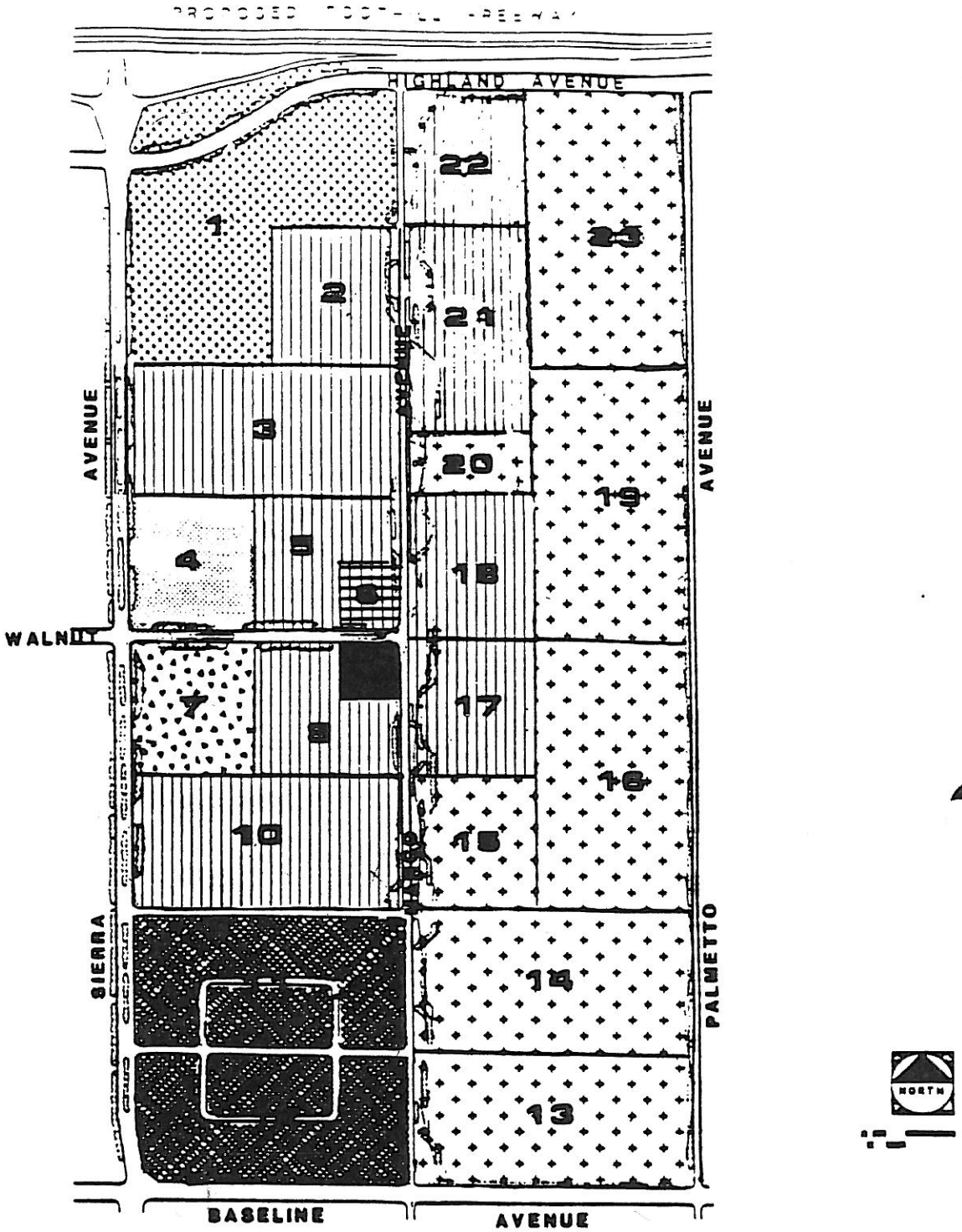
LAND USE DEVELOPMENT PLAN



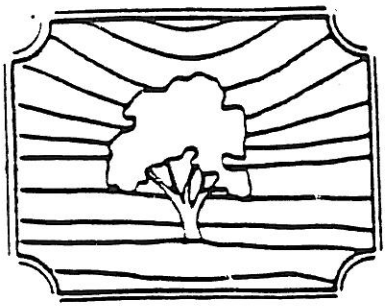
3

- THE CORNER (1)
- THE PLAZA (6)
- THE CENTER (9)
- IRONBARK (4)
- SYCAMORE NORTH & SOUTH (7
- WALNUT GROVE (2,3,5,8,10,17,18 21, 22)
- CARROTWOOD (13,14,15,16 23)
- SWEET GUM (11,12)

UPDATED 1/2/91



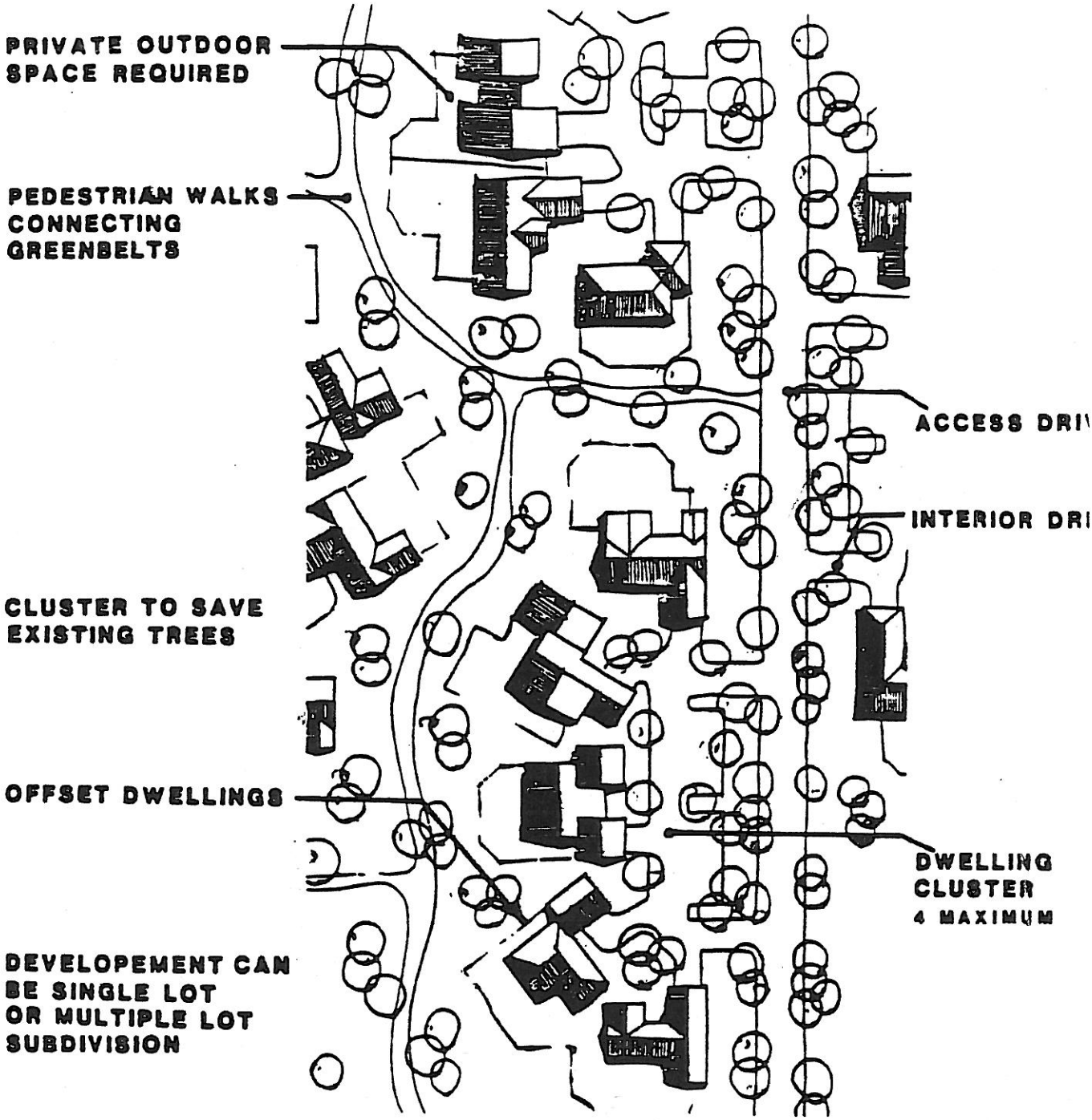
LAND USE DEVELOPMENT PLAN



3

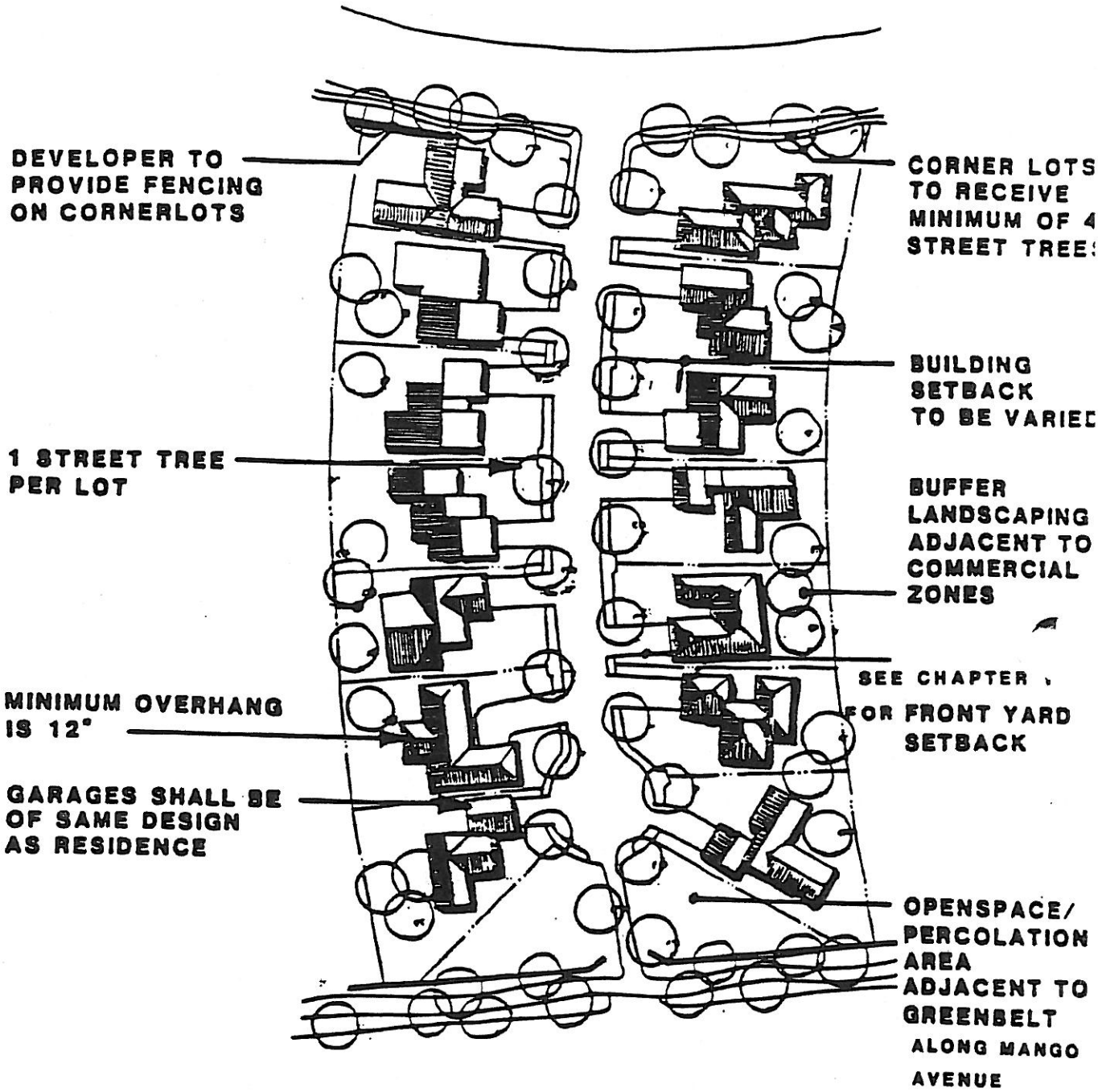
- THE CORNER (1)
- THE PLAZA (6)
- THE CENTER (9)
- IRONBARK (4)
- SYCAMORE NORTH & SOUTH (7
- WALNUT GROVE (2,3,5,8,10,17,1 21, 22)
- CARROTWOOD (13,14,15,1 23)
- SWEET GUM (11,12)

UPDATED 1/2/91

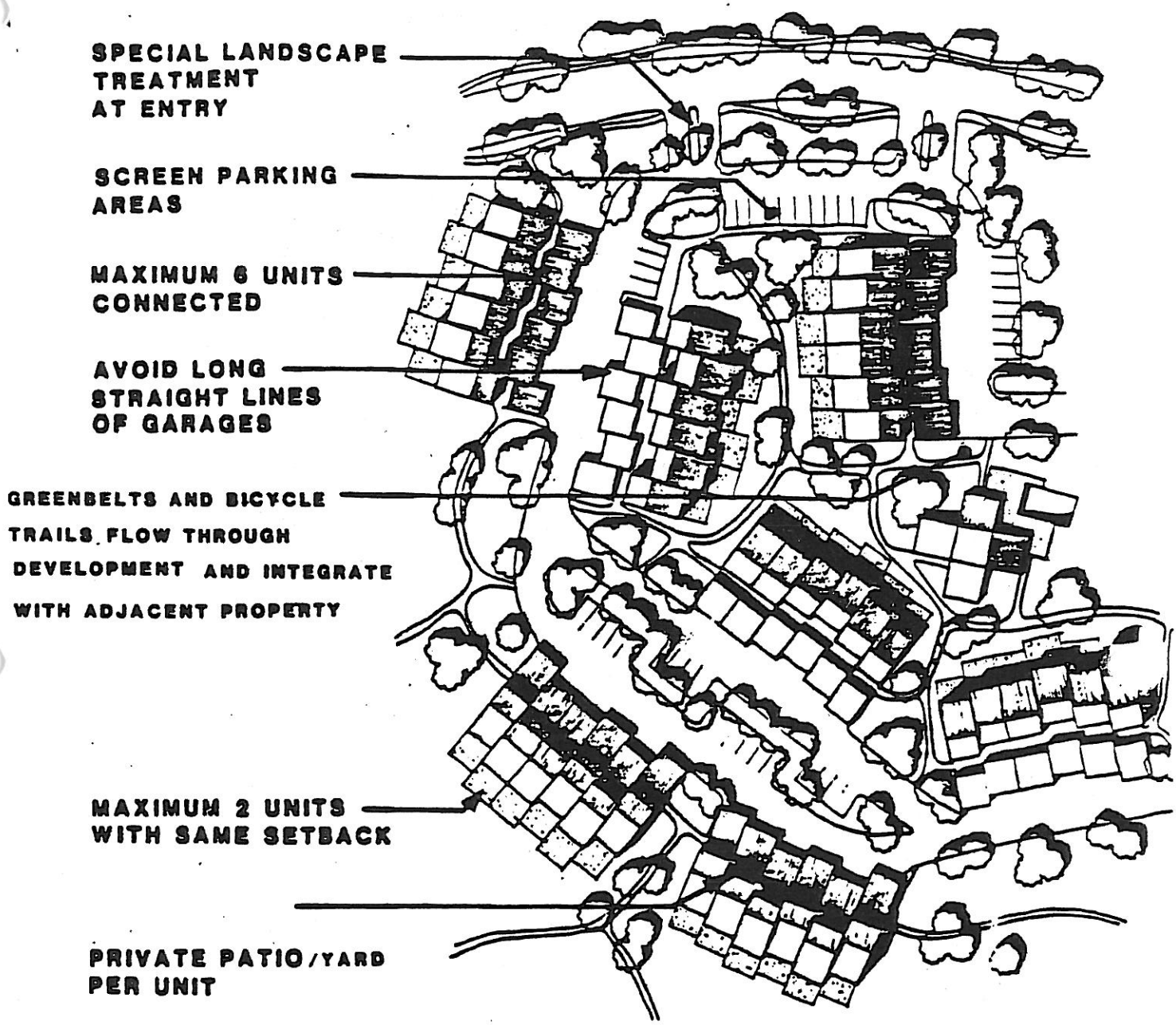


4

SINGLE FAMILY CLUSTER DEVELOPMENT

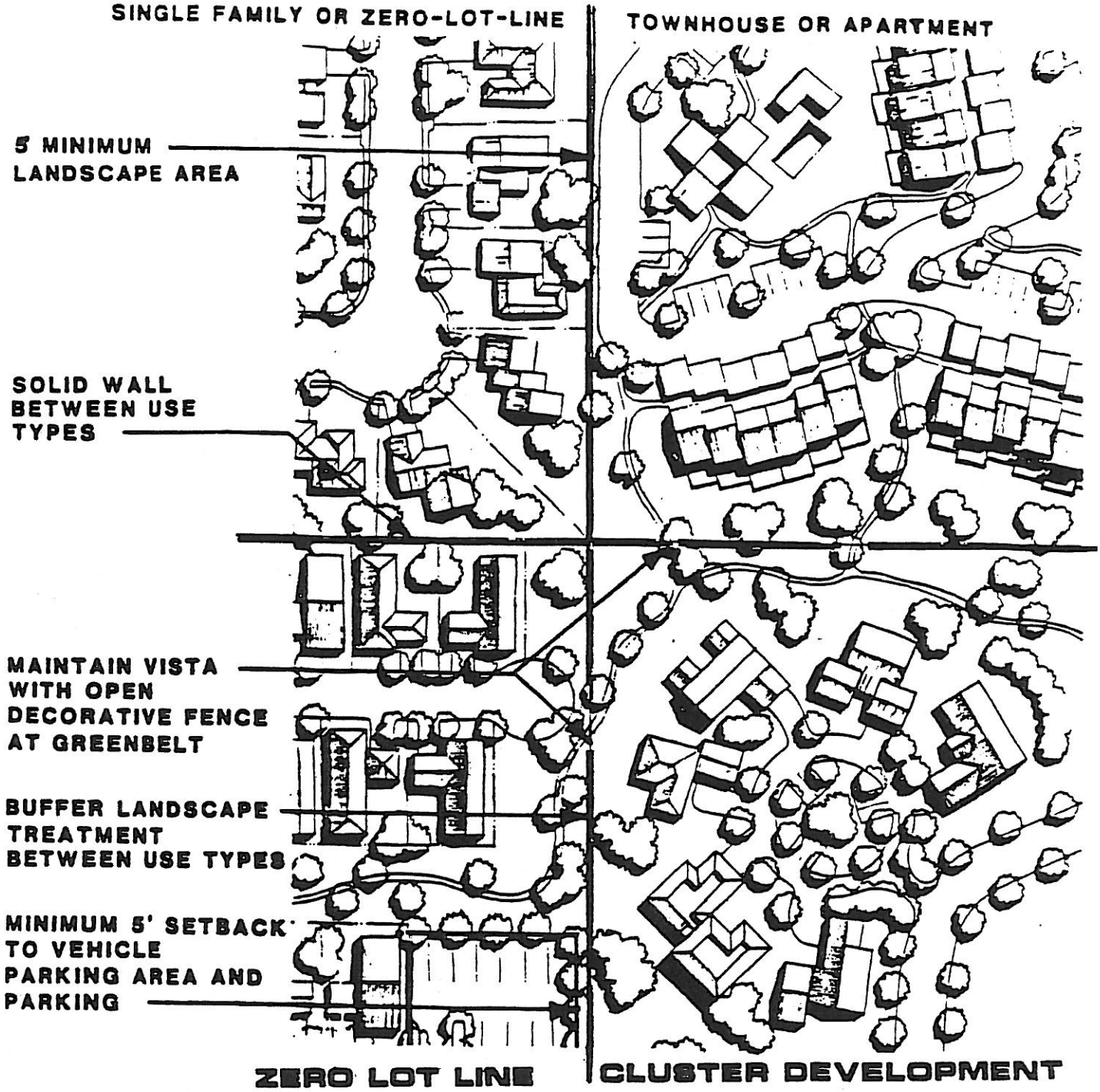


5
SINGLE FAMILY SUBDIVISION



7

CONDOMINIUM OR APARTMENT



8

HOUSING TYPE COMPATIBILITY

2. CIRCULATION MASTER PLAN

INTENT

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

- Alignments for arterial and collector streets with and adjacent to Walnut Village planning area. (See Exhibit 9 pg. IV-21)
- Right-of-way and cross-section standards for all streets and access within and adjacent to Walnut Village.
- Implementation text and conditions of approval.

a. Design Concept

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

External Linkages

Circulation elements providing external linkages include Baseline Avenue, Highland Avenue, and Sierra Avenue. Each of these facilities provides accessibility through the project area with connections to city-wide transportation facilities and the proposed Foothill Freeway to the north of the project area.

Measures used to maximize the external circulation and plan objectives in Walnut Village are as follows:

1. Sierra, Baseline and Highland Avenues are designed to reinforce the free flow character of these arterials (i.e. minimum access, median divided streets and intersection designs).

2. Sierra/Highland interchange (proposed Foothill Freeway) has been designed into the plan.

3. Palmetto Avenue is designed for a buffer collector function protecting the planned residential uses from Rialto's industry.

4. Walnut Avenue as a secondary highway is terminated at Sierra Avenue, becoming a parkway function between Sierra and Mango Avenues. Walnut is not extended between Mango and Palmetto Avenues, precluding through traffic from the industrial areas.

5. The typical arterial function of Mango Avenue has been deleted through design. This responds to policies of GP-81 requiring heavy traffic to be focused on suitable arterials.

Internal Linkages

Internal accessibility is provided primarily by the Walnut Village Parkway and Mango Avenue. This internal portion of the street hierarchy provides vehicular and non-vehicular linkage from the products (homes, shops, etc.) to the city-wide street system. Design elements effectuating the plan concept are as follows:

1. Walnut Village Parkway and Mango Avenue are the primary access streets with strong aesthetic and open space features.

2. The intersection of Walnut Village Parkway and Mango Avenue shall provide a central design focal point with enhanced paving and crossing treatments.

2a. Prior to the issuance of construction permits the design and landscape plans for the intersection shall be reviewed and approved by the Planning Commission at a public hearing.

3. The third major element of the circulation design concept is the introduction of certain fixed interior public roadways. One such addition is located in the southwest area of the project. These streets provide adequate vehicular circulation and enable optimum development to occur in this area of unique land patterns.

4. The future incorporation of local private and additional collector streets on a project by project basis is the fourth element. The use of curvilinear design whenever possible will reinforce the non-grid street policy of GP-81.

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

   Integration of the private street systems utilized to tie together the internal developments of the plan to the major internal circulation system will strengthen the overall vehicular and non-vehicular circulation system.

6. Finally, the asethetic treatment given to entry points establishes strong features in a hierarchical fashion from Specific Plan entries to individual product type entries.

Policies

Additional general policies to be used for evaluation of development within Walnut Village are as follows:

- Street layout and design should consider the natural contours of the land, soil types, geologic conditions, drainage patterns and storm water, existing trees and natural features worth preserving.

- The street system should consider adjacent developments within Walnut Village, built or anticipated.

- The street system should consider safety features, economy of construction, convenience, and economy of use in its design

- Bicycle paths and pedestrian trails should be integrated with the street system and adjacent developments, where possible.

- Special roadway designs should be used to enhance community design.

- Circulation design should provide for a safe and adequate means of ingress and egress of vehicular and pedestrian traffic to and within the project.

- Circulation design should provide for access of emergency vehicles necessary to serve the project area.

- All public streets should be provided with a level of street lighting designed to protect the health, safety, and welfare of those within the Specific Plan area.

- Driveways and drives should be designed to a grade and alignment that will provide the maximum of safety and convenience for vehicular, emergency, and pedestrian use in a manner which will not interfere with drainage or public use of the sidewalks and/or street area.

- Access should be controlled or restricted along the access streets, as required by the plan, to ensure adequate traffic flow characteristics.

b. Circulation Functional Elements

The circulation system has been developed to support the land use allocations proposed in the plan and the basic design concept of the plan. The circulation system has been designed to accommodate traffic volumes expected to result from the ultimate development of the Walnut Village Specific Plan, as well as to implement the city-wide street system adjacent to this plan area. The hierarchy of circulation facilities in Walnut Village, with function description and section standards referenced, is as follows:

- Foothill Freeway. The project recognizes the future freeway corridor and off-ramp location. Eventual construction of this freeway is assumed as dictated by the City's General Plan.

- Highland Avenue is designed for a major travelled arterial as an interim until the freeway is completed. At that time the 120' roadway will become a frontage road. Design standards shown in the text may be modified to criteria required by the North Fontana Redevelopment Plan and subsequent studies. Highland Avenue will have limited landscape features and a paved center divider. (See Exhibit 10, pg. IV-22)

- Baseline Avenue is designed as a special, well landscaped major arterial. Although the right-of-way is 120' the features of the roadway depart from City standards significantly. The design standards are consistent with Baseline Avenue developed for Walnut Village which established the special design as precedent for the roadway across the City (See Exhibit 11, pg. IV-23).

- Sierra Avenue is designed for free flow as well as a strong design statement. A 14' landscaped median, 19' landscaped pathway with curvilinear sidewalk/bike path are characteristic of Sierra Avenue which, if adopted in this plan, will set precedent for the remainder of the roadway (See Exhibit 12, pg. IV-24).

- Walnut Village Parkway. The Walnut Village Parkway, with an 88' section, forms one of the primary internal access linkages within the plan area. The Village Parkway will have a unique right-of-way and cross-section design. This roadway will provide an integrated pedestrian and bicycle trail system leading into the central element of the circulation system, the Walnut Village Traffic Plaza (See Exhibits 13, 14, pg. IV-25,26).

- Mango Avenue. Mango Avenue, with a 68' special section, is another primary internal access linkage for collector, local and private streets. Mango, likewise, has a unique right-of-way/cross-section design. This roadway will provide an integrated pedestrian and bicycle trail system. The street is adjacent (on the east) to an open space/ park/ storm retention facility running the length of Mango. These features of Mango Avenue are described in the open space, park component of the text (See Exhibit 15, pg. IV-27).

- Palmetto Avenue. Palmetto Avenue, with a 64' special section, is a buffer function street. No long term access shall be taken from the area within the Village. Interim access and fire access may be permitted as required by the Fire District and the Planning Department. Additional open space, park, and storm retention features are described in the remaining components of this chapter (See Exhibit 16, pg. IV-28).

- Collector streets will be required to access larger and more intense planning units or combinations of planning units. Although several past draft proposals for this plan located collectors schematically, the need and location for such streets will be determined on a project-by-project basis. All pertinent criteria will be used for such determinations. For design standards for collectors, see Exhibit 17, pg. IV-29.

- Local streets are intended to provide public access from the streets described above, to the developed lots. While still public access, these streets are 50' right-of-way with 5' (each side) required PSE (Public Street Easement) for utilities, etc. Available usable area/section will maintain the same 60' width. Again, the circulation plan does not show the location of these streets. Design and location of locals shall be determined upon project review, see Exhibit 18, pg. IV-30.

- Cul-de-sacs of reduced right-of-way size (46') are provided for in cases of certain length and use limitations. The dimensional criteria is shown on Exhibit 18. Determinations on use of these roadways shall be determined upon project review.

- Private Street Design. The Specific Plan proposes a modified street section for private local residential streets. The minimum private street width would vary from 28' to 36', depending on whether on-street parking is required (see Exhibit 19, pg. IV-31). Determinations upon size restrictions shall be made by the appropriate reviewing body upon review of each submittal, according to Chapter V Section F.1, pg. IV-25.

c. Circulation Plan Implementation

Traffic generation, as the development of Walnut Village progresses, will require the phased construction of road improvements within the Specific Plan area as well as road improvements outside this Specific Plan area. Required improvements and the timing of their construction will be determined by the City Engineer in accordance with the City's Master Plan of Highways. Specific programs and service maintenance districts are indentified in the Capital Improvements Program incorporated in Chapter V of the Plan.

Capital cost improvements and design standards identified in the North Fontana RDA Project may supersede requirements outlined in this text.

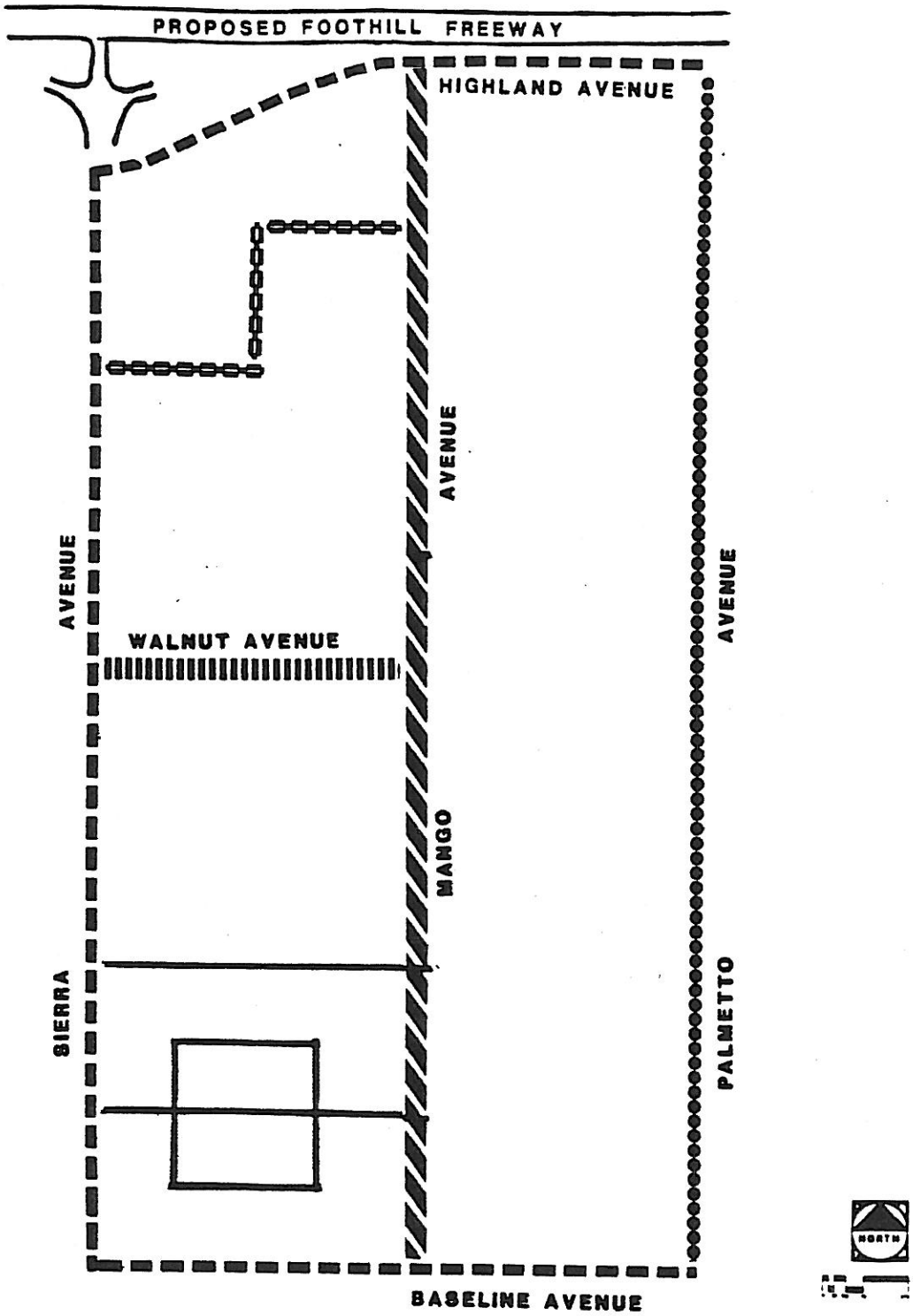
d. Conditions of Approval

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

- Prior to recordation of the subdivision final map, the developer will be required to post securities and agreements to guarantee the installation of adequate street facilities for this subdivision with the City of Fontana, the Fontana Redevelopment Agency, and/or the County of San Bernardino as necessary.

- Acceptable access shall be provided by all development as it occurs.

- All curb adjacent sidewalks shall be a minimum 4' wide, from the back of the curb and when mail boxes, fire hydrants, lights, etc. are within the sidewalk area, a minimum of 4' clearance shall be provided. This may require the creation of a public service easement abutting the public right-of-way.

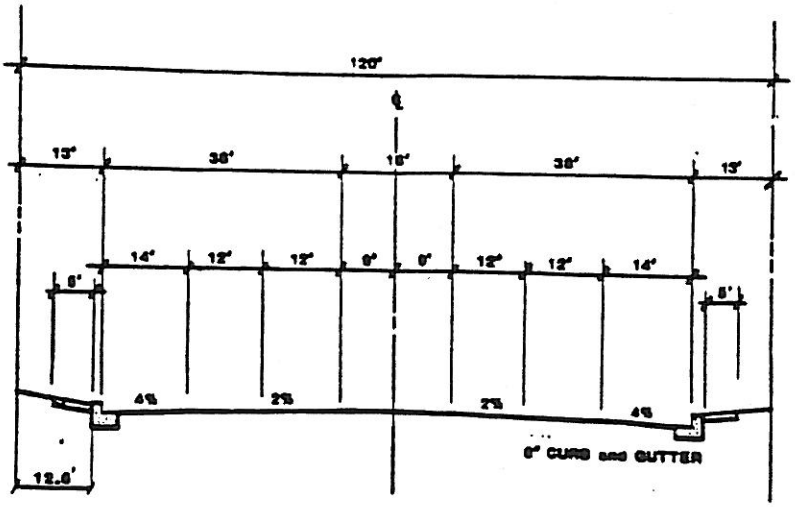


LEGEND

- DIVIDED MAJOR HIGHWAY
- WALNUT VILLAGE PARKWAY
- MANGO AVENUE
- PALMETTO AVENUE
- LOCAL STREET
- SERVICE STREET

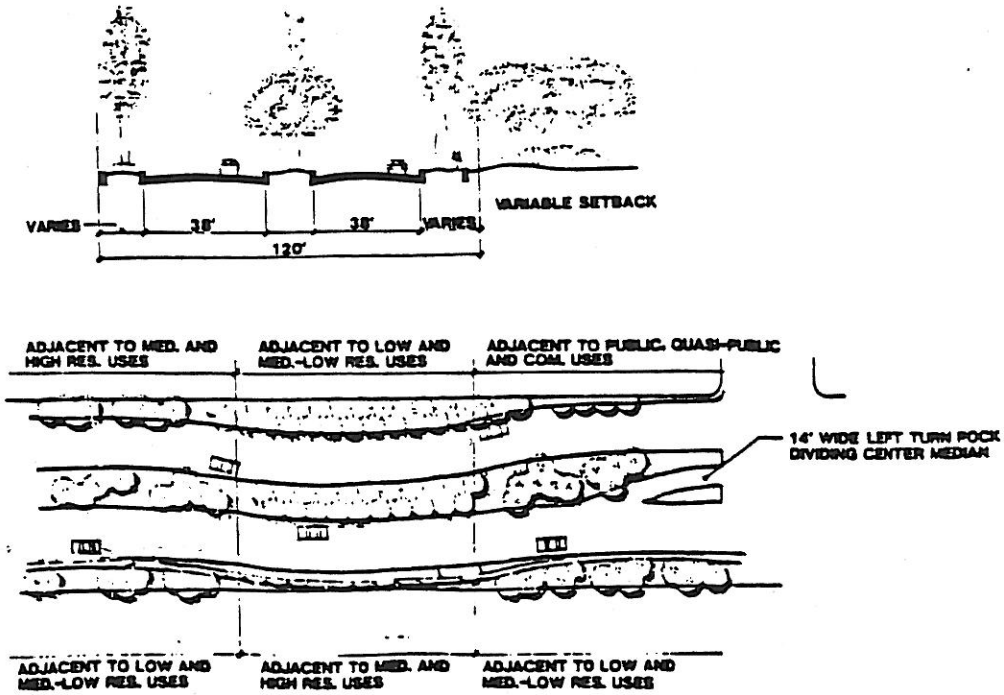
9

CIRCULATION



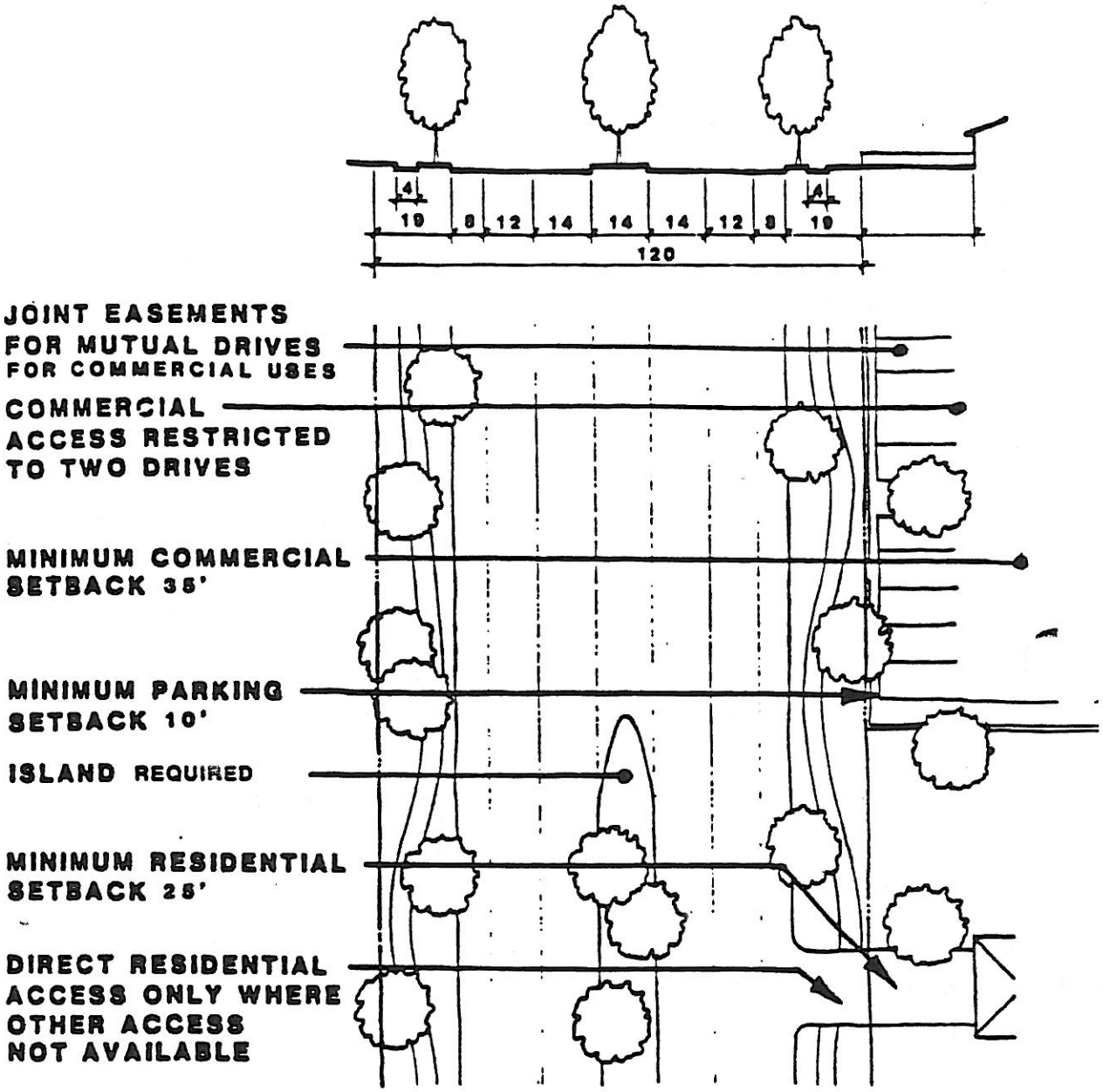
10

HIGHLAND AVENUE

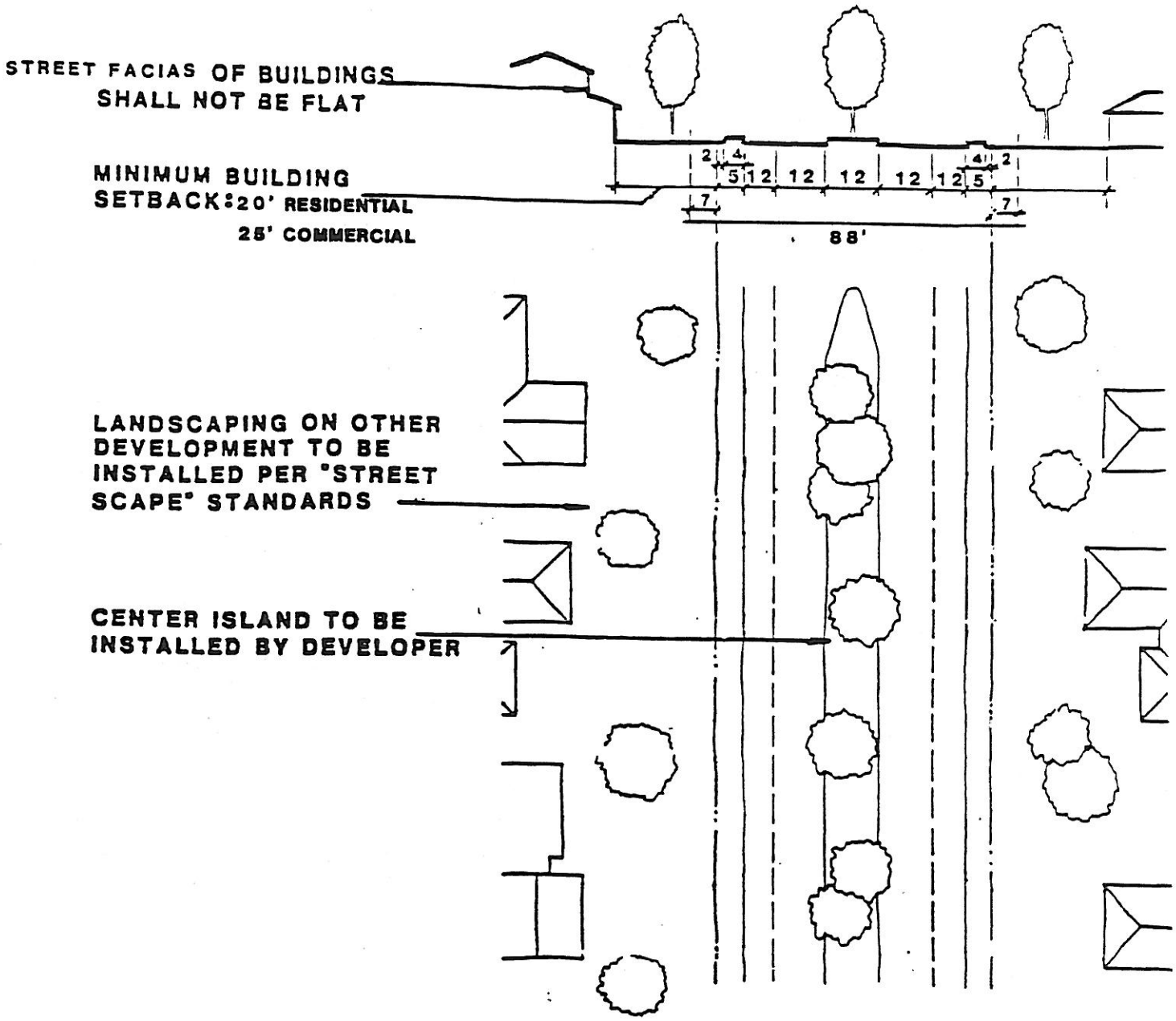


11

BASELINE AVENUE

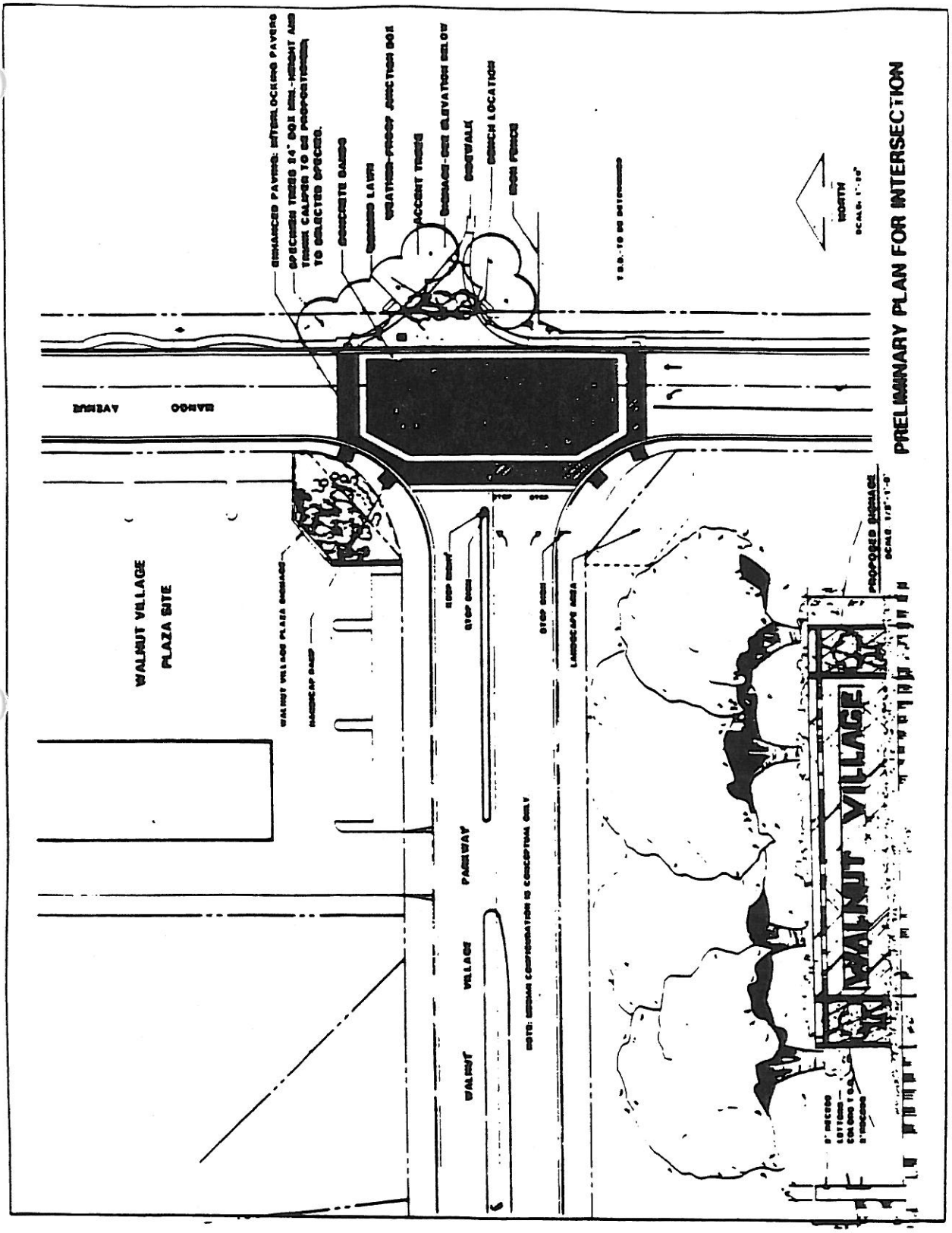


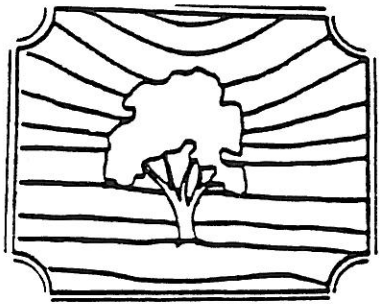
12
SIERRA AVENUE



13

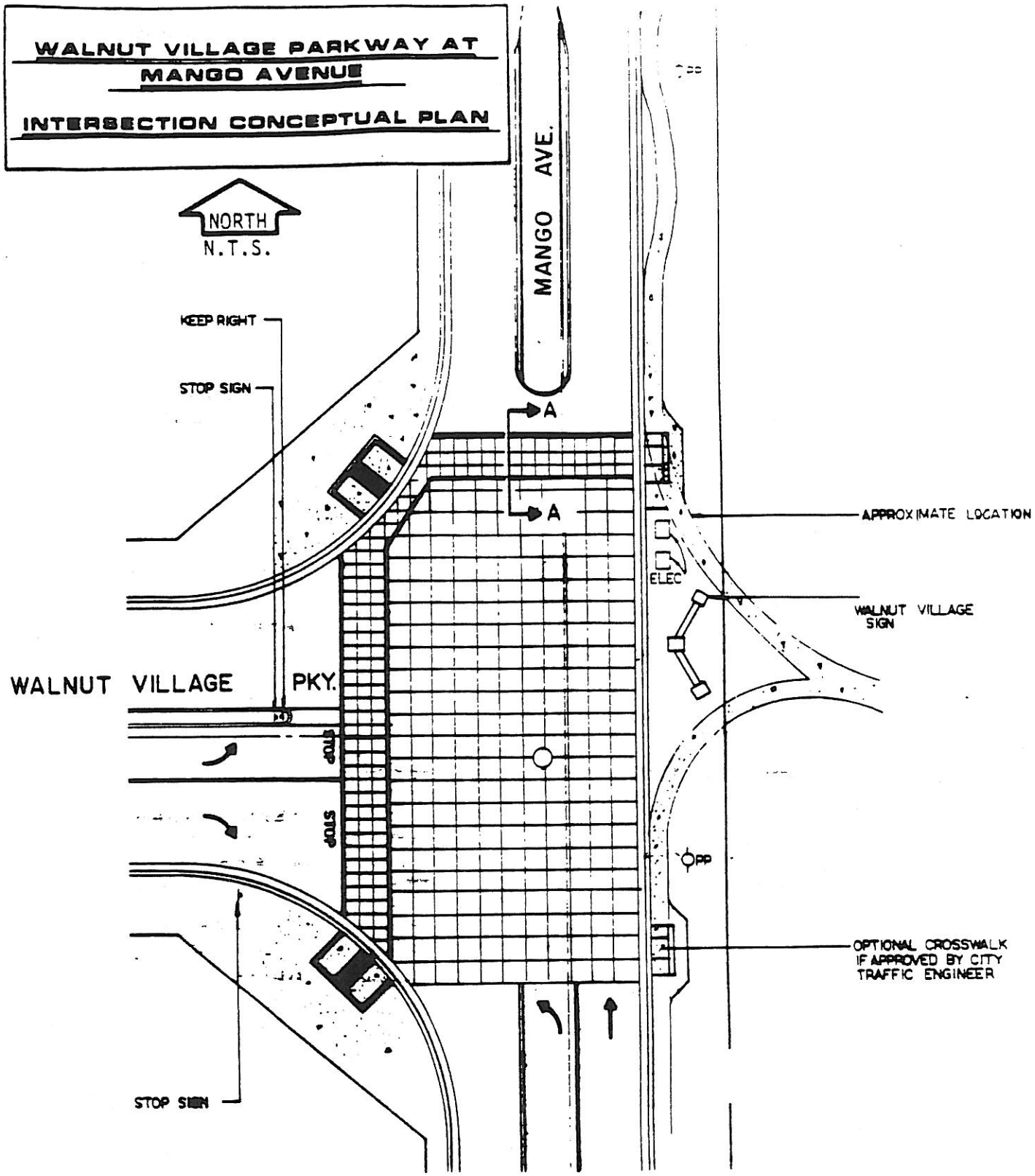
WALNUT VILLAGE PARKWAY





ATED 1/23/91
AMEND. NO. 6

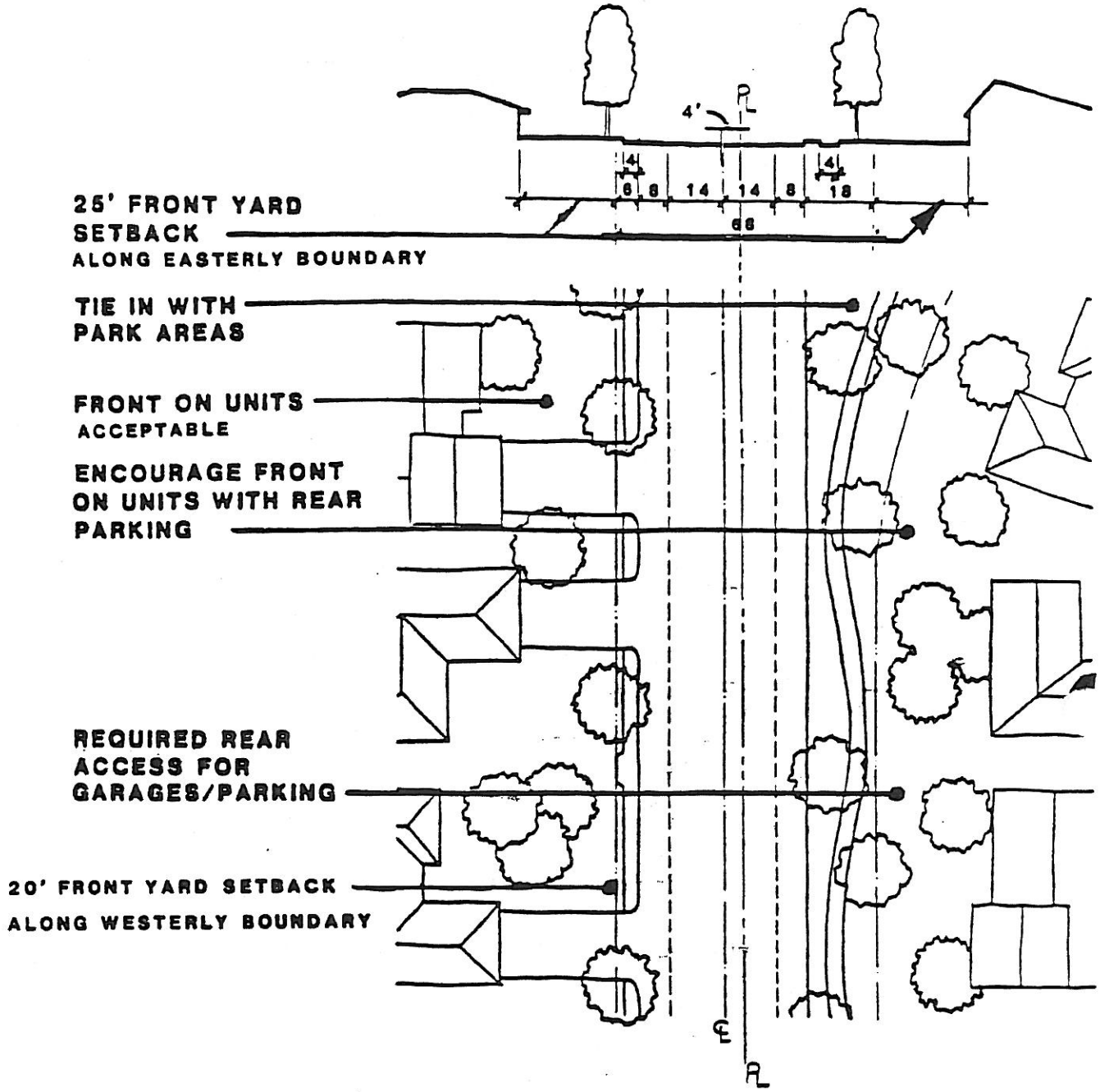
14
WALNUT VILLAGE TRAFFIC PLAZA



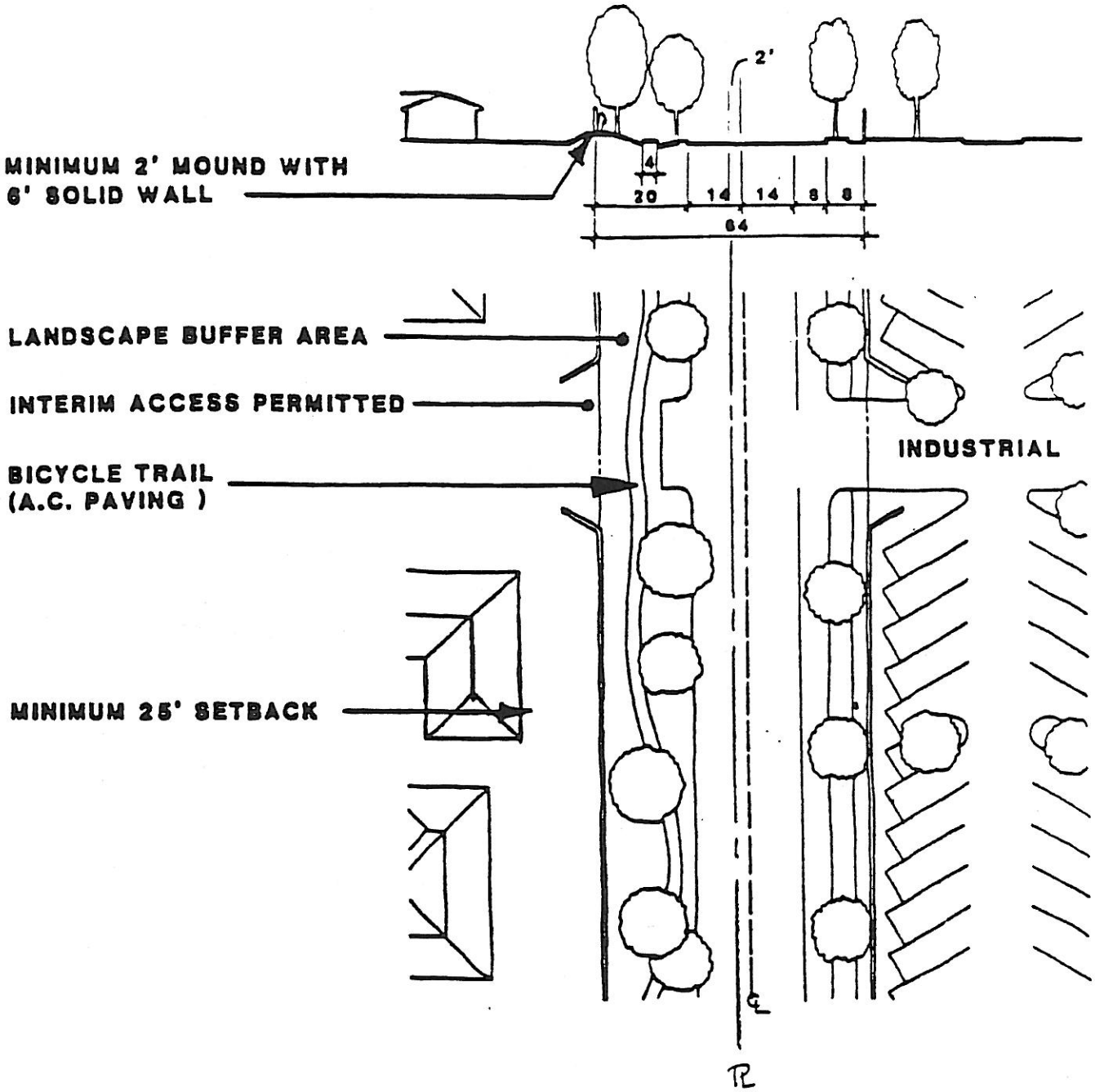
14

WALNUT VILLAGE TRAFFIC PLAZA

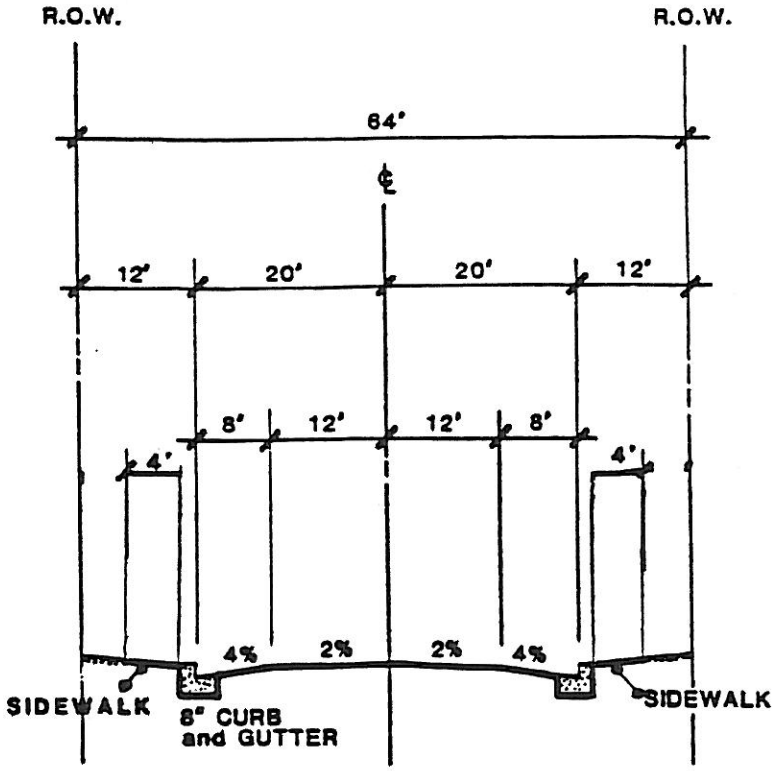
UPDATED 1/23/91
AMENDMENT NO. 6



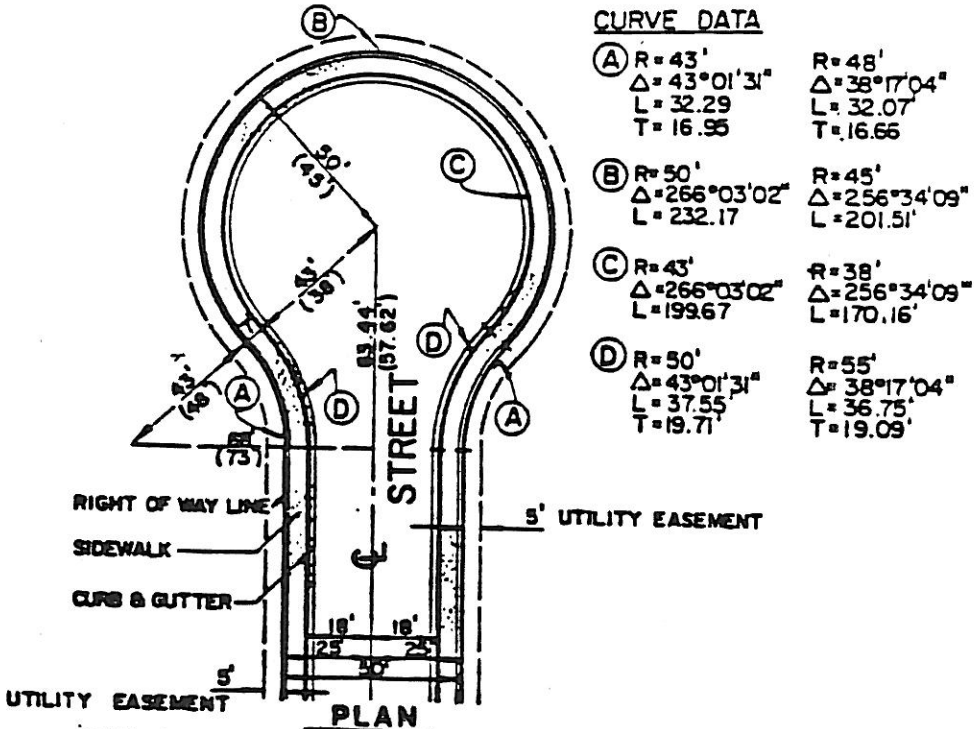
15
MANGO AVENUE



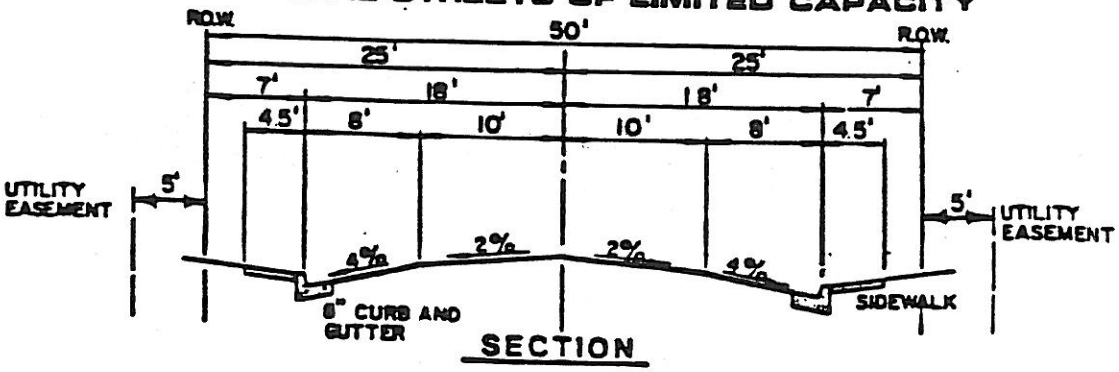
16
PALMETTO AVENUE



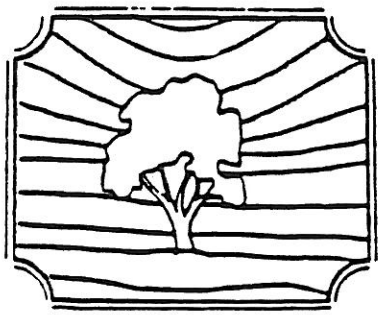
COLLECTOR STREETS



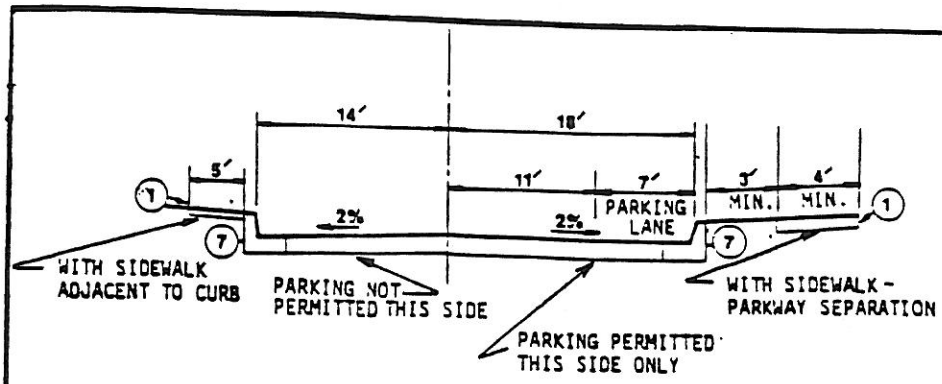
CUL-DE-SACS LESS THAN 500' LONG
OR LOCAL STREETS OF LIMITED CAPACITY



TYPICAL SECTION AND PLAN



18 LOCAL STREET



RECOMMENDED MINIMUM STREET WIDTHS

ANTICIPATED PARKING REQUIREMENTS	MIN. STREET WIDTH
NO PARKING EITHER SIDE	28 FEET
PARKING PERMITTED - ONE SIDE ONLY	32 FEET
PARKING PERMITTED - BOTH SIDES	36 FEET

NOTES:

1. CONCRETE SIDEWALKS SHALL BE PROVIDED ON ALL PRIVATE STREETS UNLESS OTHER MEANS OF ACCOMODATING PEDESTRIAN TRAFFIC ARE PROVIDED. SIDEWALKS MUST BE PROVIDED IN AREAS WHERE PARKING IS ALLOWED
2. ADEQUATE PROVISIONS FOR EMERGENCY VEHICLE ACCESS AND TRASH PICK-UP SHALL BE PROVIDED.
3. ADEQUATE SIGNING SHALL BE PROVIDED TO CLEARLY DESIGNATE THE STREET AS A PRIVATE ROADWAY.
4. MINIMUM CURB RETURN SHALL BE 25 FEET.
5. THE ROADWAY SHALL BE CONSTRUCTED OF ASPHALT CONCRETE AND A SUITABLE BASE MATERIAL. STRUCTURAL SECTION TO BE DETERMINED BY CITY OR COUNTY ENGINEER.
6. MAXIMUM STREET GRADE SHALL BE 12%.
7. CURB AND GUTTER PER CITY OR COUNTY ENGINEER.
8. SIGNING FOR PARKING PER CALIFORNIA VEHICLE CODE SECTION 22658
9. USE OF PRIVATE STREETS PER CALIFORNIA VEHICLE CODE SECTION 21107.5

PRIVATE STREETS

19

3. STREETSCAPE CONCEPT

a. **Mango Linear Park**

The major landscape element of the Walnut Village Plan is the Mango Linear Park and its trail systems. Major emphasis has been placed on building designs adjacent to the park. All parkland dedication and park fees collected within the Specific Plan area shall be directed toward the contruction of this park.

The Mango Linear Park concept includes a minimum dedication of 25 feet along the easterly boundary of Mango Avenue with larger bubble areas at key locations along the park for recreational use and water retention facilities. The bubble should be located on the eastern side of Mango. Limited extensions into the western side of Mango Avenue may be authorized. The parkland boundaries shall be "free flow" and not be parallel to the street right-of-way. (See Exhibit 20, pg. IV-36.)

All property owners along Mango Avenue shall dedicate and partially improve the required area for park facilities. Such facilities may be designed for joint use with detention facilities of the drainage plan. Parkland or equivalent fees shall be made at a ratio to be determined by Parks & Recreation Department. Development of the park area shall be completed based upon a ratio of 1 acre of park land per 83 dwelling units occupied.

b. **Buffer Landscaping**

Special buffer landscaping shall be provided along Mango and Palmetto Avenues, as called out in Figure 20, pg. IV-36, Figure 24, pg. IV-45 and in Chapter V Section F.I.

c. **Entrance Treatment**

Special entrance treatment shall be provided for by all developers at all development entrances and at all collector streets or larger. (See Figure 21, pg. IV-37)

Updated 1/23/91
Amendment #3

d. **Special Wall Treatment**

Special wall treatment shall be provided along Palmetto Avenue between the industrial property to the east and the residential development, and, between the community commercial area and the bordering residential areas. See Chapter V for details and Figure 16, pg. IV-28, and Figure 23, pg. IV-44.

e. **Streetscape Treatment**

The landscape treatment of all streets within the study area should create the unifying element for the site, yet also relate to and integrate with the individual property. It should also serve to buffer the adjacent land uses from the roadway noise.

Streetscape landscape treatment shall consist of mounded turf (maximum 3:1 slopes) and interesting tree massings with random spacing rather than typical on-center spacing of trees. This approach is designed to provide an undulating and varied streetscape, with view windows created at random points. Street tree species shall be located as follows:

*Sierra Avenue.	- Primary :	Eucalyptus nicholii - Nicholas Willow Leaf Peppermint
	Secondary:	Cupaniopsis anarcoides - Carrotwood Tree
	Ctr Isln :	Platanus acerifolia - London Plane
*Walnut Pkw.	- Primary :	Platanus acerifolia - London Plane
	Secondary:	Pinus canariensis - Canary Island Pine
	Ctr Isln :	Platanus acerifolia - London Plane
	Accent :	Lagerstromia indica - Crape Myrtle
*Mango Pkw.	- Primary :	Platanus acerifolia - London Plane
	Secondary:	Liquidamber styraciflua - Sweet gum

*Palmetto Bf.	- Primary :	Schinus teribinthifolius - Brazillian Pepper
	Secondary:	Cupaniopsis anarcoides - Carrotwood Tree
	:	Pinus Canariensis - Canary Island Pine
*Baseline Ave. -	Primary :	Platanus acerifolia - London Plane
	Secondary:	Eucalyptus citriodora - Silver Dollar Eucalyptus
*Highland Ave.	- Primary :	Eucalyptus s. "rosea" - Red Iron Bark Eucalyptus
	Secondary:	Eucalyptus polyanthemos - Silver Dollar Eucalyptus
Local Streets	- Selection:	Albizia julibrissin - Silk Tree
	:	Bauhinia variegata - Orchid Tree
	:	Geijera parviflora - Australian Willow
	:	Liquidamber styraciflua - Sweet Gum

Entries into on-site or parking areas shall be provided with specimen and/or accent trees. See specimen/accent tree section. Minimum tree size shall be 15 gallon trees within the city right-of-way, and five gallon within other streetscape planting areas. Specimen trees (24 inch box minimum or larger) shall be provided at entries (other than single family drives), transportation gazebos and at the Village Plaza. Five gallon trees shall not comprise in excess of 24 percent of the streetscape trees. The developer will be required to install all front yard/streetscape landscaping and irrigation systems.

f. Buffer Planting

Buffer plantings are intended to screen undesirable views, control noise, and to define specific project edges. (See Exibit 23, pg. IV-44). Special areas where this treatment is required include:

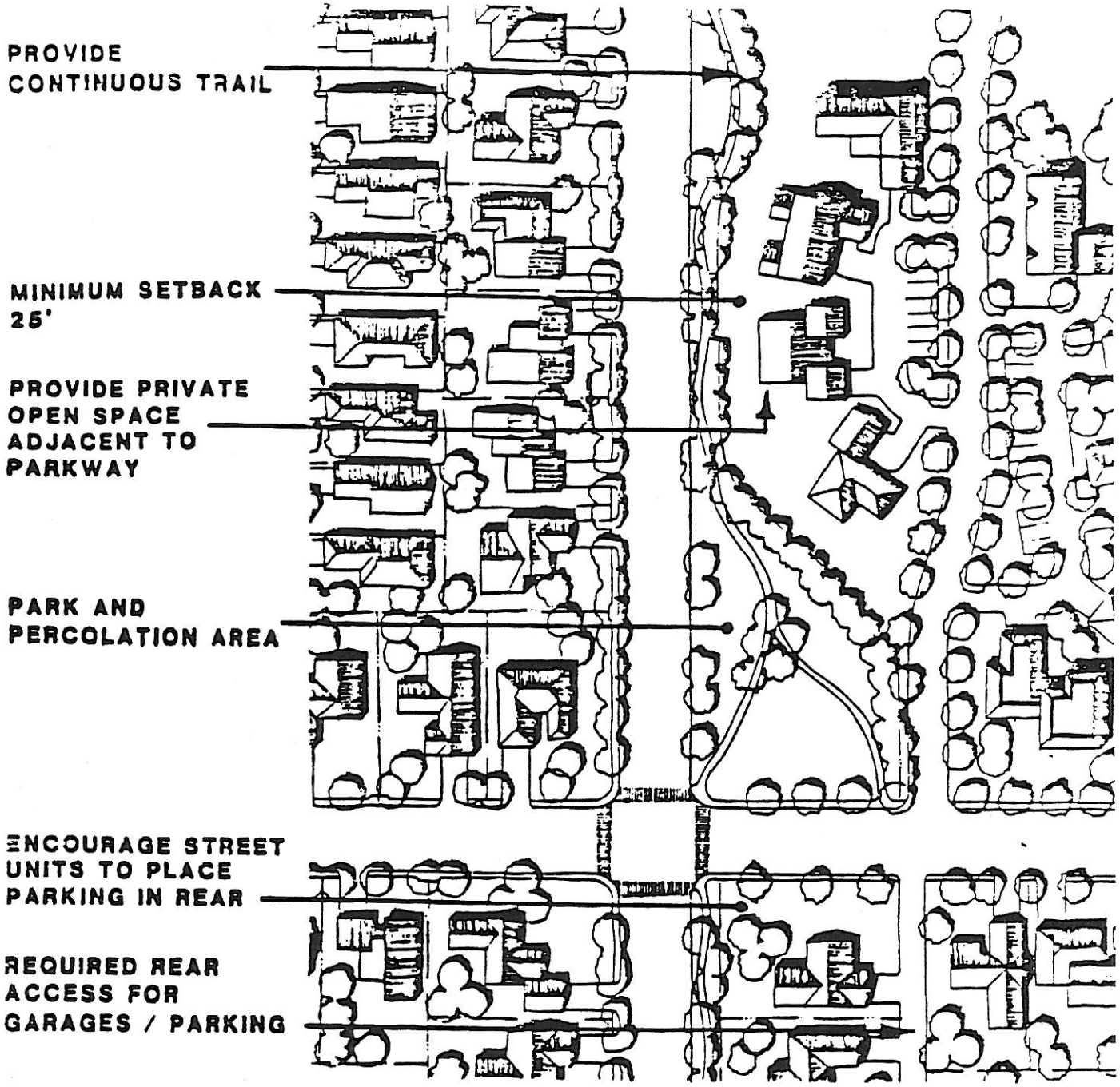
1. Areas separating commercial and residential uses.
2. Areas separating semi-public areas and residential uses.

3. Between residential and industrial areas (along Palmetto Avenue).
4. Areas separating vehicle parking and residential uses.

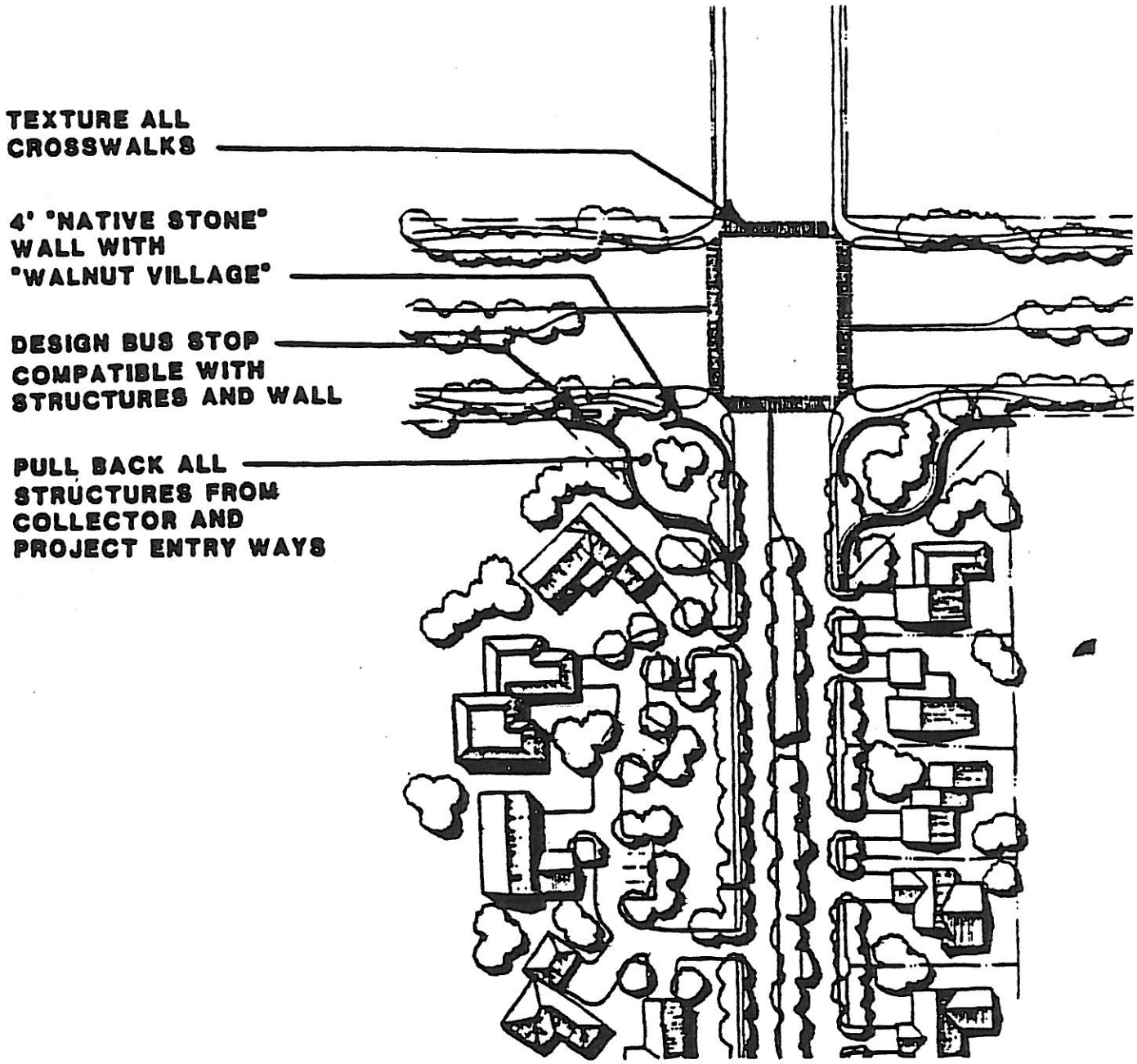
Buffer areas shall also include a decorative wall and mounding. Where walls are required, shrubs and vines are required as additional screening elements. Trees shall be grouped to provide maximum screening of undesirable views while avoiding a rigid and straight hedgerow. The equivalent of not less than one tree per each 20 lineal feet of buffer planting shall be provided on each property. Minimum tree size shall be 15 gallon. Trees shall be non-deciduous and of the "fast growing" varieties. Suggested trees species are:

*Cupaniopsis anarcoides	Carrotwood Tree
*Eucalyptus sideroxylon	Red Ironbark
*Geijera parviflora	Australian Willow
*Ligustrum licidum	Glossy Privet
*Quercus agrifolia	Coast Live Oak

Additional tree species may be used upon approval of the Parks and Recreation Department.



20
MANGO LINEAR PARK



21 MAJOR ENTRANCE TREATMENT

4. OPEN SPACE AND RECREATION CONCEPT PLAN

a. Landscape and Design Concepts

The following guidelines shall be used on all developments within the study area to insure design compatibility and to develop the uniqueness of the area.

1. Landscape Development Guidelines

A framework of landscaping has been developed based upon a total design concept.

a. Landscape elements shall be of the "long-lived" variety. Short-lived materials can be utilized, but only as a supplement to longer-lived elements.

b. Landscape elements shall relate to architectural design elements. Landscape materials are considered to be a strong unifying element and, therefore, should reflect the physical, functional and aesthetic qualities of the site.

c. Uniform palettes of materials in simple compositions are recommended to achieve park-like design quality.

d. Expansive horizontal and vertical surfaces, comprised of singular materials, shall be modulated or interrupted by foliage masses.

e. Trees, both lines and masses, shall be utilized to enclose and subdivide exterior spaces relative to each individual sie.

f. Landscaping shall be provided as a wrap-around element on all structures, including commercial buildings. Large tree masses shall be provided as a backdrop to commercial structures.

g. Because of the wind and summer heat conditions, drought resistant vegetation meeting the design concepts shall be strongly encouraged, along with water saver irrigation systems.

h. Landscape plans shall be approved by the Design Review Commission, the Director of Parks and Recreation, and reviewed by Director of Planning on all developments within the plan area prior to the issuance of a building permit, except for lots within a standard single family subdivision.

This plan does not identify the types of irrigation systems required. However, all planting areas, except in a standard single family subdivision, shall be irrigated with automatic irrigation systems designed to ensure the continued growth of the plant materials.

It is the object of the landscape guidelines to integrate the physical architectural elements of the site with the streetscape and greenbelts, to provide a common and identifiable theme, and to visually screen undesirable elements such as parking, storage, loading, refuse collection, utilities, irrigation controls and similar areas, from view.

b. Parking Lot Landscape Treatment

The required parking lot landscaping is intended to prevent the visual blight so often associated with the vast asphalt parking areas required for commercial establishments. Parking areas are intended to blend with site plantings and concepts. All planter areas within the commercial parking

lots shall be provided with trees at the rate of not less than ONE TREE PER FIVE PARKING STALLS. A minimum tree size of 15 gallons is required. Approved eucalyptus varieties may be allowed at five gallons, providing that a total maximum of five gallon trees not comprise in excess of 25 percent of the parking lot trees. (See Exibit 22, pg. IV-43)

Specimen trees shall be provided at parking area entries and adjacent to building entrance ways.

Suggested tree species for parking lot planting are as follows:

*Albizia julibrissin	Silk Tree
*Cupaniopsis anarcoides	Carrotwood Tree
*Eucalyptus citriodora	Lemon Scented Gum
*Eucalyptus sideroxylon	Red Ironbark
*Jacarands mimosifolia	Jacaranda
*Plantanus acerifolia	London Plane Tree

Additional species may be used with the review of the Director of Planning and approval of the Director of Parks & Recreation, if compatible with the basic theme of the Specific Plan area.

c. Interior Landscape Treatment

Interior landscape treatment occurs within any nontypical residential developments. Interior landscape treatments are to be designed so at maturity they will break up the mass of roofs by projecting above the roof lines. Interior landscape treatments should protect the view of the mountains to the north and should be compatible with passive energy design standards. (See Exibit 23, pg. IV-44)

The theme tree is the Platanu acerifolia or the common name is the California Sycamore. A minimum of 40 per cent of the interior trees shall be the theme tree. A variety of other trees shall be used, each compatible to the theme tree. Specimen size (24 inch box or larger) shall be required at entries and at central common areas. Minimum tree size for other than specimen trees shall be 15 gallons, except for Sycamore and Eucalyptus which may include five gallon minimum size if located within a planter. Five gallon size trees may not exceed 40 per cent of the total interior planting tree amount.

d. Specimen Trees

Specimen/accent trees are intended to provide seasonal variation and color for the landscape and also serve as focal points. They shall include species which have interesting branching effects, seasonal color, showy flowers, or visual or textural effects. Suggested species include:

*Platanus acerifolia	London Plane Tree
*Ginkgo biloba	Maindenhair Tree
*Liquidamber	Sweet Gum
*Pinus canariencis	Canary Island Pine

*Any large scale flowering tree

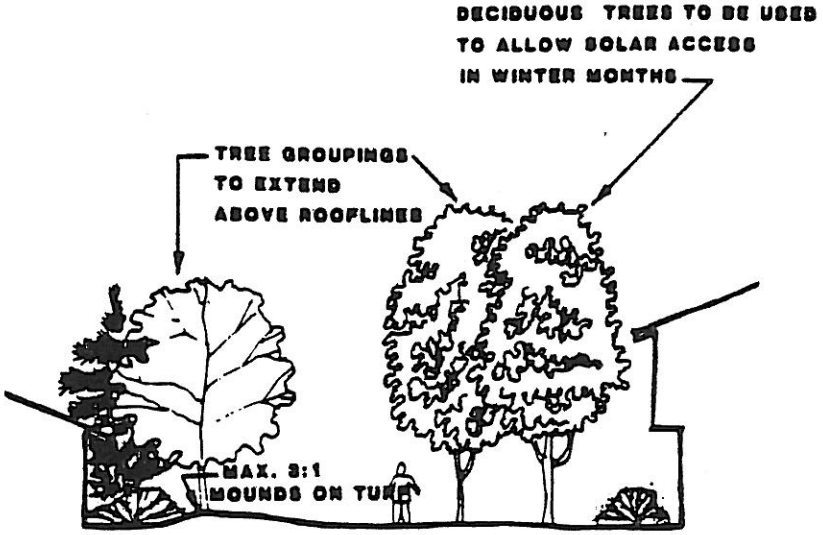
Additional species may be used upon approval of the City.

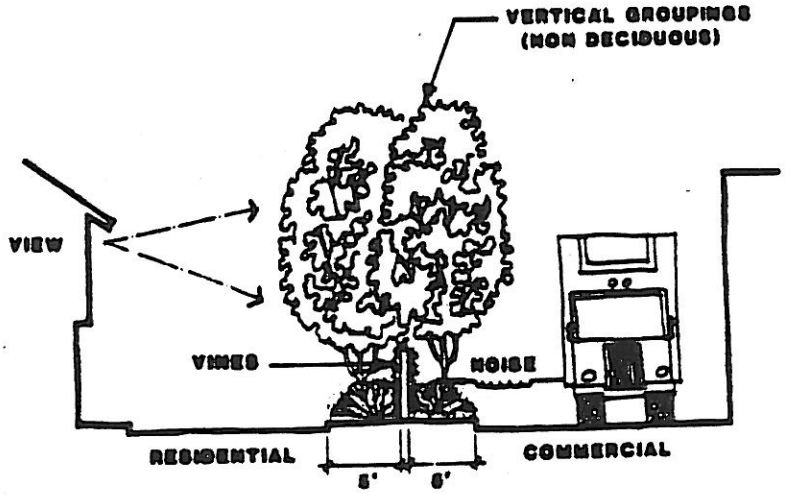
e. Bicycle Trail

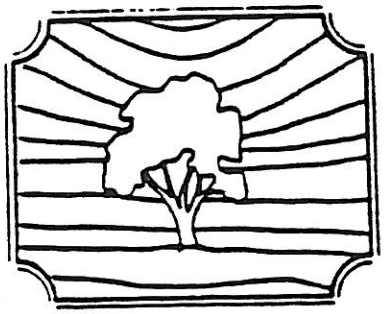
Bicycle trails (independent of the roadway system) shall be provided by each developer as shown on the open space plan (figure 24, pg. IV-45). The public tracts may be included within private greenbelts if maintained in a manner for public use.

f. Eucalyptus Grove Preservation Program

The existing eucalyptus grove in the northeast sector of the plan area shall be preserved through the use of low density single family cluster development, maintained through a joint effort of the property owners association and the Specific Plan maintenance district. Thinning will be required to eliminate sick, undersireable trees. Replanting of the grove shall occur to the approval of the General Services Agency and Planning Department in order to retain the grove character. The replanting shall occur in the front, side and rear yards of dwellings with a variety of 5 and 15 gallon eucalyptus varieties.

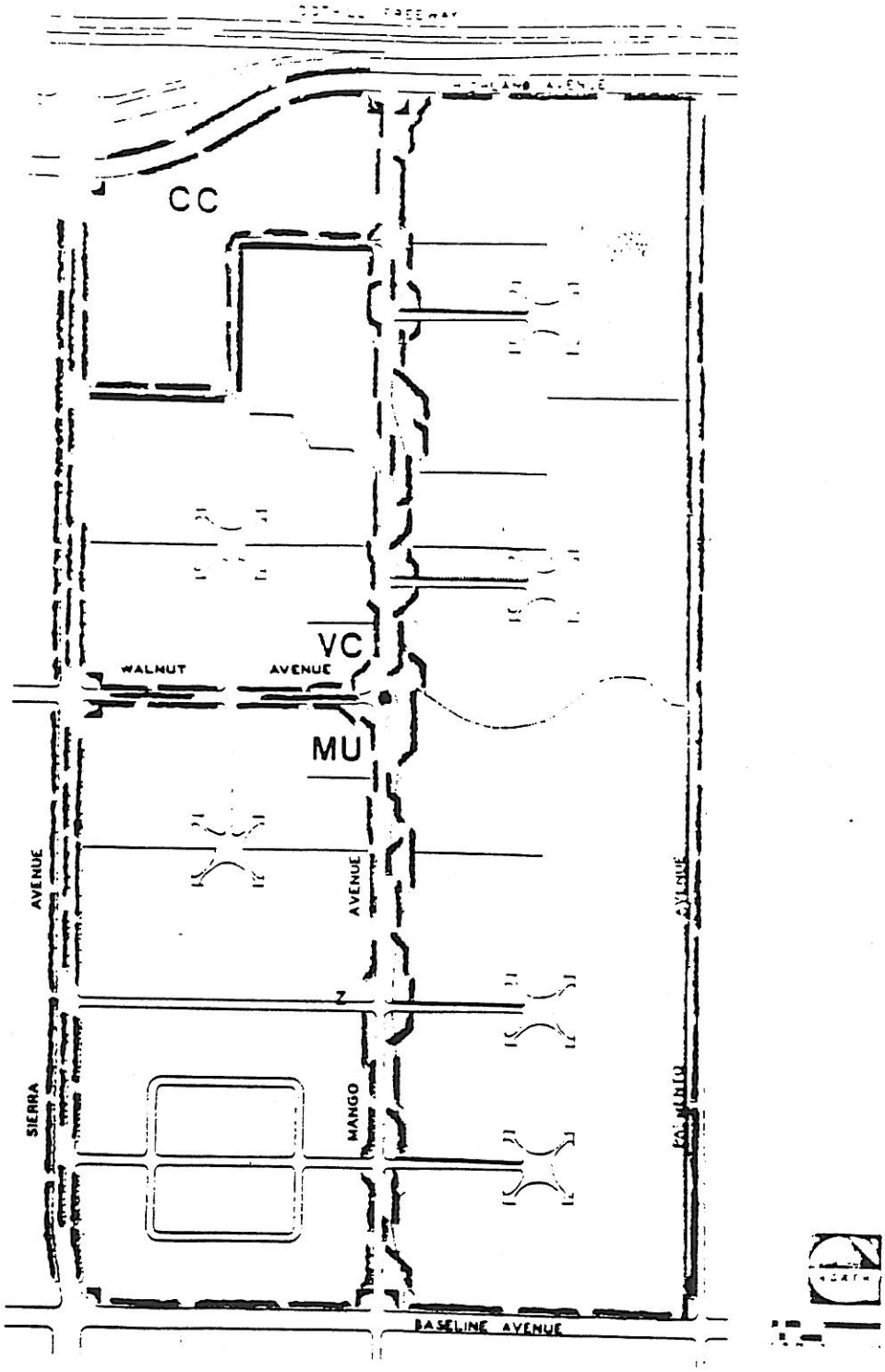




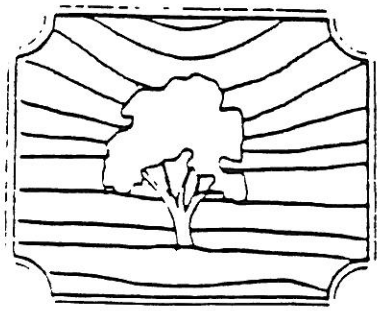


23

BUFFER PLANTING



GREENBELTS



24

- Mango Linear Park
- Buffer Landscaping
- Eucalyptus Grove Preservation Program
- Special Wall Treatment
- Bicycle Trail
- Major Entry Treatment
- Secondary Entry Treatment

5. UTILITIES CONCEPT PLAN

The Utilities Concept Plan designates the location of sewer and water lines and storm drain systems. Private utility lines (gas, telephone, electricity) are not indicated in this plan. The public utilities system for Walnut Village is designed to provide the necessary services for the maximum level of proposed development.

a. Water Service

Water services and facilities will be provided by the San Gabriel Water Company.

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

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

Water service will be provided through the main line system to compensate for the supply storage area and the service area. The oversize design will also provide an adequate fire flow (see Exhibit 25, pg. IV-51).

The plan incorporates water conservation techniques to achieve an objective of reduced water consumption. The following design guidelines will work toward conservation:

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

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

Revisions to this design concept may be made for consistency with the North Fontana Redevelopment Plan or subsequent design criteria of the San Gabriel Water Company.

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

b. Wastewater Services

The wastewater collection system for Walnut Village is intended to function as a part of a larger system serving the northerly area of the City. Its design is intended to provide the greatest flexibility for the City of Fontana in their design and master planning of the ultimate collection system.

The plan area has no existing sewer system. Currently, the City is developing a master plan of sewers for this area. Exhibit 26, pg. IV-52, is included as an interim sewer master plan. Elements of the new City-wide master plan will supersede this section when adopted. The interim plan calls for three 8 to 10 inch lines in Sierra Avenue, Mango Avenue and Palmetto Avenue.

Both off-site and on-site wastewater conveyance facilities will be necessary to serve Walnut Village. Virtually all conveyance will be gravity flows to the Regional Plant Number 3 treatment facility, south of the project area and into the City's sewer line system.

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

Revisions to the design concept may be made for consistency with the North Fontana Redevelopment Plan or subsequent design criteria of the City's Public Works Department.

Implementation of the sewer system may be financed through an assessment district.

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

1. Prior to recordation of the subdivision final map, the developer will be required to post securities and agreements to guarantee the installation of sanitary sewer facilities for this subdivision, with the City of Fontana.

2. No occupancy permits for any dwelling unit shall be issued until sewage collection and conveyance facilities adequate for the subdivision are determined to be completed, operational, and accepted by the City of Fontana City Council prior to the conveyance of title to a home from the builder to an occupant.

   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 sewered housing units in the City.

c. Storm Drain Services

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

The proposed drainage facilities have been developed using two types of design criteria. These are the provision of flood protection by safely routing or channelizing major storm water flows through developed areas, and mimimizing the increase in peak flow due to development, by controlling runoff within the study area.

A satisfactory drainage network has been developed. The Plan provides that increased runoff from new developments shall be detained in approved detention areas. All development adjacent to the Mango Parkway may locate their detention facilities adjacent to the parkway. Detention facilities may, as an alternative be provided along Palmetto Avenue. Other development may pay a fee to the City for acquisition of land adjacent to the parkway or adjacent to Palmetto Avenue for such detention facilities as determined for each project when tract maps or parcel maps are approved. Facilities may be provided through an assessment district.

Property owners with more than one parcel of land may combine their drainage area into one or more areas adjacent to the parkway or adjacent to or in the area of Palmetto and Baseline or a combination of both.

City acquired drainage areas may be concentrated in the area of Mango Avenue and Baseline Avenue.

A formula has been established to determine fees for retention and percolation facilities. Fees equal 2.5 percent of the land value being developed. This fee provides that 50 percent of the land has a retention depth of one foot.

Developments which have permanent maintenance agreements may provide up to 25 percent of the retention and percolation facilities on site in the form of private open space.

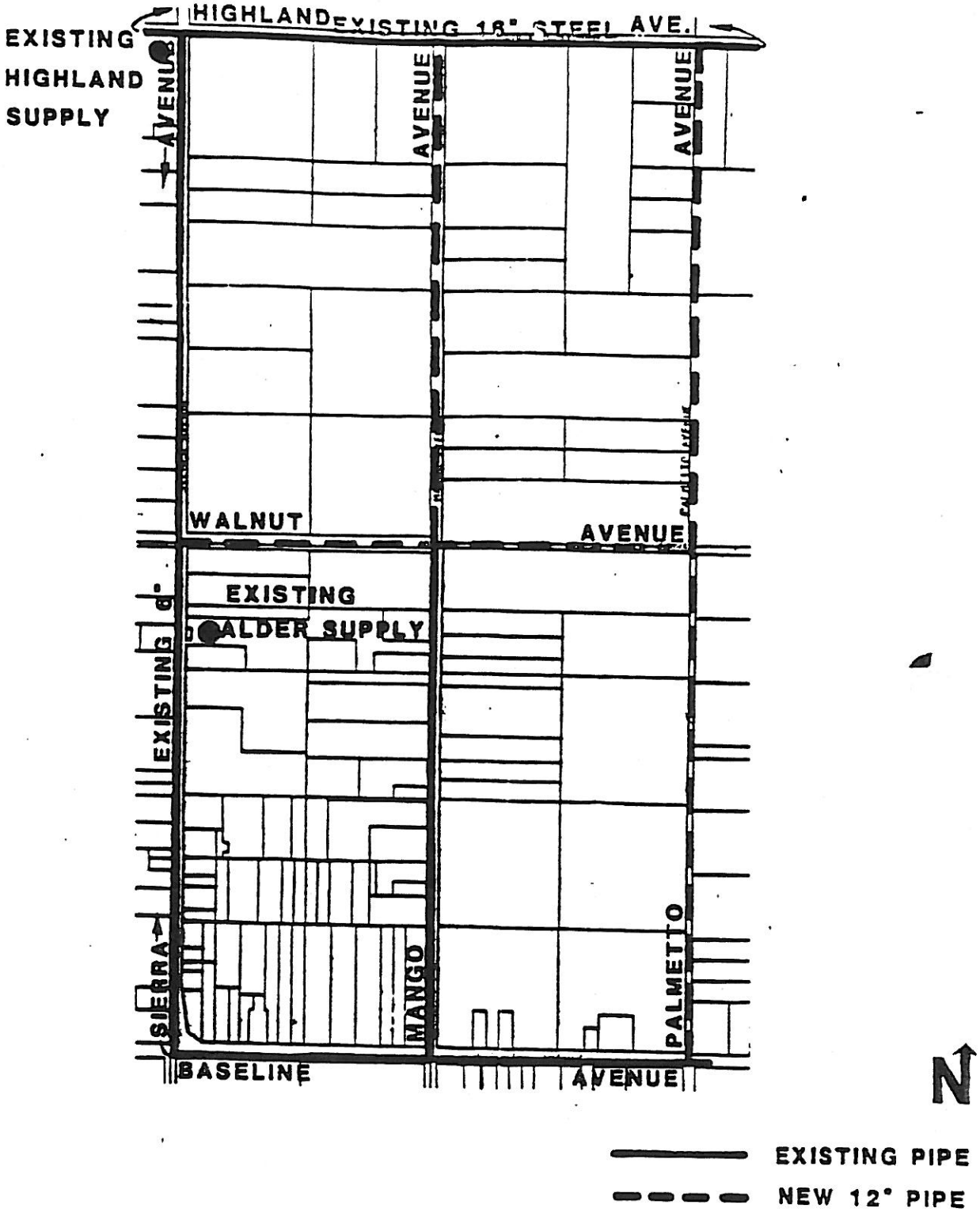
Other fees, which have been established to cover the cost of flood control facilities, have been imposed on all developers to protect all land in the region. The fees are in the form of an acreage fee with a reimbursement agreement for facilities built by individual developers.

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

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

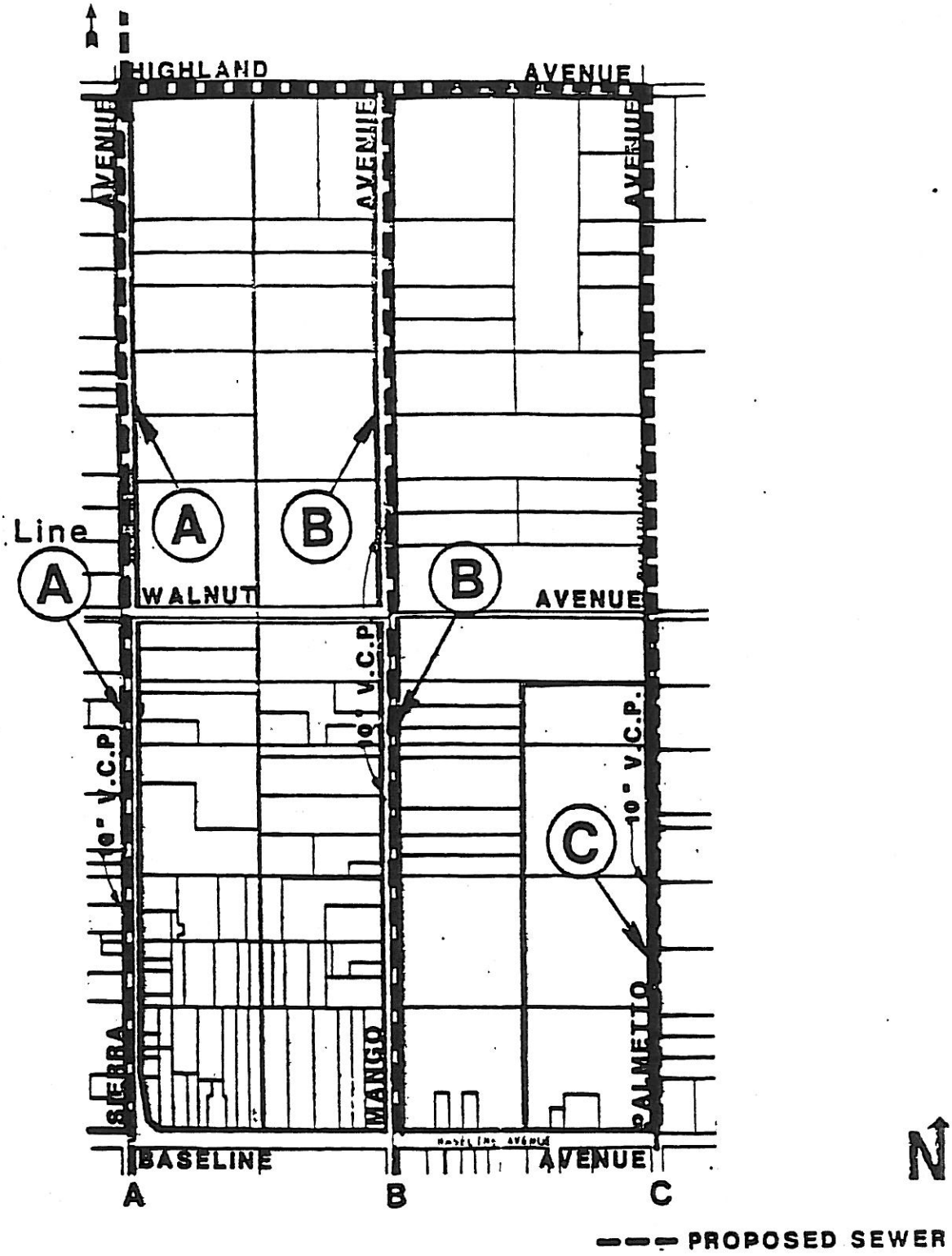
1. Prior to recordation of the subdivision final map, the developer will be required to post securities and agreements to guarantee the installation of adequate flood protection facilities for this subdivision, with the City of Fontana, and/or the County of San Bernardino Flood Control District, as may 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.



25

WATER MASTER PLAN



26

SEWER MASTER PLAN

6. COMMUNITY FACILITIES/SERVICES PLAN

The Community Facilities/Services Plan for Walnut Village deliniates pertinent data, implementation and conditions of approval for schools, protective services, parks, and solid waste, library services.

a. Schools

The study area is served by two school districts. All homes north of Walnut Avenue are served by the Rialto Unified School District. The homes in the southern portion of the area are served by the Fontana Unified School District.

1. Rialto Unified School District

The Rialto Unified School District has no schools in the study area to serve the homes in the Specific Plan area, but the elementary students would attend Trapp School at Riverside Drive and Knollwood in north Rialto. Junior High students would be sent to Kolb Junior High School at Bohnert and Spruce Avenues. High School students would attend Eisenhower High School at Baseline and Lilac Avenues.

Present capacity for these schools is as follows:

SCHOOL	CAPACITY	PRESENT
Trapp Elementary School	758	808
Kolb Junior High School	1200	1150
Eisenhower High School	2260	2450

School officials report all elementary schools are presently impacted. They add, however, that this may be eliminated later in the year.

Bids are now being taken to build a new extension high school. When this is completed, the present extension high school will be reopened as an elementary school, bringing 22 former elementary classrooms back into the elementary system. The school officials report that this, plus other management techniques such as leasing space will assist in providing adequate space for the future in the area of elementary schools. Because the Specific Plan area is removed from the school sites, students living there, north of Walnut Avenue, could be bussed to several Rialto Schools.

The number of students produced by any new development varies. The Rialto School district recommends the following ratios be used:

STUDENTS PER UNIT

Total	.57
Elementary	.33
Junior High	.14
High School	.10

2. Fontana Unified School District

The Fontana Unified School District has no schools in the study area. Elementary students would be sent to North Tamarind School, the junior high students to Alder Junior High School and the high school students to Fontana High School.

The present capacity for these schools is as follows:

SCHOOL	CAPACITY	PRESENT
North Tamarind Elem.	754	777
Alder Junior High	945	992
Fontana High	2400	2355

School officials report all schools are either impacted or near impaction.

The school district presently collects a fee of $1,681 per residential unit for all new construction. This fee is designed to provide interim facilities (classrooms, restrooms, furniture, and utility hookups). The district reports that as it (the district) becomes more impacted the area will qualify for State building aid. The interim fees are needed in that the state program runs from two to three years behind the actual development of the area.

The Fontana School District is experiencing the following student generation:

STUDENTS PER UNIT	
Total	.73
Elementary	.50
Junior High	.14
High School	.09

Locations for additional school sites are the subject of the Master Plan for Schools currently in progress.

Total Generation Information

The following summary delineation is the projection of school age children generated by full occupancy of the planned community. The projection is based on the number of dwelling units estimated to be constructed and formulated by criteria of the Fontana and Rialto Unified School Districts.

Elementary (K-6)	704
Junior High (7-9)	239
High School (10-12)	162
	1,105

Implementation

Development, dedication and phasing of elementary, junior high and high school rooms shall be implemented per suitable agreements between the school district and the developer. The developer shall be responsible to provide the City and school district with an accurate accounting of the residential units constructed, under construction, or approved in the planned community, with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded, and that student generation figures can be properly maintained by the district.

Condition of Approval

*Prior to the recording of any tract map or parcel may within the Walnut Village Specific Plan Area, the developer shall prepare a Schools Financing plan which shall provide for the construction of all school facilities required by the project. The Schools Financing Plan shall be approved by the City Council and School District. The Schools Financing Plan shall include, but not limited to one or more of the following funding mechanisms: payment of school impact fees, state funding, and/or establishment of Mello-Roos Community Facilities District for schools.

(*Amendment No. 4, Ordinance No. 900, November 17, 1987.)

b. **Protective Services**

1. Fire Protection

Fire protection service is provided by the Central Valley Fire Protection District. Two existing fire stations presently serve the area. Station No. 1 is located on Arrow Boulevard, east of Sierra Avenue, approximately 2.5 miles southeast of the subject property. Station No. 3, on Arrow Boulevard, west of Cherry Avenue, is also 2.5 miles from the site.

Each station is currently equipped with one Class A pumper and one water tanker. In addition, Station No. 1 has a rescue squad. Staffing at these primary response facilities is three full-time personnel at Station No. 3 and four at Station No. 1, every 24 hours. Full-time staff also complement the fire-fighting contingent. Response times to emergency calls at the project site range from five to ten minutes, depending on conditions such as traffic, weather, etc. The engine companies at the fire stations also respond to all requests for medical aid with personnel required to be certified EMT IA.

Implementation

Fire protection, including manpower and equipment, shall be required according to the Fire District Master Plan that is now in progress.

Conditions of Approval

The developer shall be required to execute a contractural obligation with the Fire District, upon proof of impaction by the District. Financing for any equipment or manpower expansion could be derived from redevelopment increments.

2. Police Protection

Police service within the City of Fontana is provided by the Fontana Police Department. This agency also operates in cooperation with surrounding law enforcement agencies under the State Mutual Aid Pact. Presently, the manpower/staffing capability of the Police Department is 50 sworn (peace officer) personnel positions. This figure includes 35 patrol officer positions as well as the Chief of Police. In addition, 21 non-sworn (support) positions supplement the existing department staff.

Based on the City's current population of approximately 43,000, the ratio of 1.16 (sworn) officers per 1000 population exists. As expressed by department officials, the Fontana Police Department's position has been to seek a ratio of 1.4 officers per 1000 population, the average number of officers for cities of comparable size in the Pacific region of the country. The department has indicated that its present staffing is not adequate to serve the City's protection needs.

The Police Department operates on a 1981/82 fiscal budget of $2,317,380 or $58.14 per capita.

Implementation

Police services were identified in the North Fontana Redevelopment Project (EIR 82-2) as an issue of area-wide significance and more suitably resolved on a larger level of review. Consistent with that plan, service levels will be evaluated on a project-by-project basis to monitor and determine required additions to staff and facilities. Redevelopment Agency participation in this process is a suitable long-term solution.

Conditions of Approval

None

c. **Park Service**

A complete discussion of parkland trails, and improvement scheduling is found in Section C-3 of Chapter IV. Park service is related to the personnel and programs affecting the project area.

The Parks and Recreation Department will determine the design criteria and function of the public park area within Walnut Village. Certainly monitoring the rate of build-out and the resulting one acre of park per 83 dwellings occupied, will assist the department in scheduling the personnel and programs for these future sites.

Implementation
The magnitude of this project will not affect park service beyond the levels controlled by the North Fontana Redevelopment Study. No conditions of approval are included for this service.

d. **Solid waste**

Trash compactors are not required.

The Solid Waste Management Division of the San Bernardino County Environmental Public Works Agency is responsible for ensuring that adequate sanitary landfill sites are available in the County. Presently, four such landfills exist in the County, including those operations in Fontana, Colton, Ontario and near Redlands. Both the Fontana and Colton sites are scheduled for closure in the mid-1980's, leaving only the San Timeteo (southwesterly of Redlands) and the Milliken facilities to serve the County until their project closure dates of 1995 (Milliken) and 2000 (San Timeteo).

Implementation

The Fontana Rubbish Collectors, Inc., provides solid waste disposal for the study site and adjacent area.

This privately owned enterprise operates from Fontana and as a franchise service within the City. Solid wastes are trucked to the Fontana Landfill, an 82-acre site located east of Sierra Avenue, approximately one-half mile north of Highland Avenue.

Conditions of Approval

None

e. Library Services

The proposed project lies between the Fontana and the Rancho Cucamonga Branch Libraries. The closest facility to the project site is the Fontana Branch of the San Bernardno County Library, located at 8334 Emerald Street in Fontana. This branch is a regional library which provides back-up reference materials for the libraries in the West Valley region. The Fontana branch has the largest bookstock in the County Library System. The bookstock of 60,000 volumes is housed in a 13,000 square foot building. There are 6 full-time staff positions (5.5 full-time equivalent) and the library is open 45 hours per week.

The Rozinante Bookmobile, with 3500 volumes, operates out of the East Baseline Branch in Highland and visits the Fontana area bi-weekly.

According to the County's standards of 1.8 books per capita, the Fontana branch is presently below standard with a service level of 1.5 books per capita.

Implementation

The City will encourage building an additional branch library of the San Bernardino County Library system in North Fontana to meet the increased demands for library service.

Conditions of Approval

None

7. DEVELOPMENT PHASING

Walnut Village will develop over a period of years due to such things as the number of property owners in the plan area, development and purchase financing, and necessary infrastructure improvements.

Due to the above development constraints, a precise phasing plan has not been included in the plan. There is a need for coordinated growth and development including providing adequate public services and maximizing the cost effectiveness of investments for public and private improvements. The plan is based on the concept that phasing of development will occur in increments over time and that each increment of development will necessitate a variety of public improvements both prior to, or concurrent with, development. Each phase of development shall stand on its own and shall not be dependent on any future development. The sizing of utilities and service needs shall be met on a project by project basis.

Incremental infrastructure improvements will be adequate to serve the level of concurrent development. This premise implies that regardless of where development occurs within the Walnut Village Specific Plan, the necessary infrastructure improvements will be provided concurrently with that development, including both on-site improvements which may be deemed acceptable in lieu of off-site improvements, which require the participation of other property owners. However, such interim improvements will not negate the need to participate financially in providing ultimate solutions to infrastructure needs for the project area.

8. GENERAL GUIDELINES

a. Site Guidelines

1. Site Drainage

The use of berms, swales and slopes is recommended for the directing and control of runoff water. All lots shall have a positive flow from rear yards to front streets while maintaining a slope away from structures that is a minimum of eight inches below the finished floor elevation.

2. Land Coverage

To maintain the open feeling of the village, maximums have been established for the amount of a lot that can be covered by stucture. These standards take into account the minimum dwelling sizes as required in the Development Regulations.

3. Setback Requirements

All developments have required setbacks for particular land uses and specific streets. These setbacks vary as to both land use and the street type on which the site is located. They are designed to create a more open village plan and to give separation to individual structures for more privacy.

4. Yard Walls And Fences

Construction, finish and color of walls and fences, shall be the same as the major building on the site or of approved compatible materials. If wood is used, it must be in panels enclosed between masonry piers. The maximum length of a continuous flat plane of any wall is 35 feet, piers included. Maximum height in front yard setbacks is 42 inches and the maximum height in the side and rear areas is six (6) feet.

5. Underground Utilities

All utility services must be underground. Main transmission lines that cannot be underground shall be located in a utility corridor on the east side of Palmetto Avenue or on the north side of Baseline Avenue.

6. Exterior Lighting

All exterior lighting shall be soft and indirect with no light source directly visible to neighboring properties. In general, directional spot or flood lights shall be avoided in favor of path lights and tree up-lights. Parking lot lights shall be a maximum of 30 feet high and of metal halide. All parking lot lights, area and walk lights, freestanding lights and front yard lights, shall match the decorative design of the village street light. the village street light design shall be determined by the Design Review Commission.

7. Greenbelts

All developments, other than standard single family, shall incorporate a greenbelt system that will integrate into adjacent developments and the village systems. These greenbelts shall have a varying width with a minimum of 50 feet. The landscaping shall follow the Interior Landscape Treatment standards required in the Open Space section of Chapter IV.

b. Building Guidelines

1. Architecture

The purpose of these guidelines is to provide guidance during the design development phase and during the design review phase. These guidelines have been

designed to maintain a high quality of appearance, to assure compatibility of all development of land and structures and to protect real estate from impairment or reduction of value. The value of the area is greatly enhanced by its setting, character and natural scenic beauty. The maintenance of these values in the design character of all improvements shall be the primary consideration in design development and design review.

2. Building Layout

Vistas

This area has a vista of the San Gabriel Mountain range to the north. Developments should be designed to maximize this view.

Prevailing Winds

The dominant daily wind pattern is a daytime sea breeze and a nightime land breeze. However, special design considerations in building and landscaping should be given to the heavy Santa Ana winds which blow occasionally during the year.

3. Building Materials

The basic accent building material shall be "Native Fieldstone." This material can be incorporated into the building design in a number of ways. It may be used as the primary exterior treatment for the building or may be used for column supports of wall panel treatments. It can be used for sign supports, or raised planters. In some cases it may be incorporated into the landscaping design or in the street islands/medians.

4. Colors

Walls shall retain natural earth colors such as adobe, cream, sand or beige. Stucco and mortar wash colors shall be limited to white, off-white, brown-greys and natural fieldstone. Wood tones and colors shall complement the dominant building color. Accenting colors may be used in small areas.

5. Walls

All exterior wall treatments shall be more than one material, or, if the same material is used, it shall be utilized with a varied textural treatment.

6. Mechanical Screening

Mechanical equipment shall not be visible from neighboring properties or from public rights-of-way. roof mounted air conditioning equipment and antennas must be completely screened with the screening integral to the building forms and materials. No individual screen systems shall be permitted. Ground mounted mechanical and electrical equipment, including transformers, shall be screened with compatible materials and landscaping.

All developments within 1,000 feet of the proposed freeway shall present roof profiles that ensure that no equipment is visible from said freeways.

c. Sign Guidelines

The location and design of signs and graphics shall be carefully integrated into the building forms, and shall be designed to be compatible with neighboring signs in:

(a) Graphic style, size and color;
(b) Illumination and location; and
(c) Type of background surface.

The natural fieldstone shall be used in conjunction with freestanding signs. Freestanding signs may not exceed four feet in height and shall be front or internally lighted. No roof mounted pole or projecting signs are allowed. The primary purpose is to avoid the visual clutter so often found in commercial developments. The goal is to have a simple, visually pleasing continuity that compliments the character of the village.

No off-site advertising shall be permitted, except for uniform temporary directional signs for village development. Such signs shall not exceed eight feet in height and four feet in width. The sign shall be designed as follows:

WALNUT VILLAGE
City of Fontana

"NAME OF DEVELOPMENT"
Name of Developer

Space shall be provided for additional developments.

RESOLUTION NO. 83-25

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING THE WALNUT VILLAGE SPECIFIC PLAN.

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

WHEREAS, The City Council, considered, and certified as complete the Final EIR (80-3) for said Walnut Village Specific Plan; herein referenced in its entirety, a copy of which is on file in the City Clerk's office; and,

WHEREAS, The City Council is fully appraised of the Walnut area and the Walnut Village Specific Plan and accompanying addendum, maps, drawings, reports, EIR and addendum, presentations made at all of the Planning Commission and City Council Workshops and public hearings; and

WHEREAS, The Final Walnut Village Specific Plan incorporates, all needed information heretofore referenced for adoption as a complete document,

WHEREAS, all mitigations incorporated within said final plan do mitigate impacts associated with said project to the maximum extent possible,

BE IT RESOLVED that the City Council of the City of Fontana hereby adopts the Walnut Village Specific Plan (SP-3) as contained in the Report and Map adopted herewith by reference; and

BE IT FURTHER RESOLVED that Chapter 5 shall be adopted as development regulations for the effectuation of this Specific Plan, within Chapter 34, Article 4 of the City Code.

APPROVED AND ADOPTED this 15th day of February, 1983.

/s/ Nathan A. Simon
Mayor of the City of Fontana

ATTEST:

/s/ Patricia M. Murray
City Clerk

I, Patricia M. Murray, City Clerk of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting thereof, held on the 15th day of February, 1983, by the following vote, to-wit:

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

NOES: None ABSENT: None

/s/ Patricia M. Murray
City Clerk of the City of Fontana

APPROVED AS TO FORM:

/s/ John M. Rager
City Attorney

CERTIFIED TRUE COPY
Deputy City Clerk, City of Fontana

V. Specific Plan Implementation

CHAPTER V

SPECIFIC PLAN IMPLEMENTATION

A. INTRODUCTION

The purpose of this chapter is to provide regulations for the development and review of projects within the Walnut Village Specific Plan area.

A major goal of the City's general plan and specific plan effort is the development of land use plans designed for maximum flexibility, supported by regulatory controls ideally suited for the project area under consideration.

The provisions contained in this Chapter are acceptable minimum regulations and shall serve as such. These provisions are subject to amplification and modification through the amendment regulation provisions in this Chapter (V). Provisions adopted in this manner shall be codified within Articles 2 et seq. of Chapter 34.

B. STATISICAL SUMMARY

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

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

TABLE 2

WALNUT VILLAGE
STATISTICAL SUMMARY

DEVELOPMENT AREA	GROSS DENSITY	GROSS ACRES	NUMBER OF D.U.'S	LAND USE
1	CC	36.5	-----	Community Commercial
2	6.0	10.1	60	Low-Medium Residential
3	6.0	20.3	121	Low-Medium Residential
4	15.0	9.8	147	Medium Residential
5	6.0	7.2	43	Low-Medium Residential
6	VC	2.5	-----	Village Commercial
7	12.0	10.3	123	Low-Medium Residential
8	6.0	7.5	45	Low-Medium Residential
9	MU	2.5	-----	Mixed-Use
10	6.0	19.9	119	Low-Medium Residential
11	4.0	20.6	82	Low Residential
12	4.0	20.2	80	Low Residential
13	4.5	20.2	90	Low Residential
14	4.5	20.5	92	Low Residential
15	4.5	10.8	48	Low Residential
16	4.5	20.2	90	Low Residential
17	6.0	10.6	63	Low-Medium Residential
18	6.0	10.1	60	Low-Medium Residential
19	4.5	21.5	96	Low Residential
20	4.5	4.9	22	Low Residential
21	6.0	14.9	57	Low-Medium Residential
22	6.0	15.0	90	Low-Medium Residential
23	4.5	25.8	116	Low Residential
TOTAL		341.9	1644	

Updated 1/23/91
Amendment #1,#2,#5

TABLE 3

STATISTICAL SUMMARY
RESIDENTIAL DEVELOPMENT

Residential Area	Threshold Density	Total Gross Residential Acres	% Of Total Residential Acres	Total Number Of Dwelling Units	% Of Total Dwelling Units
Sweet Gum	4.0	40.8	13.6	162	9.9
Carrotwood	4.5	123.9	41.2	554	33.7
Walnut Grove	6.0	115.6	38.5	658	40.0
Sycamore	12.0	10.3	3.4	123	7.5
Ironbark	15.0	9.8	3.3	147	8.9
		300.4	100%	1644	100%

Updated 1/23/91
Amendment #1, #2, #5

C. GENERAL INFORMATION

This section provides general provisions as related to a specific planned community. The purpose of this section is to set a format for topics and provide acceptable levels of control for service utility items. Statistical information will vary from plan to plan.

Each plan shall contain the following provisions:

1. Grading: prior to the actual development of any portion of the plan, a report of a preliminary engineering, geological and soil engineering investigation showing evidence of a recommendation for a safe and stable development, is to be submitted. The recommendations by the engineering geologist and soil engineer shall be incorporated into the grading plan design prior to grading permit approval. The soil engineer and engineering geologist must certify the stability of the site prior to the issuance of building permits. Grading will be permitted within areas having approved site plans, after securing a grading permit.

2. Water: service and facilities within the planned community shall be furnished by the San Gabriel Water Company and shall be consistent with the concept plan for such infrastructure in said plan.

3. Sewer Treatment: facilities for the planned community shall be provided by the Chino Basin Municipal Water District (CBMWD).

4. Sewer Line: for the community shall be owned and maintained by the City. Installation of the on-site and required off-site sewer lines shall be provided by the developer. This provision does not preclude participation by the City.

5. Storm Drains: the plan lies within the boundaries of the San Bernardino County Master Plan of Storm Drains. The plan is presently administered by the County and the City of Fontana. Developers of this planned community shall be required to participate in this master plan or an approved permanent/interim storm water control plan. Said participation shall include the construction and dedication of necessary improvements identified. Such plans shall be done in a manner meeting the approval of the City Public Works Director and the Chief Engineer of the San Bernardino Flood Control District.

6. Schools: the following format is for delineation of the projection of school age children generated by full occupancy of each planned community. The projection is based on the number of dwelling units estimated to be constructed and formulated by criteria of the Fontana and Rialto Unified School Districts:

Elementary (K-6)	704
Junior High (7-9)	239
High School (10-12)	162
	1105

Development, dedication and phasing of elementary, junior high and high school rooms shall be implemented per suitable agreements between the school district and the developer. The developer shall be responsible to provide the city and school district with an accurate accounting of the residential units constructed, under construction, or approved in the planned community with each site plan and tentative tract map submitted, in order that the total maximum number of units allowed by ordinance for the subject area is not exceeded.

7. Streets: the plan includes a master circulation plan which includes the local and arterial streets and access points required for development of the specific plan. Prior to any discretionary act by the City regarding the area planned, the Public Works Director shall certify that appropriate action has been taken insuring the provision of adequate street facilities.

8. Parks: open space for recreation shall be an integral part of the proposed specific plan. Improved and dedicated trails and open space areas may be counted towards the ratio described above. Such provisions shall be approved by Council action concurrent with plan adoption.

The Mango Linear Park, as described in Ch. IV, Sec. C "Streetscape Concept", shall be the only required parkland for the Walnut Village Specific Plan. Non-adjacent and adjacent property owners shall pay a fee, dedicate a portion of land, or a combination of both. Such fees and dedication shall be done prior to issuance of a building permit for the construction of any dwelling. The Mango Linear Parkway shall be designated on the final tract map prior to recording of the maps. Adjacent property owners shall be required to dedicate and partially develop the Linear Park. Development of the park area shall be completed based upon a ratio of 1 acre of park land per 83 dwelling units occupied.

D. GENERAL NOTES

Continued agricultural uses, including structures and appurtenance accessory thereto, shall be permitted within the planned community area, subject to the provisions of Chapter 33, Sections 27-33 of the Fontana City Code.

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

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

Noise. At such time as site plan review is considered, the developer shall submit plans demonstrating provisions for noise attenuation of units placed near arterials, if noise attenuation is indicated based on City requirements. Whenever possible, noise attentuation solutions shall be combined with open space and trail systems.

Aesthetic and Energy Conservation. At the time of the Final Site Plan review, the applicant shall demonstrate how measures for nonmechanical ventilation of structures, optimum building orientation to maximize solar orientation, and other energy conservation measures shall be incorporated into the project design.

Safety Services. Prior to, or concurrently with, Final Site Plan review, the builder shall consult with the crime prevention unit of the Police Department and a fire protection analyst of the Central Valley Fire District.

EIR Information. At the preliminary site plan review stage, the EIR information shall be evaluated for a determination of CEQA and CEG compliance. Additional environmental information may be required at this point.

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

Density computation for acreage for determining densities designated for residential use shall be based on gross acreage.

Density threshold. All areas designated for residential use must be developed at or below the density threshold as indicated in the statistical analysis, unless deviations from the specified limits are approved by the planning commission. In no case shall the dwelling unit count exceed the total number depicted in the statistical analysis.

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

Cluster developments are defined as combining or arranging attached or detached dwelling units and their accessory structures on contiguous or related residential lots of record, where the yards and open spaces are combined into more desirable arrangements of common areas, which are not part of the individual lot of record. Cluster development shall also include statutory condominiums. Designation of cluster developments and condominiums shall be shown on the tentative tract map.

Outdoor lighting. Conceptual private and public outdoor lighting plans shall be submitted with the first tentative tract map.

Model homes and their garages and private recreation facilities may be used as offices for the first sale of homes within a recorded tract and subsequent similar tracts utilizaing these same architectural designs subject to the regulations of the City of Fontana governing said uses and activities. The garages shall be reconverted to useable 2-car garages prior to sale of the model homes.

Conflicting Regulations - Chapter 33. Whenever the regulations contained herein conflict with the regulations of Sections 33-1 through 33-159 of the City of Fontana Zoning Ordinance, the regulations contained herein shall take precedence.

E. DEFINITIONS

-A-

Abutting Land - A parcel of land sharing a common property line with another parcel.

Accessory Structure - A detached building located on the same lot with a principal building, serving an incidental use to the main building or the use of the land.

Accessory Use - A use that is incidental to the principal use of the main building or the use of the land.

Agriculture - The tilling of soil, the raising of crops, horticulture, small livestock farming, dairying or animal husbandry and related uses.

Alley - A private thoroughfare providing secondary access to abutting properties.

Amenity - A natural or man-made feature which enhances a particular property.

Animal Hospital - A place where animals or pets are given medical or surgical treatment and the boarding of animals is limited to short-term care incidental to the hospital use.

Animal Kennel - Any structure or premises in which animals are kept, boarded, bred or trained for commercial gain.

Apartment House - A structure containing three or more apartment units.

Apartment Unit - One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than 2 dwelling units.

Applicant - Legal authorized agent representing the property owner.

Architectural Control - Public regulation of the design of private buildings to develop, preserve, or enhance the attractiveness or character of a particular area or individual buildings.

-B-

Basement - A story partially (at least one half) or wholly underground (measured from the average level of the adjoining ground.)

Berm - A mound of earth, usually 2 to 6 feet in height.

Bikeway - A paved pathway, usually separated from streets and sidewalks, designed to be used by bicyclists.

Buffer Area An area of land used to visibly separate one use from another or to shield noise, lights or other possible nuisances.

Buildable Area - The area of a lot remaining after the minimum yard and open space requirements of the development regulations have been met.

Building Coverage - The relationship between the ground floor area of the building and the net area of the site.

Building Height - The vertical distance from the average finished grade of the pad to the highest point of the structure.

Bus Turnout - A paved indentation at the side of a roadway designed to allow buses to pick up and discharge passengers.

-C-

Carport - A roofed structure, open on 2 or more sides, designed for the storage of motor vehicles.

Circulation Master Plan - The master plan of the City of Fontana designating adopted and proposed routes for all streets and arterial highways within the City of Fontana.

City - The City of Fontana

City Council - The City Council of the City of Fontana.

Clinic - An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not lodged overnight.

Cluster Development - A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

Commercial Use - An activity, normally retail sales, carried out for monetary gain.

Common Area - Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.

Community Facility - A non-commercial use established primarily for the benefit and enjoyment of the community in which it is located, typically utility or service use oriented.

Conditional Use - An approval required for a conditional use to be permitted in a district or zone.

Conditional Use Permit - A use that requires special consideration because of its unusual characteristics, so that it may be located properly with respect to the effects on surrounding properties.

Condominium Development - A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional basis, as generally described in the Subdivision Map Act.

Convalescent Home - SEE: "Nursing Home"

Conventional Development - A development other than a condominium, apartment or cluster development, with each dwelling unit situated on a residential lot of record and no lot contains more than one dwelling unit. Such development does not have a common wall provision.

Country Club - A club organized and operated primarily for social and outdoor recreation purposes, including incidental accessory uses and stuctures.

Court - An open, unoccupied space, other than a yard, on the same lot with a building or buildings and which is bounded on two or more sides by such building(s).

-D-

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

Density - The number of dwelling units per acre.

Design Review Commission - The Design Review Commission of the City of Fontana.

Detention Basin - A storage facility for the temporary or permanent storage of storm water runoff.

District - The land use designation applied to planning units upon adoption of the Specific Plan. District regulation shall maintain the regulatory powers of zoning.

Drainage Concept Plan - Refers to the storm drain retention program outlining the drainage facilities needed for the proper development of a specific increment of the City and duly adopted by the City Council of the City of Fontana.

Driveway - An unobstructed paved area providing access to a parking facility.

Dwelling:

attached - A single-family dwelling attached to another single-family dwelling by a common vertical wall.

detached - A dwelling which is not attached to any other dwelling by any means.

duplex - A structure on a single lot containing two dwelling units, each of which is totally separated from the other by an unpierced wall extending from ground to roof or an unpierced ceiling and floor extending from exterior wall to exterior wall, except for a common stairwell exterior to both dwelling units.

patio house - A one-family dwelling on a separate lot with open space setbacks on three sides and with a court.

Comment: Patio homes may be attached to similar houses on adjacent lots and still meet this definition. Also known as zero lot line homes.

townhouse - A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit and each unit is separated from any other unit by one or more common fire resistant walls.

triplex - A dwelling containing three dwelling units, each of which has direct access to the outside or to a common hall.

Dwelling unit - One or more rooms and a single kitchen, designed for ocucpancy by one family for living and sleeping purposes.

-E-

Easement - A recorded right or interest in the land of another, which entitles the holder thereof to some use, privilege or benefit out of or over said land.

Educational institution - Private or public schools, colleges or universities qualified by the State Board of Education to give general academic instruction.

Employees quarters - Quarters for the housing of agricultural and domestic employees when such quarters are located upon the same land occupied by their employer.

Enclave - A cluster or grouping of development in conformance with the natural hillsides and ridgelines having as its purpose the creation of a meaningful neighborhod unit and the preservation of significant amounts of hillside and ridgeline terrain in its natural state.

Equestrian Trail - A natural surfaced path for equestrian use.

Exclusive Use District - A land use district that allows only one use or a limited range of sensitive uses.

Existing Use - The use of a lot or structure at the time of the enactment of a zoning ordinance.

Exterior Boundary - The perimeter of any parcel or group of parcels to be developed as an integrated project.

-F-

Facade - The exterior wall of a building exposed to public view or that wall viewed by persons not within the building.

Factory-built house - A dwelling unit that is constructed and assembled at a factory and transported to the building's site and placed on a prebuilt foundation.

Family - One or more persons immediately related by blood, marriage or adoption living in a single housekeeping unit in a dwelling together with their domestic employees. A group of not more than five unrelated persons living together with their domestic employees shall also be considered a family.

Farm - A parcel of land used for agricultural activities.

Final Development Plan - A precise detailed plan developed to identify the location and arrangement of land uses, improvements, structures, and landscaping consistent with the approved specific plan (and UDP if applicable.) This plan will provide detailed information to ascertain the character and quality of the proposed development.

Floor area, gross - The total horizontal area, in square feet, including the exterior walls of all floors of a structure.

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

Frontage - That side of a lot abutting on a street; the front lot line.

-G-

Garage, private - A building, or a portion of a building, used primarily for the parking of automobiles belonging to the occupants of the property.

Garage, public - A building other than a private garage used for the maintenance or temporary storage of motor vehicles.

General Plan and Fontana General Plan - The adopted General Plan of the City of Fontana.

Grade - The degree of rise or descent of a surface.

Grade, finished - The final elevation of the ground surface after development.

Grazing - The act of pasturing livestock on growing grass or other growing herbage or on dead grass or other dead herbage existing in the place where grown, as the principal substenace of the livestock so grazed.

Gross lot area - The total horizontal area within the lot lines of a lot or parcel of land before rights-of-way or other areas to be dedicated for public use are deducted from such lot or parcel.

Group quarters - A dwelling housing unrelated individuals.

Growth Management - The City program designed to control the rate, amount and quality of development.

-H-

Home occupation - A limited occupation conducted as an accessory use within a dwelling unit, as permitted and regulated by City Code.

Homeowners Association - A community association which is organized within a development in which individual owners share common interests and responsibilities for open space, landscaping or facilities.

Hospital - A facility licensed by the state department of public health providing clinical, temporary or emergency service of a medical, obstetrical or surgical nature to human patients.

Hotel - Any building or portion thereof with access provided through a common entrance, lobby or hallway to six or more guest rooms, and which rooms are designed, intended to be used or are used, rented or hired out as temporary or overnight accommodations for guests.

-I-

Industry - Any field of economic activity including forestry, fishing, hunting and trapping; mining; construction; manufacturing; transportation, communication, electric, gas and sanitary services; and wholesale trade.

Infrastructure - Facilities and services needed to sustain residential and commercial activities.

Institutional use - A nonprofit or quasi-public use or institution such as a church, library, public, or private school, hospital, or municipally owned or operated building, structure or land, used for public purpose.

Interceptor, Fontana - Sewers used to collect the flows from main and trunk sewers and carry them to a central point for treatment and/or discharge.

-J-

Junk and salvage yard - Any property used for the breaking up, dismantling, sorting, storage, distribution, or sale of any scrap, waste material or junk.

-K-

Kennel - Any property where four or more dogs or cats, over the age of four months, are kept or maintained.

(1) Kennel, commercial: Any kennel maintained for the purpose of boarding, breeding, raising or training dogs or cats for a fee or for sale.

(2) Kennel, noncommercial: Any property where four or more dogs and cats, over the age of four months, are kept or maintained for the use and enjoyment of the occupant for noncommercial purposes.

Kiosk - A freestanding structure upon which temporary information and/or posters, notices and announcements are posted.

-L-

Land Use (District) Map - The official sectional district map of the City of Fontana which is part of this ordinance.

Lot - Any numbered or lettered parcel shown on a recorded tract map, a record of survey recorded pursuant to an approved division of land, or a parcel map.

Lot Area - The total area within the lot lines of a lot, excluding any street rights-of-way.

Lot Coverage - That portion of the lot that is covered by buildings and roofed structures (including solid patio covers). Open lattice patio covers are excluded from lot coverage calculations.

-M-

Mixed Use Development (MXD) - The development of a tract of land or buildings or structure with two or more different uses such as, but not limited to, residential, office, retail, public or entertainment, in a compact urban form.

Mobile Home - A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, which is built on a permanent chassis and designed to be used as a dwelling unit, with or without a permanent foundation when connected to the required utilities.

Mobile Home Park - Any area or tract of land where one or more mobile home lots are rented or leased or held out for rent or lease to accommodate mobile homes used for human habitation, and includes mobile home accommodation structures. The rental paid for any such home shall be deemed to include rental for the lot occupies.

Mobile Home/Modular Subdivision - Any area or tract of land where one or more mobilehome lots are bought to accommodate mobilehomes used for human habitation. Such lots shall either front on a dedicated street or shall be developed in a P.U.D. style.

Motel - A building or group of buildings containing guest rooms or dwelling units designed, intended or used primarily for the accommodation of transient automobile travelers; including, but not limited to, buildings or building groups designated as auto cabins, motor courts, or motor hotels.

Multi-phase development - A development project that is constructed in increments, each increment being capable of existing independently of the others.

-N-

Net Acre - The average number of dwelling units/acre exclusive of public streets and other public rights-of-way.

Net lot area - The total horizontal area within the property lines of a lot or parcel of land exclusive of all rights-of-way.

Nonconforming structure or building - A structure or building the size, dimensions or location of which was lawful prior to the adoption, revision or amendment to a zoning or district ordinance, but which fails by reason of such adoption, revision or amendment, to conform to the present requirements of the zoning or district regulations.

Nonconforming use - A use or activity which was lawful prior to the adoption, revision or amendment of a zoning or district ordinance, but which fails, by reason of such adoption, revision or amendment to conform to the present requirements of zoning or district regulations.

Nursing home - An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

-O-

Off-street parking space - A temporary storage area for a motor vehicle that is not located on a dedicated street right-of-way.

On-street parking space - A temporary storage area for a motor vehicle which is located on a dedicated street right-of-way.

Open Space - Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space.

Open Space, Private - Common open space held in private ownership, the use of which is normally limited to the occupants of a single dwelling or building.

Open Space, Public - Open space owned by a public agency and maintained by it for the use and enjoyment of the general public.

-P-

Parking Area, Private - A parking area other than a street, for the private use of the owners or occupants of the lot on which the parking area is located.

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

Permitted Use - Any use allowed within district regulations and subject to the restrictions appicable to that Zoning or Land Use District.

Planned Residential Development - A development to be constructed by a person or corporate body, involving a variety of residential designs, planned as a total entity, and subject to approval, development, regulation and maintenance as one comprehensive land use plan.

Planning Commission - The Planning Commission of the City of Fontana.

Planning Unit - Parcels of land identified within the specific plan land use map with a clearly identified land use title. All such parcels shall have regulartory controls and typically shall display acreage, threshold density (if residential), maximum yield, and an identification number.

Premises - A lot or a building site, or a specified portion of a lot or building site, that contains the structures and the open space needed for the location, maintenance and operation of the use of the property.

Patio Cover - Open Lattices - A patio cover that does not have a solid roof. (Sky lights so not constitute and open patio cover.)

Patio Cover - Solid - A patio cover that has a solid roof.

Updated 1/23/91
Amendment #3

Private - Belonging to, or restricted for the use or enjoyment of particular persons.

-Q-

Quasi-public - A use owned or operated by a nonprofit, religious or charitable institution and providing educational, cultural, recreational, religious or similar types of public programs.

-R-

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

Retention basin - A pond, pool or basin used for the temporary or permanent storage of water run-off.

Riding and hiking trails - A trail or way designed for and used by equestrians, pedestrians, and cyclists using nonmotorized bicycles.

Right-of-way - A corridor, either public or private, on which a right of passage has been recorded.

-S-

Salvage - The utilization of waste materials.

Sand and gravel pit - A surface mine or excavation used for the removal of sand, gravel, or fill dirt for sale or for use off-site.

Sanitarium, health - An institution where patients, other than mental or drug addict patients are housed and where medical of post-surgical treatment is provided.

Sanitarium, mental - An institution for the recuperation and treatment of victims of mental disorders or drug addiction.

Sanitary land fill - A site for solid waste disposal.

Sanitary sewers - Pipes that carry only domestic or commercial sewage and into which storm, surface, and ground waters are not intentionally admitted.

Scenic easement - An easement, the purpose of which is to limit development in order to preserve a view or scenic area.

Scenic highway - Any highway designed a scenic highway by an agency of the city, county, state or federal government.

School - Any building or part there of which is designed, constructed or used for education or instruction in any branch of knowledge.

Screening - A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms or densely planted vegetation.

Septic system - An underground system with a septic tank used for the decomposition of domestic wastes.

Service - An act, or any result of useful labor, which does not, in itself, produce a tangible commodity.

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

Shopping center - A group of commercial establishments planned, constructed, and managed as a total entity with customer and employee parking provided on-site, provisions for goods delivery separated from customer access, aesthetic considerations, and protection from the elements.

Sidewalk - A paved, surface or leveled area paralleling and usually separated from the street used as a pedestrian walkway.

Sign - Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product,service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Sign, animated or moving - Any sign or part of a sign which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

Sign, area - The entire face of a sign including the advertising surface and any framing, trim or molding, but not including the support structure.

Sign, billboard - A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.

Sign, construction - A temporary sign erected on the premises on which construction is taking place, during the period of such construction, indicating the names of the architects, engineers, landscape architects, contractors or similar artisans, and the owners, financial supporters, sponsors, and similar individuals or firms havings a role or intrest with respect to the structure or project.

Sign, free standing - Any nonmovable sign not affixed to a building.

Sign, identification - A sign giving the nature, logo, trademark or other identifying symbol; or any combination of the name, symbol and address of a building, business, development or estblishment on the premises where it is located.

Site - Any plot or parcel of land or combination of contiguous lots or parcels of land.

Site plan - The development plan for one or more lots on which is shown the existing and proposed conditions of the lot including: topography, vegetation, drainage, floodplains, marshes, and waterways; openspaces, walkways, means of ingress and egress, utility services, landscaping, structures and signs, lighting, and screening devices; any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

Slope - The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees.

Solar access - A property owners right to have the sunlight shine on his land.

Solar energy systems - A complete design or assembly consisting of a solar energy collector, an energy storage facility, and components for the distribution of transformed energy.

Specific Plan - A fully planned community, with all design controls, servicing requirements and financing techniques incorporated in the plan, which is adopted with a self-contained regulatory text.

Storm drains - Any facilities designed to control, retain or remove surface water runoff.

Story - That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.

Street - A public or private vehicular right-of-way other than an alley.

(1) Local street: A low speed, low volume highway primarily for access to residential, business, and other abutting property. A local street has parking and a significant amount of parallel and perpendicular pedestrian traffic.

(2) Collector: A medium speed highway abutting similar land uses. The primary function is to collect and distribute trips within a hierarchy of roads and, secondarily, to carry short trips between adjacent neighborhoods. A community collector has emergency parking only and has a significant amount of parallel and perpendicular pedestrian traffic.

Street, furniture - Man-made, above-ground items that are usually found in a street right-of-way, including benches, kiosks, plants, canopies, shelters, and phone booths.

Street, hardware - Street hardware are mechanical and utility systems within a street right-of-way such as hydrants, manhole covers, traffic lights and signs, utility poles and lines, parking meters, and the like.

Subdivision - The division of a lot, tract or parcel of land into two or more lots, tracts, parcels or other divisions of land for sale, development or lease.

-T-

Tavern - An establishment used primarily for the serving of liquor, by the drink, to the general public.

Temporary structure - A structure without any foundation or footings and which is removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

Temporary use - A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period.

Terracing - An erosion control method that uses small hills and contours on the land surface to control flooding and runoff.

Topography - The configuration of a surface area showing relative elevations.

Tot lot - An improved and equipped play area for small children.

Tract - An area, parcel, site, piece of land, or property which is the subject of a development application.

Tract house - A dwelling in a residential development containing houses similar in size and appearance.

Trailer - A structure standing on wheels, towed or hauled by another vehicle, and used for short-term human occupation, carrying materials, goods or objects, or as a temporary office.

Transfer of development rights (TDR) - The removal of the right to develop or build, expressed in dwelling units per acre, from land in one zoning district, to land in another district where such transfer is permitted.

Transportation services, accessory - Establishments furnishing services incidential to transportation, such as forwarding and parking services, and the arranging of passenger or freight transportation.

Transportation services, local - Establishments primarily engaged in furnishing local and suburban passenger transportation, including taxicabs, passenger transportation charter service, school buses, and terminal and service facilities for motor vehicle passenger transportation.

-U-

Undeveloped land - Land in its natural state before development.

Unimproved land - Land in its natural state before development.

Unique natural feature - That part of the natural environment which is rare or not duplicated on the community or region.

Urban Development Plan - A preliminary "master" plan developed to identify the location and general relationships between: land uses, improvements, structures, circulation systems, landscaping and design elements; as related to a "planning unit".

Use - The purpose for which land or a building is occupied, arranged, designed or intended, or for which either land or building is, or may be, occupied or maintained.

Utility, private or public - (1) Any agency which, under public franchise or ownership, or under certificate of convenience and necessity, provides the public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other similar service; (2) A closely regulated private enterprise with an exclusive franchise for providing a public service.

Utility services - Estblishments engaged in the generation, transmission and/or distribution of electricity, gas or steam, including water and irrigation systems and sanitary systems used for the collection and disposal of garbage, sewage and other wastes by means of destroying or processing materials.

-V-

Variance - Permission to depart from the literal requirements of a zoning ordinance.

Vehicular accessway - A private, non-exclusive vehicular easement affording access to abutting properties.

-W-

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

-Y-

Yard - An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward, except as may be specifically provided for in the zoning ordinance.

-Z-

Zero Lot Line - The location of a building on a lot in such a manner that one or more of the building's sides rests directly on a lot line.

Zone - A specifically delineated area or district in a municipality within which regulations and requirements uniformly govern the use, placement, spacing and size of land and buildings.

Zoning Ordinance - The comprehensive zoning ordinance of the City of Fontana (Chapter 33).

f. **DEVELOPMENT REGULATIONS**

1. GENERAL PROVISIONS

A. **Residential**

1. Building Setbacks from Streets

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

Street	Minimum Setback
Baseline Avenue	25 ft.
Sierra Avenue	25 ft.
Highland Avenue	25 ft.
Palmetto Avenue	25 ft.
Mango Avenue	20 ft.
Walnut Avenue	20 ft.
Collector and Local Streets	15 ft.
Private Streets	10 ft.

2. Miscellaneous Setbacks

Structures which abut upon a plaza, park, mall or other permanent open space, may share the common property line.

3. Garage and Carport Placement

Garages and carports shall be set back a minimum of fifteen (15) feet from the ultimate right-of-way line. However, when less than a twenty (20) foot setback is utilized for front-on garages, automatic garage door openers shall be required. Where garages and carports are entered directly from an alley, the setback may be zero (0).

During site design review, an attempt will be made to situate garages in such a manner as to preclude cars in driveways from blocking sidewalks.

4. Fences, Hedges and Walls

Walls shall be limited to a maximum height of six (6) feet. Height of walls proposed within residential front setback areas shall not exceed 42 inches. Fences and walls greater than 42 inches in height shall be set back from the front property line, a distance equal to the dwelling, garage, or carport setback or a minimum of 15 feet. All interior side lot lines and rear lot lines not depicted as a perimeter boundary shall be provided with a decorative wall composed of slumpstone block not less than five (5) feet or more than six (6) feet in height. Said wall shall be provided with a decorative cap. Any interior wall or portion of an interior wall visible from the public right-of-way shall conform to the design standards for interior walls. Any interior wall adjacent to the Public right-of-way shall be coated with an anti-graffiti coating that is approved by the Fontana Police Department.

WALLS FENCES

Updated 4/5/91
Amendment #7

5. Special Wall Treatment along Palmetto Avenue

The wall along Palmetto Avenue shall be used as a buffer between the specific planned residential and the industrial property to the east. The minimum height of the wall shall be 6 feet, placed on a 2 foot (minimum) high berm. This shall be a solid wall with interim breaks for access. The maximum length of a continuous flat plane shall be 50 feet. "Native Fieldstone" material shall be incorporated into the wall or landscaping to tie it into the design and treatment of the specific plan area.

6. Trellis

Open trellis and beam construction may be permitted to be attached to the garage or carport to the building.

7. Off Street Parking

Except as provided in this article, parking for all uses shall be as required by City of fontana Zoning Ordinance, Chapter 33, Sections 126-131, Off-Street Parking Regulations.

(a) Off-street parking bays shall be required on streets that have no on-street parking. Parking spaces shall be required at a rate of 1 space per 2 dwelling units.

8. Private Street Standards

Private streets shall be in accordance with the following standards:

(a) Private streets serving four (4) or less dwelling units and having no parking within the travel way shall have a minimum paved width of twenty (20) feet.

(b) Private streets serving more than four (4) dwelling units and with no parking within the travel way shall have a minimum paved width of twenty-four (24) feet.

(c) Private streets where on-street parking will be limited to one (1) side only shall have a minimum paved width of twenty-eight (28) feet.

(d) Private streets with on-street parking permitted on both sides shall have a minimum paved width of thirty-six (36) feet.

(e) Approval of private streets at less than 36' in width shall be predicated on the existence of adequate project parking availability.

(f) The paved street width shall constitute the total right-of-way for purposes of establishing setback lines for structures.

(g) Streets 150 feet or less in length, if serving more than four (4) dwelling units, shall have a minimum width of 24 feet.

(h) Street width deviating from the above may be accepted if kept within approved guidelines and/or ordinances by the Director of Public Works and Director of Planning and Community Development.

9. Projections into Yards

(a) Roof projections may extend into required side yard, a maximum of two (2) feet and may extend into a required front or rear yard, a maximum of three (3) feet.

(b) Greenhouse and bay windows, planting boxes, and fireplace structures may project a maximum of two (2) feet into a required yard.

10. Setbacks - Plan Unit Exterior Boundaries

Exterior boundary setback between different land uses shall be a minimum of 20 feet.

11. Recreational Vehicles

(a) Conventional single family: Upon adequate side-yard provisions in the site plans (at least a 15 ft. side yard setback), recreational vehicles shall be permitted. Otherwise, RV (Recreational Vehicle) storage shall be prohibited.

(b) Cluster single family, zero lot line, or multi-family: RV's shall be permitted only when RV areas are designed into the planning area.

12. Front Yard Landscaping

Individual front yard landscaping and irrigation systems shall be installed and maintained by the developer prior to the issuance of each building Final by the Building & Safety Dept.

b. Commercial

1. Landscaping

(a) General: All improved building sites shall have a minimum landscaped coverage of twenty (20) per cent. Landscaping shall consist of an effective combination of street trees, trees, ground cover and shrubbery, and shall be provided with an automatic irrigation system. Dry landscape materials may be used in side and rear setback areas only. All paved, nonwork areas shall be landscaped.

(b) Boundary areas: Boundary landscaping is required on all interior property lines. The landscaping shall be placed along the entire length of these property lines and shall be of a minimum width of ten (10) feet. One (1) tree per thirty (30) lineal feet of each interior property line, which may be clustered or grouped, shall be planted in the boundary area in addition to the required ground cover.

(c) Driveway and parking areas:

1. Driveway and parking areas will be separated from adjacent landscaping by a curb at least four (4) inches high.

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

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

(d) Undeveloped areas:

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

2. Undeveloped area pads will be planted and maintained in a weed-free condition.

(e) Landscape maintenance:

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

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

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

4. Stakes, guys, ties on trees shall be checked regularly. Ties are to be adjusted to avoid creating abriasions or girdlings on trunks or branches. Trees shall be double-staked and double-tied.

2. Signs: Signs shall be allowed subject to the following provisions:

(a) The design of identification and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the City in accordance with the existing sign ordinance except as noted herein and in Chapter IV, Section C.8.1.3.

(b) Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.

(c) Each entryway shall have not more than one ground sign on each side.

(d) All ground signs shall not be locatd closer than five (5) feet to any property line.

(e) All monument signs shall not exceed a height of six (6) feet measured vertically from the base at ground level to the apex of the sign. (Berms shall not be permitted to add height to monument signs)

(f) The area of each directional sign may not exceed four (4) square feet. Maximum height shall be six (6) feet. The sign area shall be used for directional purposes only.

(g) Billboard signs and pole signs shall not be permitted.

3. Parking facilities

(a) Location of parking: Required parking shall be provided on the site of the use served.

(b) Parking standards and requirements: Parking standards and requirements shall be as required by off-street parking requirements, Article 22 of the Code of the City of Fontana.

4. Storage and refuse collection areas:

(a) All outdoor storage areas and refuse collection areas shall be screened so that materials stored within these areas shall not be visible from access streets, freeways and adjacent properties.

(b) Outdoor storage of all company-owned and operated motor vehicles, except for passenger vehicles, shall be screened from view from access streets, freeways, and adjacent properties.

(c) Storage or refuse collection shall not be permitted within front yard setback areas.

5. Loading Areas: Streetside loading may be allowed subject to the approval of the Director of Planning. Streetside loading areas shall be screened from view of adjacent streets.

6. Telephone and electrical service facilities: All telephone and electric lines of twelve (12) KV or less will be placed underground. Transformer or terminal equipment will be screened from view of adjacent streets and properties.

7. Maintenance:

(a) All structures will be maintained in a neat and orderly manner.

(b) All permitted signs will be maintained in a neat and orderly manner.

(c) In all publicly maintained areas, the City shall have the right to remove any non-conforming signs.

8. Sidewalk and pedestrian access: If other than normal City requirements for sidewalks and pedestrian access is desired, the planning commission shall review and approve any such proposed deviation at the time of site plan review.

9. Location:

Commercial uses shall be located in Specific Plan designated areas only.

10. Building setbacks from streets:

The minimum setbacks in all commercial developments shall be measured from the ultimate right-of-way line:

Street	Minimum Setback
Sierra Avenue	35 ft.
Highland Aveue	35 ft.
Walnut Avenue	25 ft.
Mango Avenue	25 ft.
Collector	25 ft.
Local	20 ft.

2. **Window Cluster - Residential**

DELETED

Updated 1/23/91
Amendment #5

2. **Window Cluster - Residential Continued**

DELETED

Updated 1/23/91
Amendment #5

SWEETGUM

3. [redacted] - 4 DWELLING UNITS PER ACRE - 7,000 SQ. FT. LOTS

SWEET GUM

a. **Threshold Density.**

The maximum number of dwelling units per gross acre shall not exceed 4.

b. **Permitted Uses.**

1. Agricultural uses, new and continued, as regulated in Section 33-30(c) of City Code.

2. Single Family dwellings, attached, detached.

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

4. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.

5. Utility and service facilities as required to implement the plan.

c. **Uses Permitted Subject to a Conditional Use Permit.**

1. Schools
2. Churches
3. Community facilities, parks and recreational facilities
4. Public safety facilities (fire and police)
5. Preschool and day care facilities

d. **Lot Area Requirements.**

1. Building site area: The minimum net site area to each dwelling unit shall be 7,000 square feet.
2. Building site coverage: The maximum building site coverage shall be 35 percent of the net area of the site.

e. **Minimum Dwelling Unit Size.**

The minimum dwelling unit size shall be 1,200 square feet.

Updated 1/23/91
Amendment #3

f. **Building Height.**

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

g. **Building Setbacks.**

1. Single Family Detached.

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

a. Dwelling shall be a minimum of 25 feet.
b. Front-on garage shall be setback a minimum of twenty (20) feet from the ultimate street right-of-way.

Side yard: There shall be a minimum aggregate of fifteen (15) feet of sideyard setback. There shall be a minimum of Five (5) feet for one side yard setback except:

a. A garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on an adjacent lot.
b. Patio covers must comply with the above side yard setbacks of a minimum aggregate of fifteen (15) feet. At a maximum, patio covers shall follow the sideyard setbacks. (as projected to the rear lot line) of the dwelling unit on the lot. In no case shall any patio cover post be closer than five (5) feet to a sideyard property line. A patio cover may overhang one (1) foot into the required side yard.

Rear yard: This distance from the rear property line to the:

a. Dwelling shall not be less than an average of twenty-five (25) feet (for the entire tract), but in no case shall any rear yard be less than twenty (20) feet.
b. Garage or carport detached a minimum of six (6) feet from the dwelling unit, shall be setback a minimum of five (5) feet.
c. The minimum rear yard setback for patio covers shall be ten (10) feet, measured from the patio cover post. A patio cover may overhang one (1) foot in to the required rear yard.

2. Single family attached/zero lot line.

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

a. Dwelling shall be a minimum of twenty (20) feet.
b. Garage or carport shall be a minimum of fifteen (15) feet.

Side yard: There shall be a minimum aggregate of fifteen (15) feet of side yard setback. A zero side yard setback shall be allowed when:

a. There are no doors, windows or other openings along that side of the structure (garage or dwelling unit).
b. A garage or carport is detached a minimum of six (6) feet from the main structure, and there are no doors, windows or other openings along that side of the structure.
c. Patio covers must comply with the above side yard setbacks of a minimum aggregate of fifteen (15) feet. At a maximum, patio covers shall follow the side yard setbacks (as projected to the rear lot line) of the dwelling unit on the lot. In no case shall any post be closer than five (5) feet to a sideyard property line. A patio cover may overhang one (1) foot into the required side yard.

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

a. The dwelling shall be a minimum of fifteen (15) feet.
b. A garage or carport shall be a minimum of five (5) feet.
c. A patio cover shall be a minimum of five (5) feet, measured from the patio cover post. A patio cover may over hang one (1) foot into the required rear yard.
d. A second level deck may be constructed. These decks must comply with the side and rear yard setbacks outlined above.

h. Private Yards.

A minimum of eight hundred (800) square feet of private open space shall be required, with a minimum dimension of twenty-five (25) feet.

The minimum dimension of twenty-five (25) feet may be reduced to fifteen (15) feet if the private yard is adjacent to common open space (of at least ten (10) feet in width). Access must be provided from the private yard to the common area. The eight hundred (800) square feet will still be required to be provided, even if the minimum dimension is reduced to fifteen (15) feet.

CARROLWOOD

4. [redacted] 4.5 Dwelling Units per Acre - 6,500 Sq. Ft. Lots

CARROLWOOD

a. **Threshold Denisty.**

The maximum number of dwelling units per gross acre shall not exceed 4.5.

b. **Permitted Uses.**

1. Agricultural uses, new and continued as regulated in Section 33-30(c) of City Code.

2. Single Family dwellings, attached, detached.

3. Accessory building, structures and uses where related and incidental to a permitted use.

4. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.

5. Utility and service facilities as required to implement the plan.

c. **Uses permitted subject to a Conditional Use Permit.**

1. Schools
2. Churches
3. Community facilities, parks and recreational facilities.
4. Public safety facilities (fire and police)
5. Preschool and day care facilities

d. **Lot area requirements.**

1. Building site area: The minimum net site area to each dwelling unit shall be 6,500 square feet.
2. Building site coverage: The maximum building site coverage shall be thirty-five (35) percent of the net area of the site.

e. **Minimum dwelling unit size.**

The minimum dwelling unit size shall be 1200 square feet.

f. **Building height.**

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

Update 1/23/91
Amendment #3

g. **Building Setbacks.**

1. Single Family Detached.

<u>Front yard</u>: The distance from the front property line to the:

a. Dwelling shall be minimum of twenty-five (25) feet.
b. Front-on garages shall be set back a minimum of twenty (20) feet from the ultimate street right-of-way.

<u>Side yard</u>: There shall be a minimum aggregate of fifteen (15) feet of sideyard setbacks. There shall be a minimum of five (5) feet for one sideyard setback, except:

a. A garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on an adjacent lot.
b. Patio covers must comply with the above side yard setbacks of a minimum aggregate of fifteen (15) feet. At a maximum, patio covers shall follow the side yard setbacks (as projected to the rear lot line) of the dwelling unit on the lot. In no case shall any patio cover post be closer than five (5) feet to a side yard property line. A patio cover may overhang one (1) foot into the required side yard.

<u>Rear yard</u>: The distance from the rear property line to the:

a. Dwelling shall not be less than an average of twenty-five (25) feet (for the entire tract), but in no case shall any rear yard be less than twenty (20) feet.
b. Garage or carport detached a minimum of six (6) feet from the dwelling unit, shall be setback a minimum of five (5) feet.
c. The minimum rear yard setback for patio covers shall be ten (10) feet, measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.

2. Single family attached/zero lot line.

<u>Front yard</u>: The distance from the front property line to the:

a. Dwelling shall be a minimum of twenty (20) feet.
b. Garage or carport shall be a minimum of fifteen (15) feet.

Updated 1/23/91
Amendment #3

Side yard: There shall be a minimum of fifteen (15) feet of side yard setback. A zero side yard setback shall be allowed when:

a. There are no doors, windows or other openings along that side of the structure (garage or dwelling unit).
b. A garage or carport is detached a minimum of six (6) feet from the main structure and there are no doors, windows or other openings along that side of the structure.
c. Patio covers must comply with the above side yard setbacks of a minimum aggregate of fifteen (15) feet. At a maximum, patio covers shall follow the sideyard setbacks (as projected to the rear lot line) of the dwelling unit on the lot. In no case shall any patio cover post be closer than five (5) feet to a side yard property line. A patio cover may overhang one (1) foot into the required side yard.

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

a. The dwelling shall be a minimum of fifteen (15) feet.
b. A garage or carport shall be a minimum of five (5) feet.
c. A patio cover shall be a minimum of five (5) feet, measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.
d. A second level deck may be constructed. These decks must comply with the side and rear yard setbacks outlined above.

h. Private yards.

A minimum of eight hundred (800) square feet of private open space shall be required, with a minimum dimension of twenty-five (25) feet.

The minimum dimension of twenty-five (25) feet may be reduced to fifteen (15) feet if the private yard is adjacent to common open space (of at least ten (10) feet in width). Access must be provided from the private yard to the common area. (The eight hundred (800) square feet will still be required to be provided, even if the minimum dimension is reduced to fifteen (15) feet).

WALNUT GROVE

5. WALNUT GROVE – 6 DWELLING UNITS PER ACRE – 5,000 SQ. FT. LOTS

a. **Threshold Density**

The maximum number of dwelling units per gross acre shall not exceed 6.

b. **Permitted Uses**

1. Agricultural uses, new and continued, as regulated in Section 33-30(c) of City Code.

2. Single family dwellings, attached, detached.

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

4. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.

5. Utility and service facilities as required to implement the plan.

c. **Uses Permitted Subject to a Conditional Use Permit**

1. Schools
2. Churches
3. Community facilities, parks and recreational facilities
4. Public safety facilities (fire and police)
5. Preschool and day care facilities

d. **Lot Area Requirements**

1. Building site area: The minimum net site area to each dwelling unit shall be 5,000 square feet.
2. Building site coverage: The maximum building site coverage shall be 40 percent of the net area of the site.

e. **Minimum Dwelling Unit Size**

The minimum dwelling unit size shall be 1,200 square feet.

f. **Building Height**

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

Updated 1/23/91
Amendment #3
Updated 04/20/00
Amendment #8

g. **Building Setbacks**

1. Single Family Detached

Front Yard: The distance from the front property line to the:

a) Dwelling shall be a minimum of 15 feet.
b) Front-on garage shall be setback a minimum of nineteen (19) feet from the ultimate street right-of-way.

Side Yard: There shall be a minimum aggregate of ten (10) feet of side yard setback. There shall be a minimum of five (5) feet for one side yard setback except:

a) A garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on an adjacent lot.
b) Patio covers must comply with the above side yard setbacks of a minimum aggregate of fifteen (15) feet. At a maximum, patio covers shall follow the side yard setbacks (as projected to the rear lot line) of the dwelling unit on the lot. In no case shall any patio cover post be closer than five (5) feet to a side yard property line. A patio cover may overhang one (1) foot into the required side yard.

Rear Yard: This distance from the rear property line to the:

a) Dwelling shall not be less than an average of fifteen (15) feet (for the entire tract), but in no case shall any rear yard be less than fifteen (15) feet.
b) Garage or carport detached a minimum of six (6) feet from the dwelling unit, shall be setback a minimum of five (5) feet.
c) The minimum rear yard setback for patio covers shall be five (5) feet, measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.

2. Single Family Attached/Zero Lot Line

Front Yard: The distance from the front property line to the:

a) Dwelling shall be a minimum of fifteen (15) feet.
b) Garage or carport shall be a minimum of fifteen (15) feet.

5. <u>WALNUT GROVE</u> - 6 Dwelling Units per Acre - 5,000 Sq. Ft. Lots

a. **Threshold Density**

The maximum number of dwelling unit per gross acre shall not exceed six (6).

b. **Permitted Uses.**

1. Agricultural uses, new and continued, as regulated in Section 33-30(c) of City Code.
2. Single Family dwellings, attached, detached.
3. Accessory buildings, structures and uses where related and incidental to permitted use.
4. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.
5. Utility and service facilities as required to implement the plan.

c. **Uses permitted subject to a Conditional Use Permit.**

1. Schools
2. Churches
3. Community facilities, parks and recreational facilities
4. Public safety facilities (fire and police)
5. Preschool and day care facilities

d. **Lot area requirements.**

1. Building site area: The minimum site area to each dwelling shall be 5,000 square feet.
2. Building site area: The maximum building site coverage shall be forty (40) percent of the net area of the site.

e. **Minimum dwelling unit size.**

The minimum dwelling unit size shall be 1,100 square feet.

f. **Building height.**

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

Updated 1/23/91
Amendment #3

g. **Building Setbacks.**

1. Single Family detached.

<u>Front yard</u>: The distance from the front property line to the:

a. Dwelling shall be a minimum of twenty (20) feet.
b. Front-on garages shall be setback a minimum of fifteen (15) feet.

<u>Side yard</u>: There shall be a minimum aggregate setback of fifteen (15) feet. There shall be five (5) feet minimum to the property line, except:

a. A garage or carport detached a minimum of eight (8) feet from the dwelling unit may abut a detached garage or carport on an adjacent lot.
b. Patio covers must comply with the above side yard setbacks of a minimum aggregate of fifteen (15) feet. At a maximum, patio covers shall follow the sideyard setbacks (as projected to the rear lot line) of the dwelling unit on the lot. In no case shall any patio cover post be closer than five (5) feet to a side yard property line. A patio cover may overhang one (1) foot into the required side yard.

<u>Rear yard</u>: The distance from the rear property line to the:

a. Dwelling shall not be less than twenty (20) feet (for the entire tract), but in no case shall any rear yard be less than fifteen (15) feet.
b. Garage or carport detached a minimum of six (6) feet from the dwelling unit, shall be setback a minimum of five (5) feet.
c. The minimum rear yard setback for patio covers shall be five (5) feet measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.

2. Single Family attached/zero lot line.

<u>Front yard</u>: The distance from the property line to the:

a. Dwelling shall be a minimum of fifteen (15) feet.
b. Garage or carport shall be a minimum of fifteen (15) feet.

Side yard: There shall be one side yard setback of zero, the other setback shall be fifteen (15) feet.

A zero side yard setback shall be allowed when:

a. There are no doors, windows or other openings along that side of the structure (garage or dwelling unit).
b. A garage or carport is detached a minimum of six (6) feet from the main structure, and there are no doors, windows or other openings along that side of the structure.
c. Patio covers must comply with the above side yard setbacks of a minimum aggregate of fifteen (15) feet. At a maximum, patio covers shall follow the side yard setbacks (as projected to the rear lot line) of the dwelling unit on the lot. In no case shall any patio cover post be closer than five (5) feet to a side yard property line. A patio cover may overhang one (1) foot into the required side yard.

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

a. The dwelling shall be a minimum of fifteen (15) feet.
b. A garage or carport shall be a minimum of five (5) feet.
c. A patio cover shall be a minimum of five (5) feet, measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.
d. A second level deck may be constructed. These decks must comply with the side and rear yard setbacks outlined above.

h. Private yard.

A minimum of six hundred (600) square feet of private open space shall be required, with a minimum dimension of twenty (20) feet.

The minimum dimension of twenty (20) feet may be reduced to fifteen (15) feet if the private yard is adjacent to common open space (of at least ten (10) feet in width). Access must be provided from the private yard to the common area. (The eight hundred (800) square feet will still be required to be provided, even if the minimum dimension is reduced to fifteen (15) feet).

6. SYCAMORE: SOUTH - 12 Dwelling Units per Acre - 2,500 sq. ft. Lots

a. Threshold Density.

The maximum number of dwelling units per gross acre shall not exceed twelve (12). Detached single family dwellings shall comply with the Walnut Grove Planning Area requirements for maximum number of dwelling units per gross acre.

b. Permitted Uses.

1. Agricultural uses, new and continued, as regulated in Section 33-30(c) of City Code.
2. Single Family dwellings, attached, detached.
3. Multiple Family cluster development.
4. Accessory buildings, structures and uses where related and incidental to a permitted use.
5. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.
6. Utility and service facilities as required to implement the plan.

c Uses permitted subject to a Conditional Use Permit.

1. Schools
2. Churches
3. Community facilities, park and recreational facilities
4. Public safety facilities (fire and police)
5. Preschool and day care facilities

SYCAMORE SOUTH

d. Lot area requirements.

1. Building site area: The minimum site area to each dwelling shall be 2,500 square feet. Detached single family dwellings shall comply with the Walnut Grove Planning Area requirements for minimum building site area.

2. Building site coverage: The maximum building site coverage shall be fifty (50) percent of the net area of the site. Detached single family dwellings shall comply with the Walnut Grove Planning Area requirements for minimum building site area.

e. Minimum dwelling unit size.

The minimum dwelling unit size shall be 1,000 square feet. Detached single family dwellings shall comply with the Walnut Grove Planning Area requirements for minimum building site area.

f. Building height.

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

Updated 4/7/92
Amendment #8

g. Building Setbacks.

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

a. Dwelling shall be a minimum of fifteen (15) feet.
b. ~~Front-on~~ garages shall be setback a minimum of ten (10) feet.
c. Front-on garage or carport shall be a minimum of fifteen (15) feet.

SIDE-ON

Side yard: There shall be eight (8) feet minimum between single story structures, and fifteen (15) feet between structures containing two (2) or more stories. The minimum distance between a one story structure and a two (2) or more story structure shall be ten (10) feet.

a. Patio cover must comply with the above sideyard setback minimums. At a maximum, patio covers shall follow the sideyard setbacks (as projected to the rear lot line) of the building on the lot. In no case shall any patio cover post be closer than five (5) feet to a sideyard property line. A patio cover may overhang one (1) foot into the required side yard.

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

a. Dwelling shall be a minimum of fifteen (15) feet.
b. Garage or carport shall be a minimum of five (5) feet.
c. A patio cover shall be a minimum of five (5) feet, measured from the patio cover post. A patio cover may overhang one (1) foot into the required rear yard.
d. A second level deck may be constructed. These decks must comply with the side and rear yard setbacks outlined above.

h. Private yards.

A minimum of three hundred (300) square feet of private open space shall be required. If the three hundred (300) sq. ft. is utilized in one area, the minimum dimension shall be fifteen (15) feet. If the three hundred (300) sq. ft. is divided into two areas, a minimum dimension of eight (8) feet shall be required.

12/31/91

Updated ~~1/23~~/91
Amendment #3

6 SYCAMORE: SOUTH – 12 DWELLING UNITS PER ACRE – 2,500 SQ. FT. LOTS

a. **Threshold Density**

The maximum number of dwelling units per gross acre shall not exceed 12.

b. **Permitted Uses**

1. Agricultural uses, new and continued, as regulated in Section 33-30(c) of City Code.
2. Single family dwellings, attached, detached.
3. Accessory buildings, structures and uses where related and incidental to a permitted use.
4. Riding, hiking, bicycle trails, recreation open space, greenbelts and recreation areas.
5. Utility and service facilities as required to implement the plan.

c. **Uses Permitted Subject to a Conditional Use Permit**

1. Schools
2. Churches
3. Community facilities, parks and recreational facilities
4. Public safety facilities (fire and police)
5. Preschool and day care facilities

d. **Lot Area Requirements**

1. Building site area: The minimum net site area to each dwelling unit shall be 2,500 square feet.
2. Building site coverage: The maximum building site coverage shall be 50 percent of the net area of the site.

e. **Minimum Dwelling Unit Size**

The minimum dwelling unit size shall be 1,000 square feet.

f. **Building Height**

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

g. **Building Setbacks.**

1. Attached/Cluster Development

Front yard: Notwithstanding the requirements of Chapter V, Section F.1.a.1, the setback from the front property line to the dwelling shall be a minimum of five (5) feet. A front-on garage shall be setback zero feet or a minimum of fifteen (15) feet. A side-on garage shall be setback a minimum of ten (10) feet.

Side yard: There shall be eight (8) feet minimum between single story structures, and fifteen (15) feet minimum between structures containing two (2) or more stories. The minimum distance between a one story structure and a two (2) or more story structure shall be ten (10) feet.

a. Patio covers must comply with the above side yard setback minimums. At a maximum, patio covers shall follow the side yard setbacks (as projected to the rear lot line) of the building on the lot. In no case shall any patio cover post be closer than five (5) feet to a side yard property line. A patio cover may overhang one (1) foot into the required side yard.

Rear yard: The required rear yard shall be a minimum of ten (10) feet. The distance from the rear property line to a patio cover shall be a minimum of five (5) feet, measured from the patio cover post. A patio may overhang one (1) foot into the required rear yard.

A second level deck may be constructed. These decks must comply with the side and rear yard setbacks outlined above.

h. **Private yards.**

A minimum of two hundred (200) square feet of private open space shall be required. If the two hundred (200) square feet is utilized in one area, the minimum dimension shall be ten (10) feet. If the two hundred (200) square feet is divided into two areas, a minimum dimension of six (6) feet shall be required.

THE PLAZA

[redacted]

a. Permitted Uses.

1. Retail and service businesses

2. Administrative and professional offices.

3. Financial facilities.

4. Civic, cultural, commercial recreational and recreational facilities.

5. Parking lots, structures and facilities.

6. Accessory structures and uses necessary and customarily incidental to permitted uses.

7. Signs identifying or giving directions to communities, uses and facilities.

b. Conditional Uses.

THE PLAZA

1. Automobile service stations

2. Automobile repair shops

3. Automobile sales

4. Public safety facilities (police and fire)

c. Building height.

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

d. Building setbacks.

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

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

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

e. **Landscaping.**

1. Streets: A continuous area, a minimum of 8 feet in depth, shall be landscaped and maintained adjacent to street or highway rights-of-way except for any perpendicular access drive or pedestrian walkway. Said landscaping, except trees, shall not exceed three and one-half (3 1/2) feet in height within 20 ft. of an intersection or access drive.

2. Buffer Landscaping: A continuous area, a minimum of ten (10) feet in depth forming a visual screen, shall be maintained adjacent to all interior property lines which abut areas zoned for residential uses. Screening shall be a minimum of six (6) feet in height and shall include: fence or walls, berms or changes in elevation and plant materials.

3. Parking areas: A minimum of ten (10) per cent of the total parking area shall be devoted to landscaping.

f. **Off-street parking.**

The requirements of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.

g. **Signs.**

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

THE CORNER

[redacted]

THE CORNER

a. Permitted Uses.

1. Retail commercial businesses

2. Financial institutions

3. Restaurants

4. Accessory structures and uses necessary and customarily incidental to permitted uses.

b. Conditional Uses.

1. Automobile service stations

2. Public safety facilities (police and fire)

3. Sit-down movie theatre

c. Site requirements.

The minimum site size shall be 20 acres.

d. Maximum building height.

The maximum building height shall be 50 feet.

e. Setbacks.

1. Building setbacks shall be designed to allow for the potential inclusion of transit facilities outlined in the General Plan.

2. Street setbacks shall be a minimum of thirty (30) feet from the ultimate right-of-way line.

f. Streetside setback area.

The entire area between the curb and the setback line shall be landscaped to a depth of thirty (30) feet. Landscaping in these areas shall consist of an effective combination of street trees, trees, ground cover and shrubbery and may include such items as sidewalks, access driveways, allowed signs, flagpoles, fountains, and other similar appurtenances.

g. Signs.

The sign provisions contained in the General Provisions of the Commercial Section of the specific plan shall apply.

THE CENTER

[redacted]

a. Permitted Uses.

1. Civic, cultural, commercial recreational and recreational facilities.

2. Private schools and churches.

3. Community meeting facilities.

4. Medical offices.

5. Arts and crafts centers.

6. Institutional and governmental facilities.

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

b. Conditional Uses.

1. Residential, pre-school and day care facilities.

c. Building height.

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

d. Building setback.

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

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

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

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

THE CENTER

e. **Landscaping.** (Not applicable to residential uses)

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

2. Buffer Landscaping: A continuous area, a minimum of ten (10) feet in depth forming a visual screen, shall be maintained adjacent to all interior property lines which abut areas zoned for residential uses. Screening shall be a minimum of six (6) feet in height and may be provided by means of fences, walls, berms, changes in elevation or plant materials. Where such screening has been provided on the residential side of the property line, this requirement is waived.

3. Parking areas: A minimum of fifteen (15) per cent of the total parking area shall be devoted to landscaping.

f. **Off-street parking.**

The requirements of the City of Fontana Zoning Code as related to similar, individually listed uses shall apply.

g. **Signs.**

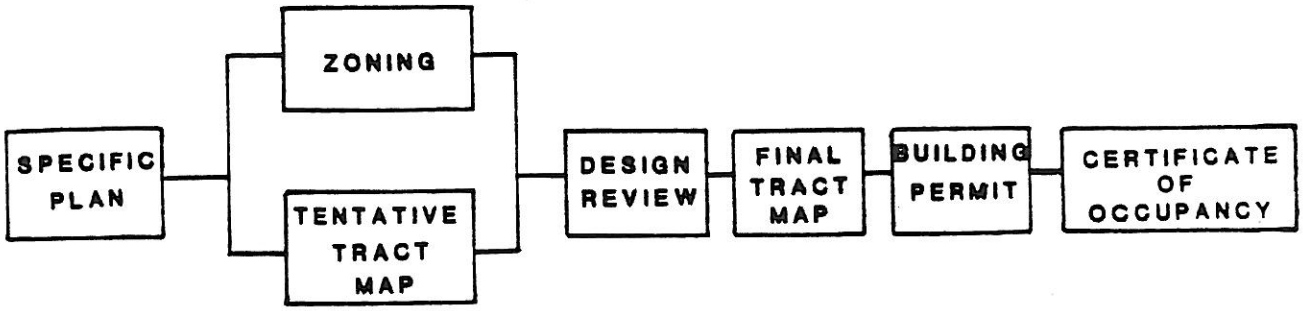
A Master ID sign program shall be required and approved by the Planning Commission prior to the issuance of building permits for any mixed use.

h. **Trash collection areas.**

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

G. DEVELOPMENT REVIEW PROCEDURES

The review of the Planning Areas in the Walnut Village Specific Plan will be implemented throught the Zoning, Subdivision and Design Review process. The interrelation- ship of the components within the City's review is diagrammed as follows:



1. PURPOSE

The purpose of the Development Review Process is to ensure that all development within the Walnut Village area is consistent with the Specific Plan objectives, design guidelines, and development standards and that all public facilities are provided for.

2. APPLICABILITY

All uses and development within the Walnut Village Specific Plan area shall be subject to the Development Review Process.

3. DEVELOPMENT REVIEW PROCESS

The adopted Specific Plan shall become the land use plan (same as zoning) and regulatory controls.

A planning area site plan must be submitted and approved for each plan area.

This approved Planning Area Site Plan shall become the master plan for the development of the entire planning unit.

Upon approval of the Site Plan, the applicant shall obtain written verification of service utility availability for the project's essential service needs. Types and levels of service requirements may vary. This process is intended to verify compliance with service provisions made in the Specific Plan implementation text.

Completion of the above process constitutes full review of a project. Finally, because the specific plan, by design, resolves most all development issues, each project may be reviewed to verify consistency with the approved specific plan and project design only. This will result in significant time savings.

4. REQUIREMENTS FOR DEVELOPMENT REVIEW PROCESS

Development project consistency with the Specific Plan shall be determined through the Design Review Commission process as outlined in Article XXIX of the City Zoning Ordinance.

Development proposals submitted for Design Review Commission and Planning Commission review shall consist of plans, drawings, illustrations, designs, reports, and other detailed information as required to determine compliance with the provisions of the Walnut village Specific Plan, the General Plan and the Zoning Ordinance. The following list of plans and information is required:

a. Tentative Maps:

All applicable tentative tract maps or tentative parcel maps within the proposed development project area.

b. Site Description:

A legal and physical description of the site, including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities.

c. Site Improvements:

Location, grades, widths and types of improvements proposed for all streets.

d. Public Improvements:

An overall plan describing proposed provisions for storm drainage, sewage disposal, water supply, park facilities, and such other improvements as may be required by the Director of Public Works.

e. Land Use/Site Plan:

The applicant shall submit a site plan indicating the following information:

- building location
- setbacks
- parking areas
- points of ingress and egress
- pedestrian walks
- fences and walls
- areas of street improvements
- a statistical summary of building area, parking spaces provided, and of percentage lot usage.

f. **Landscape Plan:**

The applicant shall submit a complete set of landscape drawings according to the current Landscape Requirements, including:

- o Planting plan drawn to scale showing:
  - (1) location of plant materials, types, and sizes.
  - (2) location of existing trees indicating whether they are to be removed or retained.
  - (3) landscape grading and drainage.
- o Irrigation plan drawn to scale showing equipment type, location and pipe sizing.
- o A plant materials palette indicating all plant materials being used and compatibility with streetscape and entry statement plant materials.

g. **Grading Plan:**

The applicant shall submit a grading plan for remedial and developmental grading including cross-sections describing existing topography and proposed finished grades, and proposed drainage.

h. **Architecture Elevations and Drawings:**

The appliant shall submit a complete set ob uilding and structure elevations including:

- o Elevations of all building sides and other structures on site such as fences, walls, signs, etc. Elevations shall show:
  - (1) heights
  - (2) materials
  - (3) color palette
  - (4) finishes
  - (5) sign locations, sizes
- o Floor plans indicating floor areas and usage
- o Decks and patios
- o Roof plan
- o Amenities Plan reflecting all amenities as provided for within the Specific Plan.

H. ADMINISTRATION

The chapter of Administration covers the review of the individual planning unit, as well as the requirements for making changes or additions to the Specific Plan itself. The processes for review of planning units and changes to the Specific Plan are complete in the various sections of this chapter. The following is a Table of Contents that outlines the chapter:

1. Planning Unit Review
2. Conformity
3. Capital Improvements Funding
4. Zoning/Land Use Districts
5. Land Use District
6. Special Districts
7. Approval Time Limits
8. Determination of Uses
9. Conditional Uses
10. Variances and Adjustments
11. Hearings and Appeals
12. Certificates of Occupancy
13. Development Agreement
14. Enforcement
15. Amendment/Modifications
    a. amendment procedures
    b. notices
    c. findings and conditions, use of
    d. effective date

1. PLANNING UNIT REVIEW

a. **Prefiling Conference** encouraged prior to the filing of a preliminary site plan. It is the intended purpose of these meetings to provide the applicant with early assistance in the development and design of planning unit areas.

b. A **preliminary site plan** must be submitted and approved for each plan unit area. This becomes the master plan for development for that planning unit.

c. A **final site plan** must be submitted and approved. This plan is the finalled site plan resulting from the preliminary site plan. A final site plan may be filed concurrently with or following the preliminary site plan.

d. **Critical Service/Utility Check-offs.** Upon approval of the Final Site Plan, the applicant shall obtain written verification of service utility availability for the project's essential service needs. The types and levels of service requirements may vary. This process is intended to verify compliance with service provisions made in the specific plan implementation text.

e. **Development Permit.** Permits may be issued as a staff function subject to the following reviews and approvals by the Design Review Commission and the Planning Commission:

Design Review Commission	Planning Commission
All single family residential	Conditional Use Permits
All multiple family residential	- condominiums
All commercial development	- PUD's
All public facilities and park plans	Tentative Tracts
	Growth Management

2. CONFORMITY AND NONCONFORMING USES

Any legal use of a parcel of land at the time this Specific Plan takes effect, may continue unless otherwise specified in the Plan.

If any non-conforming use is discontinued for a period of six months, any future use must be in conformance with the adopted Specific Plan.

A non-conforming use of a building or parcel of land shall not be changed to another non-conforming use.

Where not otherwise covered, the existing Conditional Use Permit Section (Article XXV, Sec. 33-144, 145) shall apply.

3. CAPITAL IMPROVEMENT FUNDING

Property owners within the site are encouraged to implement the capital improvement programs under a developer sponsored assessment district. This is particuarly important when implementing the Walnut Parkway/Traffic Circle, the Mango Linear Parkway and the Palmetto Buffer Area. Development may occur without this coordinated effort in accordance with the following responsibility chart:

ITEMS	RESPONSIBILITY
a. Streets	Design and construction by developer.
b. Half Streets	Design and construction develop plus all driving lanes (with reimbursement provisions by developer.

c. Street Lighting	By developer. All maintenance by maintenance district.
d. Center Island	Design and construction of total island by developer (with reimbursement provisions). All maintenance by maintenance district.
e. Local Bus Stops and Similar Facilities	Design and construction by developer. All structures maintenance by maintenance district.
f. Palmetto Buffer	Design and constuction by developer. All maintenance by maintenance district.
g. Transportation Terminal	By transportation agency.
h. Water Retention	For properties fronting Mango Linear Park Facilities design and construction by developer. For other properties a fee shall be established providing for equivalent facilities. (Where a property owner owns both property on the Mango Linear Park and away from it he may devlop all of his retention facilities on his frontage parcel in lieu of fees.) All maintenance by maintenance district.
i. Directional Signs	By developer. All maintenance by maintenance district.

j.	Village/Entry Signs	By developer. All maintenance by maintenance district.
k.	Sewer System	Design cost and construction by developer (with reimbursement provisions).
l.	Water System	Construction by developer.
m.	Development Plan Design	All general designs required by this Plan and applicable to more than one parcel shall be the responsibility of the first development and shall be reimbursed through a fee program by the City.
n.	Noise Study	by developer of impacted area with reimbursement fee.

4. <u>ZONING/LAND USE DISTRICTS</u>

Land use designations shall be applied to planning units upon adoption of the Specific Plan. District regulation as contained in Chapter V shall maintain the regulatory powers of zoning.

5. <u>LAND USE DISTRICT BOUNDARIES</u>

a. Where uncertainity exists as to the Land Use District Boundaries on an official district map, the following rules shall apply:

   1. Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines and in the event of change in the center line shall be construed as moving with the center line.

2. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.

3. Where a street or alley is vacated or abandoned, the regulations applicable to the property to which it is reverted shall apply to such vacated or abandoned street or alley.

4. In case any further uncertainty exists, the Planning Commission shall determine the location of such boundaries.

6. SPECIAL SERVICE DISTRICTS

This plan proposes a special service maintenance district as a financing tool to reduce the burden of extending City services to this area. The district maintenance functions may include maintenance for the following:

1. Non-access parkway and landscaped areas.
2. Mango Linear Park.
3. Greenbelts/public buffer areas.
4. Village decorative street lighting.
5. Flood control and retention.
6. Center island landscaping.
7. Local bus stops.
8. Village entry and directional signs.

7. APPROVAL TIME LIMITATIONS PLANNING AREA SITE PLANS

Nothwithstanding conditions of approval to the contrary, approvals granted for Planning Area Site Plans shall be valid for a period of two years from the date of Planning Commission approval. If construction of the project does not commence within this period and proceed with satisfactory progress thereafter, the approval shall terminate and resubmittal, review and approval shall be required. The Commission may grant one extension not to exceed one year.

8. DETERMINATION OF USES

Application for determination of similar uses shall be made in writing to the Director of Planning and Community Development and shall include a detailed description of the proposed use and such other information as may be required by the Director to facilitate the determination.

9. CONDITIONAL USES

a. **Purpose.**

In order to give the use regulations the flexibility necessary to achieve the objectives of this ordinance, in certain districts, Conditional Uses are permitted, subject to the granting of a Conditional Use Permit. Because of their unusual characteristics, Conditional Uses require special consideration so that they may be located properly with respect to the objectives of the zoning regulations and with respect to their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to grant and to deny applications for Conditional Use Permits for such Conditional Uses in such districts as are prescribed in the district regulations and to impose reasonable conditions upon the granting of Conditional Use Permits, subject to the right of appeal to the City Council.

b. **Application.**

Applications for a Conditional Use Permit shall be filed with the Director of Planning on a form prescribed by the Director and shall include the following data and maps:

(1) Name and address of the applicant.

(2) Statement that the applicant is the owner or the authorized agent of the owner of the property on which the use is proposed to be located. This provision shall not apply to a proposed public utility right-of-way.

(3) Address and legal description of the property.

(4) Statement indicating the precise manner of compliance with each of the applicable provisions of this ordinance, together with any other data pertinent to the findings prerequisite to the granting of a Conditional Use Permit prescribed in this section.

(5) A list of all owners of property located within three hundred feet (300') of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.

(6) Plot plans and elevations, fully dimensioned, indicating the type and location of all buildings and structures, parking and landscape areas and signs. Elevation plans shall be of sufficient detail to indicate the type and color of materials to be employed and methods of illumination for signs. Screening, landscape and irrigation plans shall be included in the plans.

(7) The Director of Planning and Community Development may require additional information or plans, if they are necessary, to enable a determination as to whether a conditional use permit should be granted or denied. The Director may authorize omission of any or all of the plans and drawings required by this ection if they are not necessary.

c. Fees.

The application shall be accompanied by a fee established by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

d. Hearing responsibility.

(1) All Conditional Use Permit applications required by the following regulations shall be heard, and a determination shall be made by the Planning Commisison:

a. Wherever required for cemeteries, including mortuaries as an accessory use, mausoleums, and crematoriums;

c. Wherever required for mobile home parks

d. Where specifically required by this ordinance or otherwise.

e. Public hearing.

The Planning Commission shall hold at least one public hearing on each application for a Conditional Use Permit. The hearing shall be set and given as prescribed in this section. At the public hearing, the Planning Commission shall review the application and drawings submitted therewith and shall receive pertinent evidence concerning the proposed use and proposed conditions under which it would be operated or maintained, particularly with respect to the findings prescribed in this section.

f. **Action of the Planning Commission.**

The Commission may grant a Conditional Use Permit as the permit was applied for or in modified form, or the application may be denied. A Conditonal Use Permit may be granted for a limited time period, or may be granted subject to such conditions as the Commission may prescribe. Conditions may include, but shall not be limited to, payment of drainage fees, requiring special yards, open spaces, buffers, fences and walls; requiring installation and maintenance of landscaping; requiring street dedications and improvements; regulation of points of vehicular ingress and egress; regulation of traffic circulation; regulation of signs; regulation of hours of operation and methods of operation; control of potential nuisances; prescribing standards for maintenance of buildings and grounds; prescription of development schedules and development standards; and such other conditions as the Commission may deem necessary to insure compatibility of the use with surrounding development standards; and such other conditions as the Commission may deem necessary to insure compatibility of the use with surrounding developments and uses and to preserve the public health, safety and welfare.

g. **Findings.**

The Planning Commission shall make the following findings before granting a Conditional Use Permit:

1. That the proposed location of the Conditional Use is in accord with the objectives of the Specific Plan and the purpose of the Planning Area in which the site is located.

2. That the proposed location of the Conditional Use and the conditions under which it would be operated or maintained, will not be detrimental to the public health, safety or welfare, or be materially injurious to properties or improvements in the vicinity.

3. That the proposed conditional use will comply with all of the applicable provisions of this specific plan.

h. Effective date of the use permit

The decision of the Planning Commission shall be final within ten (10) days from the date of the decision unless an appeal has been filed with the City Council.

i. Appeal to City Council

A decision of the Planning Commission may be appealed to the City Council as outlined in Section II of this chapter.

j. Lapse of Conditional Use Permit

A Conditional Use Permit shall lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year, a building permit is issued and constuction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application.

k. Pre-existing Conditional Uses

1. A conditional use legally established prior to the effective date of this ordinance or prior to the effective date of subsequent amendments to the regulations or zone boundaries, shall be permitted to continue, provided that it is operated and maintained in accord with the conditions prescribed at the time of its establishment, if any.

2. Any alteration or expansion of a preexisting conditional use shall be permitted only upon the granting of a use permit as prescribed in this section.

l. **Modification of Conditional Use.**

Sections V H.9(a) through V H.9(i) shall apply to an application for modification, expansion or other change in a conditional use, provided that minor revisions or modifications may be approved by the Director of Planning and Community Development, if he determines that the changes would not affect the findings prescribed in Section V H.9(g) and the application for revision or modification:

(1) Is filed within one year from the date the original Conditional Use Permit becomes final;

(2) Does not change the use designated in the original Conditional Use Permit;

(3) Does not increase, reduce or alter the size or shape of the premises to which the original Conditional Use Permit pertained; and

(4) Does not extend the time in which the actual establishment of the Conditional Use Permit or the commencement of construction under the conditional use permit shall take place.

m. **Suspension and Revocation.**

Upon violation of any applicable provision of this ordinance, or, if granted subject to conditions, upon failure to comply with conditions, a Conditional Use Permit shall be suspended automatically. The Planning Commission shall hold a public hearing within forty (40) days, in accordance with the procedure prescribed in Section V H.10 and if not satisfied that the regulation, general provision, or condition is being complied with, may revoke the Conditional Use Permit or take such action as may be necessary to ensure compliance with the regulation, general provision or condition. Within fifteen (15) days

following the date of a decision of the Commission revoking a use permit, the secretary shall transmit to the City Council written notice of the decision. The decision shall become final ten (10) days following the date on which the use permit was revoked unless an appeal has been filed.

n. New applications.

Following the denial of a Conditional Use Permit application or the revocation of a Conditional Use Permit, no application for a Conditional Use Permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within one year from the date of denial or revocation of the Conditional Use Permit.

o. Use permit to run with the land.

A Conditional Use Permit granted pursuant to the provisions of this section shall run with the land and shall continue to be valid upon a change of ownership of the site or structure which was the subject of the Conditional Use Permit application.

10. VARIANCES AND ADJUSTMENTS

a. Purposes and authorization.

1. Variances and adjustments from the terms of this ordinance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of this ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Any variance or adjustment granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and district in which such property is situated.

2. The power to grant variances and adjustments does not extend to use regulations.

b. Application, data, and maps to be furnished.

Application for a variance or adjustment shall be filed with the Director of Planning and Community Development on a form prescribed by the Director and shall include the following data and maps:

1. Name and address of the applicant.

2. Statement that the applicant is the owner or the authorized agent of the owner of the property on which the variance is being requested.

3. Address and legal description of the property.

4. Statement of the precise nature of the variance or adjustment requested and the practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning regulations that would result from a strict or literal interpretation and enforcement of the specified regulation, together with any other data pertinent to the findings prerequisite to the granting of a variance or adjustment, prescribed in Section V H.10(g).

5. An accurate scale drawing of the site and any adjacent property affected, showing when pertinent, the contours and all existing and proposed locations of streets, property lines, uses, structures, driveways, pedestrian walks, off-street parking facilities and landscaped areas.

6. A list of all owners of property located within three hundred feet (300') of the exterior boundaries of the subject property; the list shall be keyed to a map showing the location of these properties.

7. The Director of Planning and Community Development may require additional information or plans, if they are necessary, to enable a determination as to whether the circumstances prescribed for the granting of a variance or adjustment exists. The Director may authorize omission of any or all of the plans and drawings required by this section if they are not necessary.

c. **Fees.**

The application shall be accompanied by a fee establisted by resolution of the City Council to cover the cost of handling the application as prescribed in this section.

d. **Hearing Responsibility.**

1. Applications for modifications and adjustments solely to the following regulations shall be heard and determined by the Director of Planning and Community Development:

   a. Building site area;
   b. Building site width;
   c. Building height;
   d. Building site coverage;
   e. Building setbacks;
   f. Site development standards;
   g. Garage location and access;
   h. Location of detached accessory uses and structures;
   i. Off-street parking regulations.

2. Any modification or adjustment to the terms or requirements of this ordinance, if granted, shall allow the following:

   a. A decrease of not more than ten percent (10%) of the required building site area or width.

   b. A decrease of not more than twenty percent (20%) of the required width of a side yard.

   c. A decrease of not more than thirty-five percent (35%) of the required rear yard.

   d. A decrease of not more than twenty-five percent (25%) of the distance required between the front property line and the building line.

e. An increase in the permitted height of a fence or wall used as a fence, the total height not to exceed six feet.

f. An increase of not more than ten percent (10%) of the permitted projection of steps, stairways, landings, eaves, overhangs, masonry chimneys, and fireplaces into; any required front, rear or side yard between buildings.

3. All other variance, adjustment, and modification applications shall be heard and a determination shall be made by the Planning Commission.

e. Public hearing.

The Planning Commission shall hold a public hearing on an application for a variance. The hearing shall be set and notice given as prescribed in Section V H.11. At a public hearing, the Commission shall review the application, statements, and drawings submitted therewith and shall receive pertinent evidence concerning the variance, particularly with respect to the findings prescribed in Section V H.10(g). No public hearing is required for the consideration of an adjustment application.

f. Action of the Director of Planning and Community Development.

The Director may grant an adjustment as the adjustment was applied for or in modified form, or the application may be denied. An adjustment may be granted for a limited time period, or may be granted subject to conditions as the Commission may prescribe.

g. Action of the Planning Commission.

The Commission may grant a variance as the variance was applied for or in modified form, or the application may be denied. A variance may be granted for a limited time period, or may be granted subject to conditions as the Commission may prescribe.

h. Findings.

An adjustment/modification or variance to this Specific Plan may be granted with respect to fences, walls, hedges, screening, or landscaping; site area, width, or depth; front, rear, or side yards; coverage, height of structures; distances between structures, usable open space, frontage on a public street, or development standards as the variance or adjustment was applied for or in modified form, if, on the basis of the application and the evidence submitted, the Commission makes findings of fact that establish that the circumstances prescribed in paragraph 1, 2, or 3 and in paragraph 4 below do apply:

1. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this ordinance.

2. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties in the same zone.

3. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties in the same zone.

4. That the granting of the variance or adjustment will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

i. Appeal to City Council.

A decision of the Planning Commission on a variance or adjustment may be appealed to the City Council as prescribed in Section II of this chapter.

j. Effective date of variance or adjustment.

A decision of the Planning Commission on a variance or adjustment shall be effective ten (10) days after the date of the decision unless an appeal has been filed. A variance or adjustment shall become effective immediately after it is granted by the City Council.

k. Lapse of variance or adjustment.

A variance or adjustment shall lapse and shall become void one year following the date on which the variance or adjustment became effective unless prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the variance or adjustment application.

l. Revocation.

A variance or adjustment granted by the Planning Commission subject to conditions shall be revoked by the Commission if the applicant has not complied with the conditions. The decision of the Commission revoking a variance or adjustment shall become effective ten (10) days following the date on which it is revoked unless an appeal has been filed. A variance or adjustment granted by the City Council shall be revoked only by the City Council.

m. **New application.**

Following the denial or revocation of a variance or adjustment application, no application for the same or substantially the same variance or adjustment on the same or substantially the same site shall be filed within one year of the date of denial or revocation of the variance or adjustment.

n. **Variance or adjustment related to plans submitted.**

Unless otherwise specified at the time a variance or adjustment is granted, it shall apply only to the plans and drawings submitted as part of the application.

11. HEARING; NOTICE AND APPEALS

a. Notice.

The Director of Planning and Community Development shall set the time and place of the public hearings required by this ordinance to be held by the Planning Commission provided that the Commission may change the time or place of a hearing. The Planning Commission shall hold a public hearing within fifty (50) days after the application for a Conditional Use Permit or Variance has been filed.

The City Clerk shall set the time and place of public hearings required by this ordinance to be held by the City Council, provided that the Council may change the time and place of a hearing. The City Council shall hold a public hearing on an appeal from a decision of the Commission not more than 50 days after notice of such decision or appeal has been filed with the City Clerk unless the applicant or appellant shall consent to an extension of time. Notice of a public hearing shall be given not less than ten (10) days nor more than thirty (30) days prior to the date of the hearing by mailing notices to all persons whose names appear on the latest adopted tax roll of San Bernardino County as owning property within three hundred feet (300') of the exterior boundaries of the property that is the subject of the hearing and by displaying notices upon the premises to which the application pertains. Hearings commenced within the time prescribed above may be continued from time to time even though the continued hearing may be beyond the time limits described above.

b. **Appeals.**

1. Appeal of decision of Planning Commission. Where this ordinance provides for appeal to the City Council of a decision of the Planning Commission or Director of Planning and Community Development, the appeal shall be made within ten (10) days of the date of the decision by filing a letter of appeal with the Director. The appeal shall state in writing the reasons for the appeal. Within thirty (30) days of receipt of the appeal, the Director shall transmit to the City Clerk the letter of appeal and copies of the application and all other papers and documents constituting the record upon which the Planning Commission or Director made its decision.

2. Fee. An appeal shall be accompanied by a fee established by resolution of the City Council to cover the cost of processing the appeal. An appeal by an individual member of the City Council shall not be subject to the payment of a fee.

3. City Council action on appeal. The City Council shall hold at least one public hearing on a decision of the Planning Commission or Director of Planning and Community Development which has been appealed, other than an adjustment decision for which the City Council may consider without holding a public hearing. A public hearing shall be held within fifty (50) days of the appeal and the time and place of the hearing shall be set by notice given as prescribed in this seciton.

   The Council may affirm, reverse or modify a decision of the Planning Commission or Director of Planning and Community Development. The decision of the City Council shall be final.

4. Standing to appeal. Any person who owns property within three hundred feet (300') of the exterior boundaries of the subject property, the applicant, or a member of the City Council may appeal the determination of a Conditional Use Permit application.

12. CERTIFICATES OF OCCUPANCY

a. No vacant land in any district established under the provisions of this ordinance shall hereafter be occupied or used, except for agricultural uses other than livestock farming, poultry or small animal raising or dairying, and no building hereafter erected, structurally altered or moved in any district shall be occupied or used until a certificate of occupancy shall have been issued.

b. Application for a certificate of occupancy for a new building or for an existing building which has been altered or moved shall be made at the same time as the application for a building permit. The certificate of occupancy shall be issued after a written request therefore shall have been made to the Director of Planning and Community Development after the erection, alteration or moving of the building or part thereof, and shall have been completed in conformity with the provisions of this ordinance.

c. Application for a certificate of occupancy for the use of vacant land or for a change in the character of the use of land, as herein provided, shall be made before any land shall be so occupied or used, except for agricultural purposes other than livestock farming, poultry or small

animal raising, or dairying. The certificate of occupancy shall be issued after the application therefore has been made, provided such use is in conformity with the provisions of this ordinance.

d. Every certificate of occupancy shall state that the building complies with all the provisions of law and of this ordinance. A record of all certificates of occupancy shall be kept on file in the office of the Director of Planning and Community Development and copies shall be furnished on request to any person having a propriety or leasehold interest in the building or land affected.

13. DEVELOPMENT AGREEMENT

The State of California has authorized execution of a "Development Agreement" between a city and a potential developer. In general, this agreement assures the developer that the plan, as adopted, will be followed in the future. State law provides that no later action on the part of the city can change this recorded agreement, which is adopted as an ordinance. Development Agreements as defined by State law may be utilized as an implementation element of this implementation plan.

14. ENFORCEMENT, LEGAL PROCEDURE, PENALTIES

a. It shall be the duty of the Zoning Enforcement Officer to enforce the provisions of this ordinance pertaining to the use of land, the erection, construction, reconstruction, moving, conversion, alteration, or addition to any building or structure.

b. It shall be the duty of the Health Department of San Bernardino County to enforce the provisions of this ordinance pertaining to the maintenance and use of property, structures and buildings so far as matters of health are concerned.

c. It shall be the duty of the City of Fontana and of all officers of the City otherwise charged with the enforcement of the law to enforce this ordinance and all the provisions of the same.

d. Any person, firm, or corporation, whether as principal, agent, employee or otherwise, violating any provisions of this ordinance or any conditional use permit, variance or adjustment granted hereunder, shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars ($500), or by imprisonment in the county jail of San Bernardino County for a term not exceeding six (6) months or by both such fine and imprisonment. Such person, firm or corporation shall be deemed guilty of a separate offense for each and every day during any portion of which any violation of this ordinance is committed, continued or permitted by such person, firm or coporation, and shall be punishable as herein provided.

e. Any building or structure set up, erected, built, moved or maintained and/or any use of property contrary to the provisions of this ordinance and/or any conditions attached to the granting of any conditional use permit, adjustment or variance pursuant hereto shall be and the same is hereby declared to be unlawful and a public nuisance and the duly constituted authorities of the City of Fontana shall, upon order of the City Council, immediately commence action or actions, proceeding or proceedings for the abatement, removal and enjoinment thereof, in the manner provided by law, and shall take such other steps and shall apply to such court or courts, as may have jurisdiction to grant such relief as will abate and remove such building, structure or use of any property contrary to the provisions of this ordinance.

f. Failure to abide by and faithfully comply with any and all conditions that may be attached to the granting of any conditional use permit, adjustment or variance pursuant to the provisions of this ordinance shall constitute grounds for the revocation of the conditional use permit, adjustment or variance by the City Council. All remedies provided for herein shall be cumulative and not exclusive.

15. AMENDMENTS

a. Amendment Procedures

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

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

3. In the case of action by the Planning Commission on a landowner's request recommending against the adoption of a reclassification of property or change of the land use district or regulations pertaining to a request the City Council shall take no further action thereon unless the owner of the land or his duly authorized agent or any member of the City Council shall request a hearing by filing a written request with the Director of Planning within ten (10)

days after the recommendations of the Planning Commission have been transmitted to the City Council. Failure to file such a written request within ten (10) calendar days shall result in termination of the case.

4. The City Council, after receipt of the report recommending approval of the application or the written request for hearing shall hold at least one public hearing and shall thereafter proceed to act on the report and recommendation as provided by the California Planning and Zoning Law (California Government Code, Section 65854 et seq.).

5. When it is found necessary for the preservation of the health, safety and general welfare of the public, the orderly development of the City of Fontana, and the implementation of the general plan, the City Council or Planning Commission may require as a condition precedent to a change of zone, the dedication of property or the installation of facilities either on-site or off-site as may be deemed necessary to protect the public investment and to make the affected properties suitable for the uses permitted by the amendment, supplement or change in regulations or district. The facilities or matters so required shall be completed or reasonable guarantees acceptable to the City shall be provided for their completion prior to the adoption of any such amendment, supplement or change in regulations or district.

6. Changes made per this section shall not abrogate established General Plan or Specific Plan density thresholds or regulations deemed necessary to the effectuation of the goals and policies of the General Plan or the Specific Plan.

7. The following changes to the Specific Plan may be approved by the Director of Planning and Community Development without amending the Plan:

   a. The transfer of dwelling units from one area of the Plan to another area if the following findings are made:

      1. The transfer meets the design and land use concepts of the Specific Plan.

      2. The transfer shall not raise any single family density area by more than 10 percent above the stated density.

      3. Such transfers are recorded against subject properties as approved by the Director.

   b. 1. The addition of new information to the Specific Plan maps or text that does not change the effect of any concepts or regulations.

      2. Changes to the community infrastructures such as drainage systems, water, and sewer systems, which do not have the effect of increasing or decreasing capacity in the Specific Plan area not change the concepts in the Specific Plan area nor change the concepts of the Plan.

   c. The required front yard landscaping may be waived until six months after a building final is received, if the landscaping requirements present a hardship for the development of one parcel by the owner (an owner/occupied dwelling).

b. **Notice and Hearings.**

The Planning Commission and City Council shall hold a public hearing on the proposed adoption or amendment of the Specific Plan. Notice of the hearing shall be published in a newspaper having general circulation within the affected area, not less than 10 days prior to said hearing. All affected property owners and those within 300' of the proposed Specific Plan amendment shall be noticed by mail, prior to the hearing date. Any hearing may be continued, as deemed appropriate and necessary by the Planning Commission and City Council.

c. **Findings and Conditions; use of.**

In order for a Specific Plan amendment to be approved or conditionally approved, the Planning Commission and the City Council shall make all appropriate findings concurrent with any amendment/approval. Such findings shall include, but not be limited to:

1. Substantial compliance with the following objectives:
    a. Ensure development consistent with the General Plan and integral elements.
    b. Maintain maximum development flexibility while insuring quality.
    c. Ensure development that does not exceed the City's ability to provide essential urban services.
    d. Maintain well-articulated land use and circulation relationships through sound planning application.
    e. Facilitate the provision and appropriate location of community facilities, services and utilities.
    f. Ensure aesthetic and quality control through adequate consideration of design in the development review process.
    g. Ensure suitable consideration and protection of the community's natural environment during the development review process.
    h. Provide assurance to developers that innovative and unique land development techniques will be given reasonable consideration for approval.
    i. Ensure that plans developed under this section will be implemented in a timely manner.

j. Ensure that the urban form and character envisioned at the time of approval is attained upon development.

2. Consistency with Fontana's General Plan goals, objectives and policies.

3. Findings required per CEQA or CEG.

The Planning Commission and City Council may establish conditions to assure that the proposed Specific Plan is consistent with the provisions of State Law and the intent and purpose of the General Plan.

d. Effective Date.

Specific Plan amendments per this Section adopted by ordinance shall take effect thirty (30) days after final adoption by the City Council.

Specific Plan amendments adopted by Resolution shall take effect immediately upon City Council approval.

VI. Master Environmental Impact Report

CHAPTER VI

MASTER ENVIRONMENTAL IMPACT REPORT

A. INTRODUCTION AND SUMMARY

This section fulfills the California Environmental Quality Act requirements for environmental review of the Walnut Village Plan, its development policies and guidelines, its implementation programs, the required codes, and future developments processed in conformance with this Specific Plan.

The following is a summary description of impacts and mitigation measures by environmental topic:

1. TOPOGRAPHY

The area is relatively flat. No major impacts are projected. Each phase of development is expected to be balanced with respect to cut and fill operations. Detailed grading plans are required for each tentative tract map submitted.

2. GEOLOGY

It is expected that strong seismic ground shaking, equivalent to intensity levels of around VIII on the Modified Mercalli Scale, will be experienced at least once during the economic life of most structures in the study area.
Development grading will not necessitate cut or fill slopes exceeding a few feet in height. Conformance with the latest (1979) Uniform Building Code, the Fontana Building Code, and state-of-the-art recommendations of the Structural Engineers Association of California for seismic considerations in the design of structures is expected to satisfactorily mitigate the more serious consequences of future earthquake shaking.

3. LAND RESOURCES

Soil investigations to analyze the subsurface conditions, evaluate the susceptibility of the soils to liquefaction or seismically induced settlement, and recommending special construction techniques are required prior to final tract map approval. In terms of mineral resources, sand and gravel resources within the study area are not unique for the general region and their loss resulting from land development will not be a significant impact.

4. LAND USE/RELEVANT PLANNING

A potential conflict exists between the planning area and the proposed Foothill Freeway between the Rialto Industrial Area (including the Rialto Municipal Airport). The Plan provides for adequate land use protections in the area of traffic and visual separation between the conflict in uses.

5. NOISE

The CNEL range as projected is acceptable for all types of uses proposed in the Specific Plan. Future construction of the Foothill Freeway which is proposed to be located north of the site if not designed properly will increase the CNEL values for the study area. Where the anticipated noise level is anticipated to exceed that normally acceptable under State Guidelines for the adjacent land use, a detailed acoustical analysis is required prior to finalization of the tract map in question.

6. CULTURAL/SCIENTIFIC RESOURCES

With the implementation of measures in the Specific Plan no impacts are projected.

7. BIOLOGICAL RESOURCES

The eucalyptus groves in the Specific Plan are proposed to be preserved and managed through thinning and cluster type developments. Therefore, no major impacts are foreseen.

8. HYDROLOGY/FLOOD CONTROL

Due to specifications in the Specific Plan relative to on-site retention and percolation basins, no adverse impacts are foreseen.

9. CLIMATE AND AIR QUALITY

The population levels associated with the Walnut Village community are not in themselves inconsistent with the SCAG-82 growth forecasts for the West San Bernardino Valley. However, the rate of development anticipated for the combination of Walnut Village and other new urban development planned or approved in the surrounding communities may cause the SCAG growth forecasts to be exceeded. If this growth continues, the AQMP will have to be modified to include new control strategies in order to achieve the air quality goals for the region.

10. TRAFFIC AND CIRCULATION

The potential development from this Specific Plan study will add to the regional demand for east, west north and south access. Development of this area will contribute to the need for the completion of the Foothill Freeway extension or to an alternative means of handling the east/west traffic.

11. SCENIC RESOURCES

The primary impact results from a reduction in open space as development occurs and the Plan is implemented. The Plan provides protections to preserve the scenic value of Sierra Avenue and the eucalyptus groves. The conceptual landscape and open space plan, as detailed, provides for substantial open space areas. The land will be improved with shrubbery, greenbelt areas, and tree plantings.

12. POPULATION/SOCIO-ECONOMIC CHARACTERISTICS

At full build-out of the Walnut Village community it is projected that this development will add around 4,862 full-time residents to the City of Fontana. Implementation of the City-wide policies outlined in the General Plan elements will mitigate the impacts of growth in the study area.

13. COMMUNITY SERVICES

The Walnut Village community will not significantly alter the ability of the San Timeteo and Milliken landfill facilities to accommodate future growth. As per the General Plan, the City of Fontana should continue to strive to assist the district in developing the fiscal resources required to provide high levels of fire protection. It is projected that taxes generated by the development will offset the additional expenses necessary to maintain the present manpower ratio of the Fontana Police Department. The City should encourage the building of a branch library of the San Bernardino County Library System as a top priority. The Walnut Village Specific Plan is in conformance to the City's General Plan relative to parks. The Plan itself includes the Mango Linear Park as well as programs to preserve open space in areas to be developed. The City should continue to implement the General Plan to mitigate eventual potential impacts.

B. ENVIRONMENTAL SETTING/POTENTIAL IMPACTS AND MITIGATION MEASURES

1. TOPOGRAPHY

a. Existing Conditions

The study area has a graded fall from north to south. The slope averages approximately 2.5 percent. Elevative range from approximately 1,520 feet at Highland Avenue to 1,400 feet at Baseline Avenue (see figure 27).

b. Potential Impacts

Since the study area does not include any major area of significant land form relief, no major impacts are projected. The area to the south of the study area is noted

for flooding during normal storms. The two primary areas as identified through interviews are Foothill Boulevard and areas north of the railroad right-of-way. Increased runoff due to new development would increase drainage to those areas.

In terms of grading, each phase of the project is expected to be balanced with respect to cut and fill operations.

c. Mitigation Measures

Detailed grading plans will be required for each tentative tract map submitted and will be reviewed by the City. All grading plans shall comply with local codes and ordinances.

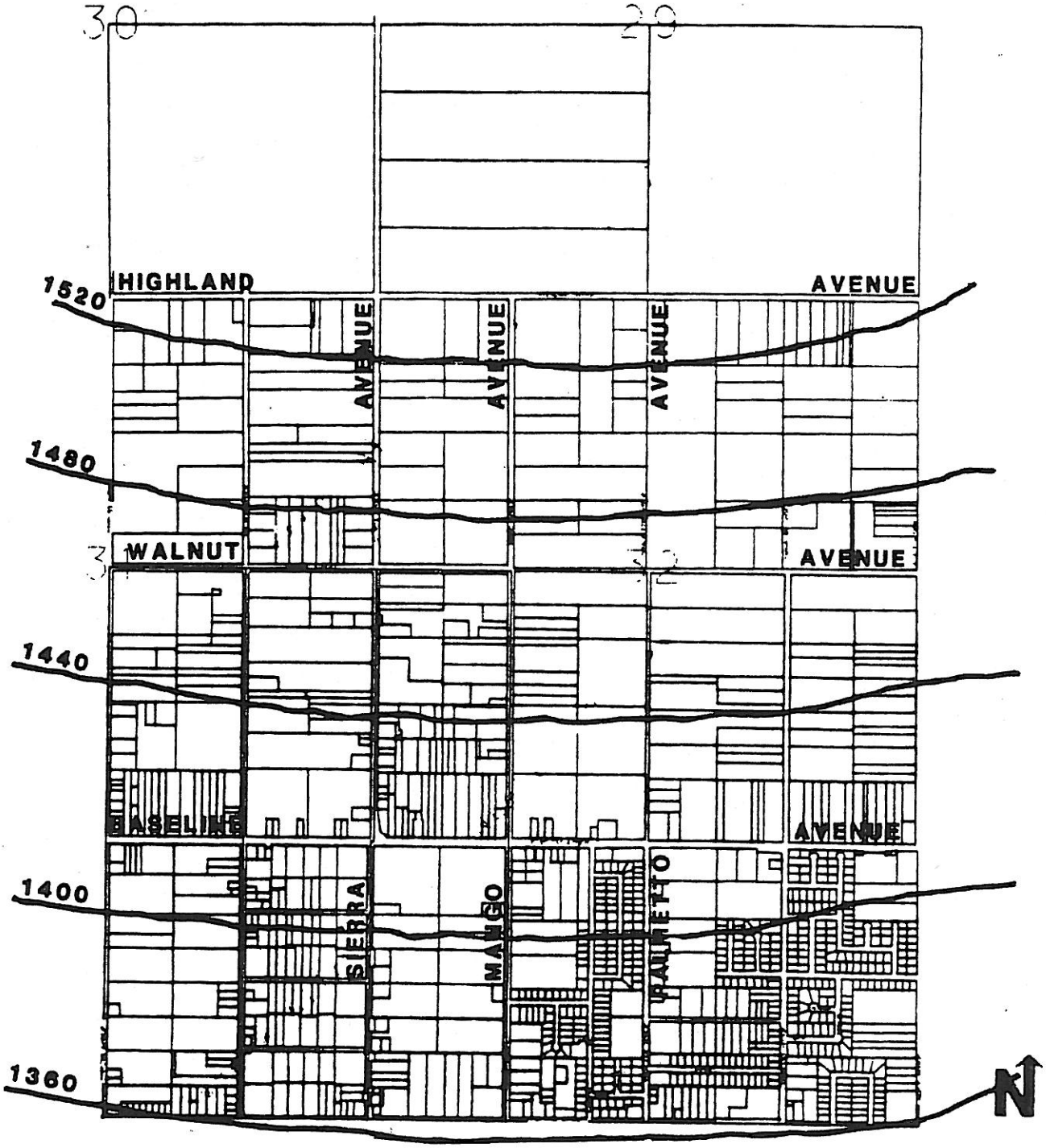
2. GEOLOGY

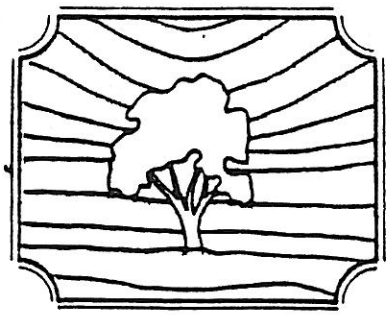
a. Existing Conditions

The study area is situated on the western portion of the Lytle Creek alluvial fan and consists of generally coarse-grained materials eroded from the eastern San Gabriel Mountains, which rise 6,000 feet above the adjoining upper Santa Ana River Valley. The mountains are composed of a variety of crystalline basement rocks, such as gneiss, schist and miscellaneous granitic types. A pronounced east-west structural grain is characteristic of the basement rocks. Surface materials, well data and comparison with similar alluvial deposits indicate that particle size generally decreases away from the mountain front. Thus, boulders and cobbles are abundant to the north, whereas gravel, sand and silt are principal constituents in the areas to the south.

Several miles north and northeast of the site, there is a convergence of northwest-trending faults of the San Andreas and San Jacinto systems, and east-west-trending thrust faults of the Cucamonga fault zone. A series of possible buried faults beneath the valley floor, north and east of the subject site, is one of the two probable causes of barriers to groundwater movement. The Cucamonga fault zone is composed of a number of north-dipping (35 to 54 degrees) imbricating thrusts along a 1.5-mile wide zone at the south margin of the mountains. Many individual faults within this zone, considered to be an eastward extension of the Sierra Madre fault zone, have scarps formed in the alluvium as much as 100 feet high.

It is probable that basement rocks, such as those exposed in the San Gabriel Mountains, underlie the alluvial deposits of the subject area. On the basis of groundwater data, at least two faults in the vicinity have been postulated to cut basement rock and some of the alluvium.





27
TOPOGRAPHY

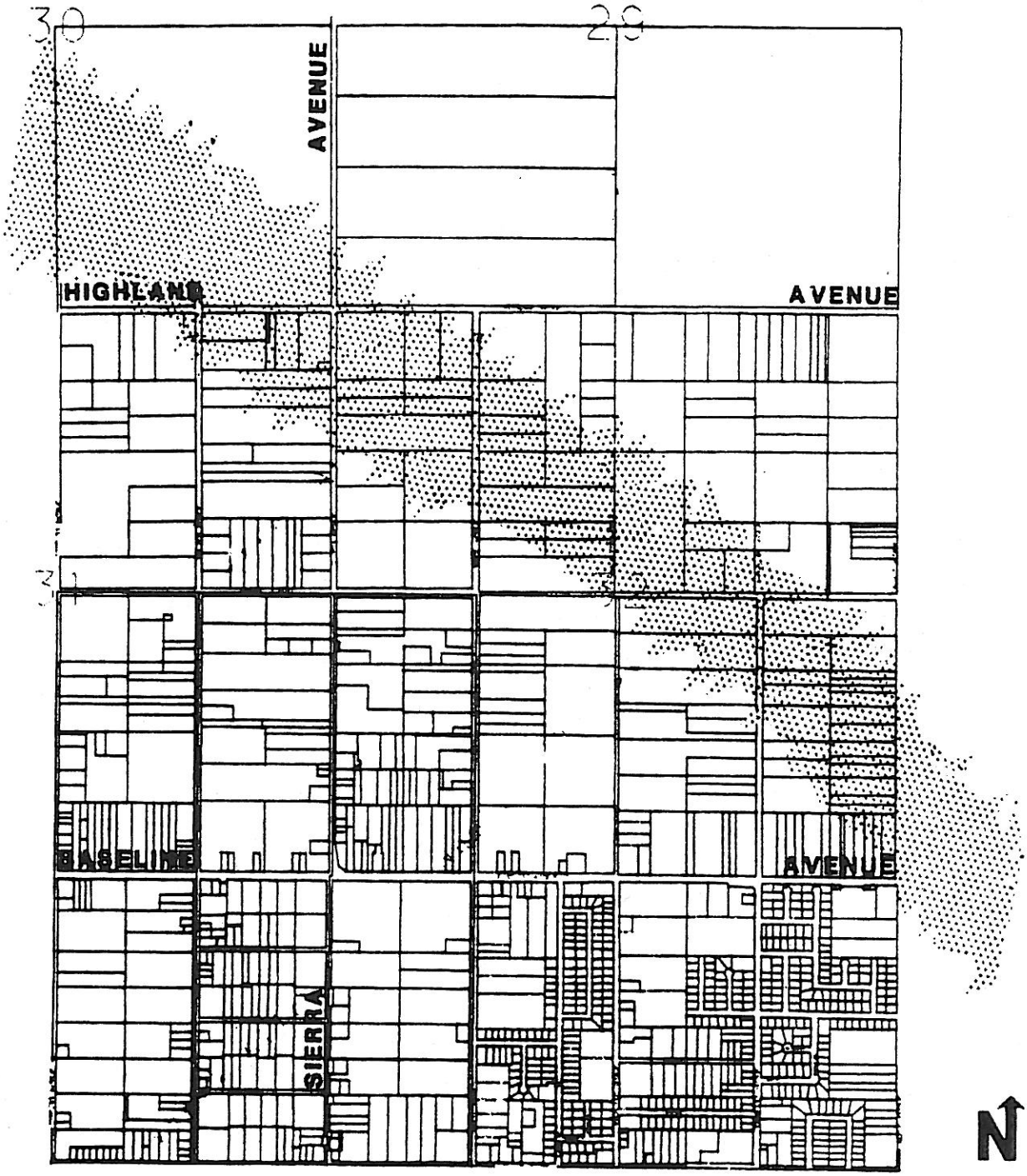
However, there is no evidence that such breaks reach the surface anywhere in this sector of the valley. In many cases, where possible faults are based on the presence of groundwater barriers (and lack direct confirming evidence of a fault), an alternative explanation is that the barrier results from permeability differences caused by normal sedimentary processes. Subsurface data indicate the depth to bedrock ranges from 400 to 900 feet with the water table 300 to 600 feet below the surface at most places in the general area.

The site is affected by the Rialto-Colton Fault. This fault is defined as a quaternary displacement fault (during the past two million years), and without a historic record (approximately 200 years). It has been identified from concealed fault-controlled groundwater barriers in quaternary sediments as located by well data (see figure 28).

Because the fault is short in length, has a lack of alignment of earthquake epicenter, and is not contiguous with faults having historic displacement, it is not listed by the State as a major quaternary fault.

Other major active and potentially active faults in the region include the Sierra Madre-Cucamonga, San Jacinto, San Andreas, Whittier-Elsinore, Newport-Inglewood (in order of increasing distance from the study area). Each fault has had significant historic earthquake activity and is classified by the state as <u>active</u> (defined as having demonstrated fault movement or activity within Holocene time, or 11,000 years before present). Such active faults are required by state legislation (Alquist-Priolo Special Studies Zone Act) to be evaluated for their ground surface rupture potential prior to the construction of habitable structures within the delineated zones. The nearest Alquist-Priolo zone, delineated for the Cucamonga fault, is approximately three miles north of the site. All other faults in the vicinity are considered <u>potentially active</u> (more than 11,000 years and less than 2- to 3-million years since last movement). The Fontana Avenue fault, a relatively recently mapped fault located approximately three miles south of the study area was postulated to exist as a result of a microseismic activity investigation. Both the Red Hill and Fontana Avenue faults are considered to be part of the Cucamonga fault zone. While part of the Red Hill fault acts as a groundwater barrier, the Fontana Avenue fault apparently has no significant effect on groundwater movement.

Earthquake activity, perhaps the most important seismic hazard, is capable of producing moderate to severe intensities of groundshaking at the site, primarily because of



28
RIALTO FAULT

its proximity to major faults and their potential to generate strong earthquakes.

b. Potential Impacts

Because of the proximity of the site to the San Andreas, San Jacinto, and Cucamonga fault zones, the intensity of ground shaking is expected to be significantly higher in the immediate environs than in much of the general Southern California area. It is expected that strong seismic ground shaking, equivalent to intensity levels of around VIII on the Modified Mercalli Scale, will be experienced at least once during the economic life of most structures.

Secondary earthquake hazards, such as liquefaction, flow landsliding, seismically induced settlement, and ground lurching, are generally associated with relatively high intensities of ground shaking, shallow groundwater conditions, and the presence of loose sandy soils or alluvial deposits. Based on the existing data, the possibility of the occurrence of these secondary seismic hazards appears to be slight to possibly moderate throughout most of the site. Since the water levels at the site are generally deeper than 500± feet (a favorable factor), the primary variables would be soil composition and the recurrence interval for strong seismic shaking at the site.

Due to the level terrain across the entire site and the composition of the underlying materials, slope stability hazards are negligible. It is unlikely that development grading would necessitate cut or fill slopes exceeding a few feet in height.

c. Mitigation Measures

Conformance with the latest (1979) Uniform Building Code, the Fontana Building Code, and state-of-the-art recommendations of the Structural Engineers Association of California for seismic considerations in the design of structures is expected to satisfactorily mitigate the more serious consequences of future earthquake shaking.

3. LAND RESOURCES

a. Soils

(1) Existing Conditions

The project study area is made up of two soils groups which include Tujunga gravelly loamy sand, Tujunga loamy sand, and Soboba gravelly loamy sand. This Tujunga-Soboba Asociation consists of dominantly brownish soils that are excessively drained, coarse textured soil developed in granitic alluvium.

Runoff is very slow and permeability is rapid. These soils are Class II and IV, and are considered useable agricultural soil. Erosion hazard is moderate to high by wind and slight by water. Groundwater basins have formed from the permeable water bearing sands and gravel within the sediment.

(2) Potential Impacts

Soil erosion due to grading necessary for land reformation may occur. Loss of this useable agricultural soil to urban use is not considered a significant impact. Marketability of crops, high land costs, and low soil productivity have diminished the area's viability for agricultural use. Other newly forming high value agricultural areas are being established in Riverside and Imperial Counties.

(3) Mitigation Measures

Conducting adequate soil investigations to analyze the subsurface conditions, evaluate the susceptibility of the soils to liquefaction or seismically induced settlement, and recommending special construction techniques (if necessary) would be an appropriate mitigation measure for such potential hazards. These investigations should be completed prior to final tract map approval.

b. Agriculture

(1) Existing Conditions

Because of the coarse-grained nature of the site soils, none have been classified as "prime" by the U.S. Department of Agriculture, Soil Conservation Service. Their agricultural ratings reflect only a marginal suitability to support most crops and range from Class III (Tujunga loamy sand) to Class IV (Tujunga gravelly loamy sand) to Class VI (Soboba gravelly sandy loam). These soils are best suited for dry-farm crops, irrigated pasture plants, grapes, and some citrus trees.

Existing croplands identified within the Fontana General Plan area are located generally northwest and south of the study area. No significant crops are presently being grown within the study area.

(2) Potential Impacts

Since there presently are no agriculture operations located within the study area, there will be no adverse impacts in this regard on new development.

Development of the property will result in the loss of approximately 342 acres of Class III, IV, and VI soil; however, no "prime" agricultural soils will be affected.

(3) Mitigation Measures

The project is in conformance with the City's General Plan, therefore no new mitigation measures are proposed.

c. Mineral Resources

(1) Existing Conditions

The only significant potential mineral resource believed to underly the study area is the sand and gravel (concrete aggregate) derived from the alluvial fan deposits of Lytle Creek.

Immediately north of the project area there previously was a sand and gravel excavating operation. However, it is now being utilized as a public refuse area.

(2) Potential Impacts

Because the subject property is located in an area considered to have a high potential for aggregate materials, future extraction operations would be precluded if the project is constructed. However, the potential sand and gravel resources within the study area are not unique for the general region and their loss resulting from land development will probably not be a significant impact.

(3) Mitigation Measures

The loss of the subject site for future sand and gravel extraction could be off-set by the development of other areas identified by the State Division of Mines and Geology for similar mining operations. This can be accomplished by the City monitoring the State study program and maintaining close liaison with the Division of Mines and Geology.

4. LAND USE/RELEVANT PLANNING

a. Land Use

(1) Existing Conditions

Northeastern Fontana is predominantly rural in nature with only sparsely scattered development in

the area. The majority of the development in the area is scattered along Highland Avenue and Baseline Road. However, urban residential growth is approaching the area on the south. A single industrial plant is located on the immediate north boundaries.

Development within the Specific Plan area is limited to scattered single family homes on large lots, a mortuary, church, a non-conforming storage yard and water transmission facilities.

(2) Potential Impacts

Adoption of the proposed Specific Plan will allow development of Walnut Village, resulting in the conversion of a presently undeveloped area to urban (primarily residential) uses. This conversion will occur over several years as necessary infrastructure, public facilities and other urban services become available. The commitment of this land will be long-term in nature, owing to the fact that as a practical matter, it will be impossible to return the land to its natural condition once it has been developed.

The project designates several residential categories in combination with commercial, recreation/open space, and mixed land uses. These uses have been planned in such a way as to avoid conflicts and achieve compatibility to the maximum extent possible. A potential conflict exists between the planning area and the proposed Foothill Freeway and between the planning area and the Rialto Industrial Area (including the Rialto Municipal Airport).

(3) Mitigation Measures

The major land use impacts which will occur will be nuisances caused by noise and traffic from the conflicts with the Rialto Municipal Airport and the Freeway. The noise conflict is covered in Section VII C 5, Noise. The Plan provides for adequate land use protections in the area of traffic and visual separation between the conflicting uses.

b. General Plan

(1) Existing Conditions

As part of the recent City of Fontana General Plan update, the Walnut Village planning area has been located in Subarea III. The bulk of Subarea III comprises the northwest portion of Fontana and represents the majority of the City's future growth

potential. Development in Subarea III requires a Specific Plan as a planning strategy in an effort to tailor development and services to meet the needs of the area.

The general plan also establishes a threshold development density figure of five units per acre.

(2) Potential Impacts

The proposed project is consistent with the adopted General Plan designation (S-Res 5).

(3) Mitigation Measures

As indicated previously, the product is consistent with the City's General Plan (i.e., S-RES 5 du/gross acre). No mitigation measures are required.

c. Zoning

(1) Existing Conditions

The city, upon annexation, provided for an interim zone of R-1 C. Subsequently, it was the interest of the City to replace this zone with adoption of the Specific Plan.

(2) Potential Impacts

Approval of the project will necessitate a change of zone from the existing zoning district classifications to a newly created implemention zone in the Specific Plan Program.

(3) Mitigation Measures

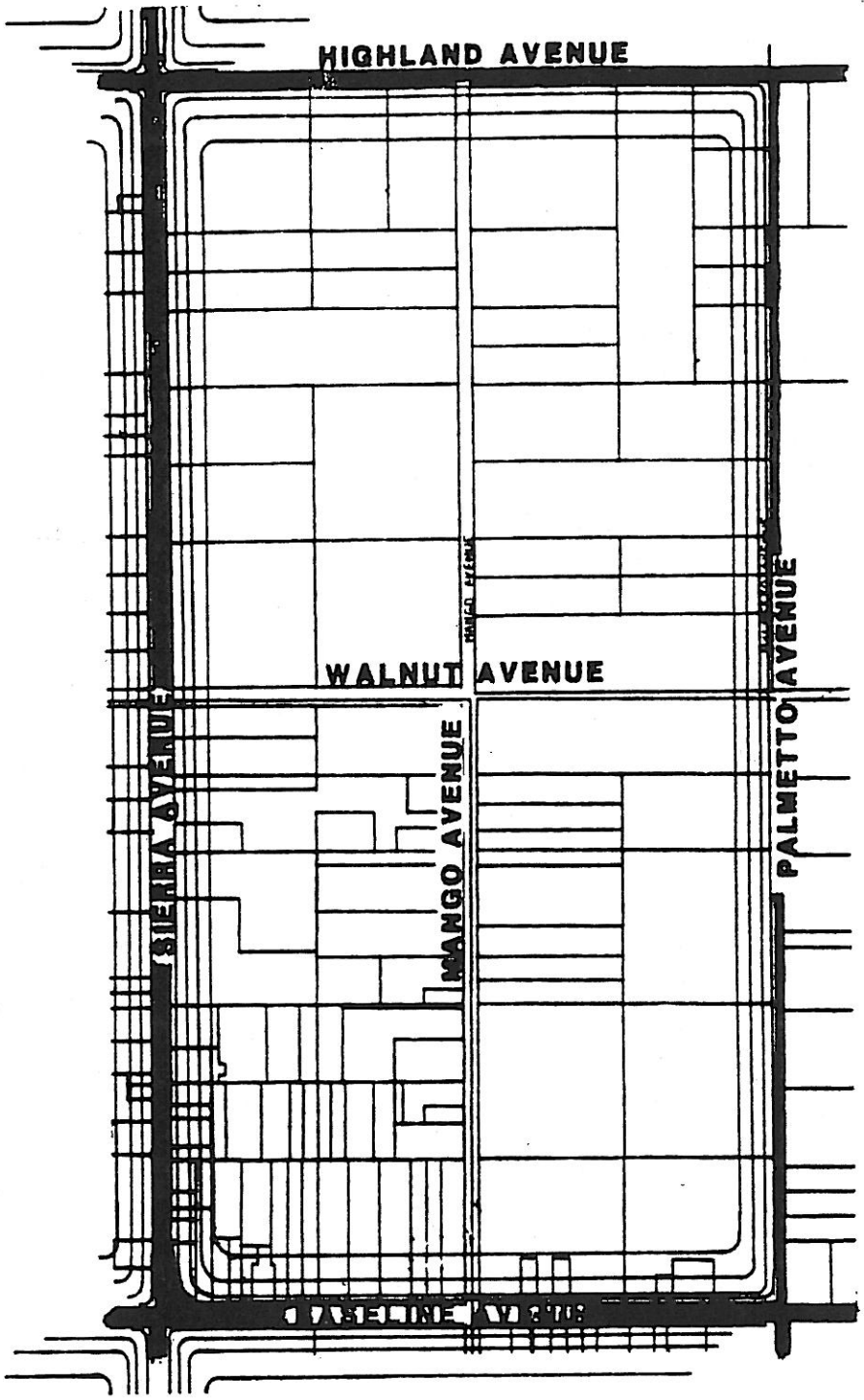
The development standards proposed by the Walnut Village Specific Plan, together with a new implementation zone, will implement the Land Use Development Plan. Refer to Chapter VI of the Specific Plan and the City's zoning ordinance.

5. NOISE

a. Existing Conditions

The primary noise impacts to the study area result from noise impacts related to the Rialto Municipal Airport. A study was conducted by Hilliard & Bricken (see Appendix A) to determine these impacts.

The CNEL index was used as an indicator of community response. It was determined that the range on-site from the measurements and operations is 45.6 to 48.5 CNEL.



N

STREET
60 dBL
55 dBL
50 dBL
45 dBL

NOISE 29

b. Potential Impacts

The CNEL range as projected is acceptable for all types of uses proposed in the Specific Plan.

Future construction of the Foothill Freeway which is proposed to be located north of the site if not designed properly, will increase the CNEL values for the study.

c. Mitigation Measures

The Foothill Freeway should be constructed to negate potential noise impacts to the project site.

Where the anticipated noise level is anticipated to exceed that normally acceptable under State Guidelines for the adjacent land use, a detailed acoustical analysis should be undertaken to determine the specific impacts and mitigation measures required, prior to finalization of the tract map in question. Mitigation measures available include special design and construction of barriers, e.g., walls and/or earthen berms between structures and the noise source.

6. CULTURAL/SCIENTIFIC RESOURCES

a. Existing Conditions

No important archeological finds have been reported in the study area. The location of known valley sites and our present understanding of aboriginal settlement patterns indicated that this is not an archeologically sensitive area. This is confirmed by the City of Fontana General Plan.

A review of existing historical documents further indicates that there are no potentially historical sites or buildings in the study area.

b. Potential Impacts

No major impacts are foreseen.

c. Mitigation Measures

No mitigation measures beyond those to be integrated with current planning are recommended.

7. BIOLOGICAL RESOURCES

a. Existing Conditions

Little of the native habitants remain in the study area. The area has experienced considerable modification during the last two centuries. Spotted development, agriculture, weed clearing and urbanization have all contributed to this alteration. Plant communities in the study area have experienced modification.

The undeveloped portions of the land are now dominated by various naturalized and introduced plant species. Most areas are covered with naturalized grasses and scrubs similar to species found in scrub areas throughout the state.

Several eucalyptus groves are found in the Specific Plan area (see figure 30). These groves are still an important wildlife resource. The trees not only provide an intrinsic natural value but also provide foraging and nesting areas for the Roadrunner, Horned Lark, Scrub Jay, Benick Wren, California thrasher, American Goldfinch, Brown Tonlee, Lesser Goldfinch, Song Sparrow, Turkey Vulture and various types of hawks.

b. Potential Impacts

The eucalyptus groves are proposed to be maintained, as specified, in the Specific Plan, and shall to be managed through thinning and cluster type developments. Therefore, no major impacts are foreseen.

c. Mitigation Measures

No mitigation measures beyond those to be integrated with current planning are recommended.

8. HYDROLOGY/FLOOD CONTROL

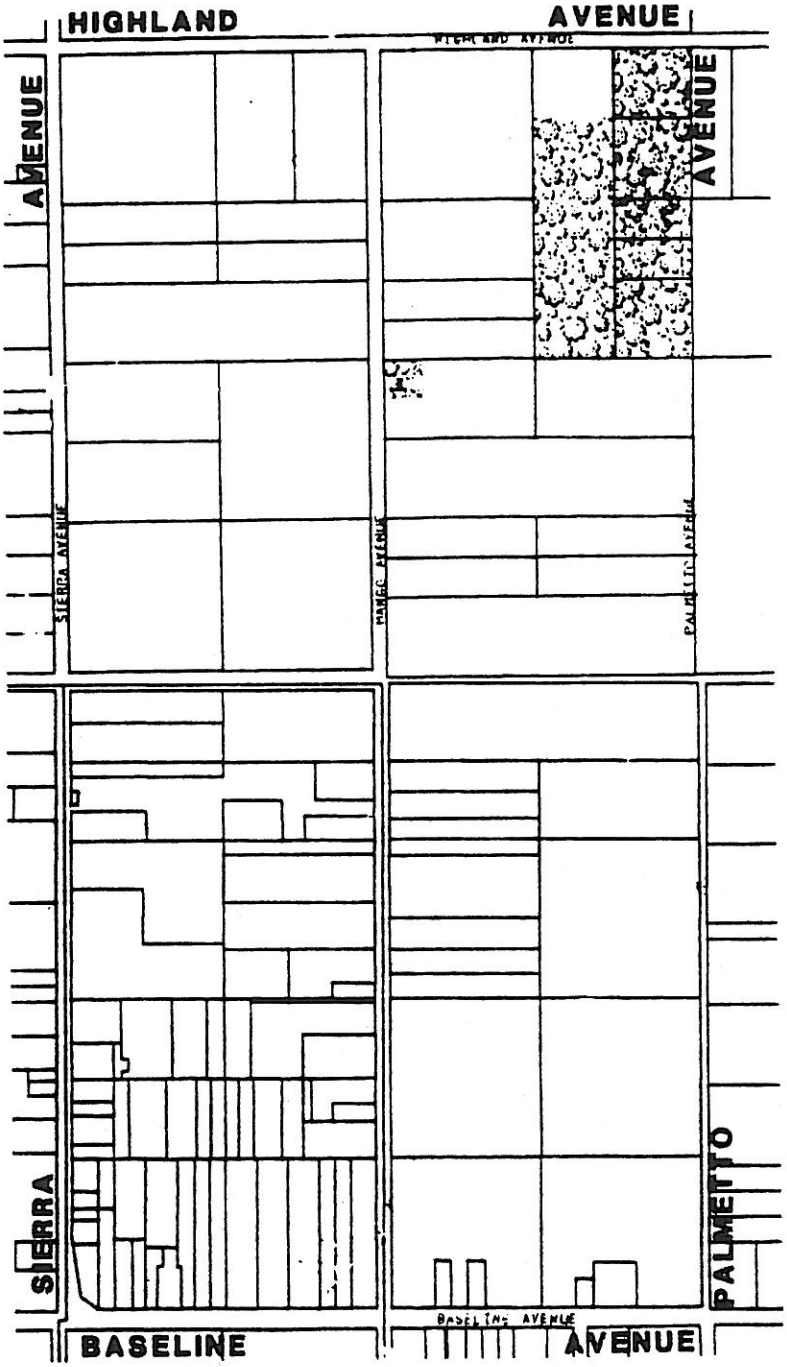
a. Existing Conditions

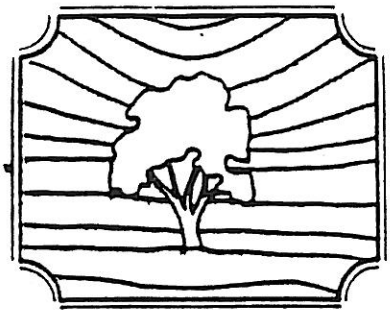
(1) **Hydrology**

Groundwater moves into the area principally by percolation of streamflow and runoff from the San Gabriel Mountains to the north.

Natural groundwater recharge in the study area results from precipitation, infiltration and subsurface inflow. Direct groundwater recharge is due to precipitation falling on the ground and then percolating downward through the soil into the underlying aquifer. The actual recharge due to this process will vary according to climatic conditions.

Several artificial recharge facilities are being operated to the north of the site. These consist of





30
EUCALYPTUS GROVES

abandoned gravel pits, a complex of levees, inter-connecting ditches and small, shallow basins located near the active channel of Lytle Creek. The majority of storm run-off from the San Gabriel Mountains is diverted to the artificial recharge areas. an estimated 5,959 acre-feet of water per year is artificially recharged in the three major recharge facilities: Deer Creek, Day Canyon and Day Creek.

(2) **Drainage**

Presently there is flooding to the south of the site. The General Plan of the city of Fontana indicates that the project study area is not located in a Special Flood Hazard Area.

b. Potential Impacts

Due to specifications in the Specific Plan relative to on-site retention and percolation basins no adverse impacts are foreseen.

c. Mitigation Measures

No mitigation measures beyond those to be integrated with current planning are recommended.

9. CLIMATE AND AIR QUALITY

a. Existing Conditions

The climate of the study area is characterized by warm, dry summers and short, cold winters which is typical of other inland areas of the South Coast Air Basin. This usually mild climatological pattern is interrupted infrequently by periods of extremeley hot weather, winter storms, or Santa Ana winds. Santa Ana winds are winds that blow into the South Coast Air Basin through the passes in the San Gabriel and San Bernardino Mountains. These winds are known to reach velocities of 80 miles per hour in this area of Fontana.

The net result of the wind regime and topographical features is that high oxidant levels do occur in the Fontana area. Emissions from the more heavily urbanized and industrialized coastal regions to the west and south are transported into the city, combining with local point sources to create undesirable air quality conditions. Ambient air quality in the vicinity of the Study area is monitored by the South Coast Air Quality Management District (SCAQMD) at stations in Fontana, and San Bernardino. California standards have been exceeded for all pollutants in recent years; however, carbon monoxide and nitrogen dioxide standards were exceeded less than 1 percent and sulfur dioxide standards were exceeded less

than 4 percent of the days monitored in the last five years. Total suspended particulate (TSP) levels violated the State standards an average of 68 percent of the days monitored in the last five years.

Oxidant is the most serious problem locally. Oxidant standards were exceeded an average of 51 percent of the days monitored between 1975 and 1979. In 1979, 95 stage one oxidant episodes occurred at the Fontana station and 62 occurred at the San Bernardino station.

b. Potential Impacts

Short-term air quality impacts include those that will be produced during the construction period, such as exhaust emissions from construction equipment and dust generated by soil movement.

Long-term air quality impacts will include those associated with permanent use of the completed project. Air pollutants emitted as a result of 1,705 dwelling units and the supporting commercial development will include both stationary and mobile source emissions. The total of these projected emissions as calculated utilizing South Coast Air Quality Management District Standards for EIR'S is listed below (using 1995 vehicle emission factors):

	1995 Emissions (tons/day)
CO	1.79
HC	.17
NO x	.38
SO x	.08
Particulates	.05

The project's consistency with the Air Quality Management Plan (AQMP) for the South Coast Air Basin is a function of several factors. The AQMP is based on the adopted SCAG growth forecasts. The population levels associated with the Walnut Village community are not in themselves inconsistent with the SCAG-78A growth forecasts for the West San Bernardino Valley. However, the rate of development anticipated for the combination of Walnut Village and other new urban development planned or approved in the surrounding communities may cause the SCAG growth forecasts to be exceeded. Preliminary projections submitted to SCAG for the west valley area call for substantially higher growth than was forecast in SCAG-78A. If these higher forecasts are adopted, the AQMP will have to be modified to include new control strategies in order to achieve the air quality goals for the region.

c. Mitigation Measures

The air quality impacts of the proposed project were not planned for under the present Air Quality Management Plan, and thus, complete mitigation of project impacts cannot be accomplished. Whether or not the project's population is accommodated in the upcoming revised AQMP can be better determined when the draft AQMP is completed in late 1982.

In order to reduce short-term air pollution impacts which will result from grading and construction activities, the following measures are to be implemented:

- Keep the site and area traversed by vehicles, including trucks and other construction equipment, sprayed and watered sufficiently to suppress dust.
- Restrict travel of all construction vehicles and equipment to established and properly watered roadways.
- Require that all vehicles hauling dirt or other particulate material be sprayed and moistened prior to their leaving the construction site.
- Require that operations which tend to create dust be suspended when the wind velocity is sufficient to cause such problems.

The Specific Plan proposes a system of trails for pedestrian and bicycle use. These trails will provide for non-vehicular travel and thus potentially reducing projected mobile source emission resulting fromt the Walnut Village community.

10. TRAFFIC AND CIRCULATION

a. Existing Conditions

Because of the high vacant land factor, existing traffic is minor. Highland Avenue, Sierra Avenue, Baseline Avenue and Mango Avenue are all developed as two lane roads. Most existing development is served by these roads. Palmetto Avenue is now only partially developed. The intersection of Baseline and Sierra is presently signalized.

Walnut Avenue is only partially developed to Mango Avenue.

Baseline Avenue and Highland Avenue presently serve as a major east-west highway providing access to the Rancho Cucamonga area and the San Bernardino Avenue. Sierra

Avenue is the major access to central Fontana and to the Lytle Creek recreation area.

The area parallel and north of Highland Avenue is presently reserved for the future extension of the Foothill Freeway.

b. Potential Impacts

The potential development from this Specific Plan study area will add to the regional demand for east, west, north, and south access. The proposed circulation will direct industrial traffic around the site and on to Highland Avenue and Baseline Avenue. Development of this area will contribute to the need for the completion of the Foothill Freeway extension or to an alternative means of handling the east-west traffic. Improvement of the area will further require the ultimate development of a signalized intersection at Sierra Avenue and Walnut Village Parkway. Future traffic warrant studies will be required for Mango Parkway where it intersects with Highland Avenue and Baseline Avenue. Future needs for Palmetto Avenue as it intersects Highland Avenue and Baseline Avenue should be considered independent of this plan in that no permanent access is proposed to Palmetto Avenue.

Final design for Walnut Avenue and Palmetto Avenue should consider alignment of the streets with the existing right-of-way south of Baseline.

c. Mitigation Measures

The following mitigation measures are recommended:

- All property owners as part of the building permit process shall contribute to a fund for the installation of signals at Sierra Avenue and the Walnut Village.

- The city shall participate in the current studies reviewing the alternatives and financing questions for the development of the Foothill Freeway.

- Coordinate the final design of Mango Parkway and Palmetto for alignment with the rights-of-way to the south.

- Maintenance of street furniture, street lights, signs, bus drops and right-of-way landscaping shall be by maintenance districts.

- Improvement financing shall be as provided for in the implementation section of this plan.

11. SCENIC RESOURCES

a. Existing Conditions

There are three primary scenic resources related to the study area. They are Sierra Avenue, which is classified by the state as a Scenic Highway, the eucalyptus groves, and the intrinsic value of open space as it now exists.

b. Potential Impacts

The primary impact results from a reduction in open space as development occurs and the Plan is implemented. The Plan provides protections to preserve the scenic value of Sierra Avenue and the eucalyptus groves.

c. Mitigation Measures

The concepted landscape and open space plan as detailed within the Walnut Village Specific Plan provides for substantial open space areas utilizing cluster developments versus row-type housing tracts. The land as it exists now will be improved with shrubbery, greenbelt areas, and tree plantings. This visually attractive setting should mitigate the loss of open space.

12. POPULATION/SOCIO-ECONOMIC CHARACTERISTICS

A. Existing Conditions

(1) Population

The 1980 Federal census concluded the total population for the City of Fontana to be 37,109. The average household size was 2.66 persons per household.

(2) Socio-Economic Characteristics

As the city of Fontana General Plan relates in relative detail the age composition of the city, according to the 1970 census, indicates a generally younger population than that of California as a whole. The Fontana median age of 27.8 follows that of County residents at 27.6 compared to 29.2 for the state as a whole.

Fontana area population is primarily white, accounting for approximately 75 percent of the total population. Hispanic populations comprise about 18.5 percent, black comprise 3.5 percent. Demographics for San Bernardino County indicate in 1980 blacks were calculated to compose 5.3 percent of the County population, a 1.1 percent increase from 1970.

Hispanics represent an estimated 18.5 percent of the County population, an increase of 2.5 percent.

In the 1975 census, Tract 23, located north of the City limits, has a higher proportion of persons referring to themselves as black (48 percent) and is the primary difference in terms of race between the City and general area.

Presently, approximately 33 percent of the City's work force is employed in manufacturing.

(3) Housing

From 1970 to 1980, according to the census, the total number of housing units in the City increased from 6,829 to 13,258, making Fontana a major source of new housing for San Bernardino County.

As of July 1982, the median price for new homes sold was $66,500. This is below the median price in the same period for the total market area price of $73,600. Nearly half of the new units constructed since 1977 have been multi-family type units. As of 1978/79, 70 percent of the newly constructed units for the year were condominiums.

b. Potential Impacts

At full buildout of the Walnut Village community it is projected that this development will add 4,862 full-time residents to the City of Fontana. This is based on a projection of 2.75 persons per unit. The Walnut Village community will encompass approximately 3 percent of the City's population for the year 2000 as estimated by the City of Fontana Planning Department in August 1981 and 2 percent of the City's estimated ultimate buildout population.

c. Mitigation Measures

Implementation of the policies outlined in the General Plan elements will mitigate the impacts of growth in the study area. Through implementation of goals outlined in the housing element, the City of Fontana will strive to maintain a high proportion of affordable housing to meet local and regional needs.

13. COMMUNITY SERVICES

a. SOLID WASTE COLLECTION

(1) Existing Conditions

The Fontana Rubbish Collectors, Inc., provides solid waste disposal for the study site and adjacent area.

This privately owned enterprise operates from Fontana and as a franchise service within the City. Solid wastes are trucked to the Fontana Land Fill, an 82-acre site located east of Sierra Avenue approximately one-half mile north of Highland Avenue. The capacity of the Fontana Land Fill will be reached in 1984. Secondary disposal sites, available for use by Fontana, are located in Colton and Ontario. Regional solid waste disposal eventually will be concentrated at the Milliken site in Ontario and the San Timoteo site in Redlands, both of which are expected to have capacity through the year 2000.

(2) Potential Impacts

According to officials of the Solid Waste Management Division, a figure of 6 pounds per person per day is estimated to determine refuse generation in the County. The project which, proposes a maximum of 1,705 residential dwelling units, will result in approximately 4,862 future residents. Refuse generation created by the project, based on the County per capita rate of 6 pounds, will total 14.6 tons per day at ultimate buildout. Based on the County's Master Plan, development of the subject project as proposed will not significantly alter the ability of the San Timeteo and Milliken landfill facilities to accommodate future growth.

(3) Mitigation Measures

The use of trash compactors in all residential units will be required. The City should also continue to enforce the implementation of its General Plan.

b. FIRE PROTECTION

(1) Existing Conditions

Fire protection service is provided by the Central Valley Fire Protection District. Two existing fire stations presently serve the area. Station No. 1, is located on Arrow Highway east of Sierra Avenue, approximately 2.5 miles southeast of the subject property. Station No. 3, on Arrow Highway west of Cherry Avenue, is also 2.5 miles from the site.

Each station currently is equipped with one Class A pumper and one water tanker; in addition, Station No. 1 has a rescue squad. Staffing at these primary response facilities in three full-time personnel at Station No. 3 and four at Station No. 1 every 24-hours. Full-time staff officers also complement the fire-fighting contingent. Response times to emergency calls at the project site range from five to

Full-time staff officers also complement the fire-fighting contingent. Response times to emergency calls at the project site range from five to ten minutes, depending on conditions such as traffic, weather, etc. The engine companies at the fire stations also respond to all requests for medical with personnel required to be certified EMT IA.

(2) Potential Impacts

The Central Valley Fire Protection District has concerns about any new development occurring in their district area without additional personnel/equipment capabilities and a new fire station. This development will further exasperate that situation.

(3) Mitigation Measures

As per the General Plan, the City of Fontana should continue to strive to assist the district in developing the fiscal resources required to provide high levels of fire protection.

c. Police Protection

(1) Existing Conditions

Police services within the incorporated City of Fontana are provided by the Fontana Police Department. The Fontana Police Department operates in cooperation with surrounding law enforcement agencies under the State Mutual Aid Pact.The Fontana Police Department has a current budget allocation of 46 sworn officer positions and 21 nonsworn positions, for a total budgeted complement of 67 personnel. The certified population as of January 1, 1981, was 39,852. This provides a ratio of 1.15 sworn personnel per 1,000 citizens and 1.68 total personnelper 1,000 citizens.

The Police Department operates on a 1981/82 fiscal budget of $2,317,380 or $58.14 per capita.

(2) Potential Impacts

The most significant impact anticipated by the Police Department is lacking an adequate number of personnel to provide service. Based on a projected generation of 4,689 residents by the project at ultimate buildout, the Walnut Village community would, utilizing 1981 figures, reduce the existing manpower ratio by 12 percent to 1.02 sworn personnel per 1,000 citizens. It is projected that taxes generated by the development will offset the additional expenses necessary to maintain the present manpower ratio.

(3) Mitigation Measures

No further mitigation measures are recommended other than those which have previously been included within the Walnut Village Specific Plan.

d. Library Services

(1) Existing Conditions

The branch of the San Bernardino County Library System, located at 8334 Emerald Avenue in Fontana, provides service for the City of Fontana. The library contains approximately 63,000 volumes. Tentative plans to expand the facility area proposed to occur for 1986.

(2) Potential Impacts

The addition of 4,689 residents to the City of Fontana may increase the demands for the library services.

(3) Mitigation Measures

Encourage the building of a branch library of the San Bernardino County Library System as a top priority.

e. Parks/Recreation/Open Space

(1) Existing Conditions

There are presently four parks located within the City of Fontana. There are seven more parks proposed within the City. In addition, the Community Center, Senior Center, and YMCA provide facilities for study area citizens.

(2) Potential Impacts

The Walnut Village Specific Plan is in conformance to the City's General Plan relative to parks. The Plan itself includes the Mango Linear Park as well as programs to preserve open space in areas to be developed.

(3) Mitigation Measures

No further measures are proposed other than included within the Specific Plan.

f. Health And Emergency Services

(1) Existing Conditions

Hospitals providing medical service to the City of Fontana and vicinity include Kaiser Permanente Medical Care (a private facility), San Bernardino County General Hospital, and Loma Linda University Medical Center. Each facility offers full health care and basic emergency room services with 24-hour physical coverage.

Kaiser Permanente and San Bernardino County Hospital provide the majority of Fontana inhabitants with medical care. Patronage of San Bernardino County General Hospital, Loma Linda Community Hospital, and Loma Linda University Medical Center decreases in that order.

(2) Potential Impacts

Based upon the methodologies used to determine general acute care requirements, the resulting ratio of hospital beds to population is approximately 2.8 beds per 1,000 (civilian) population. Using this factor, the total number of hospital beds required by Walnut Village is 13.1.

The occupancy rate of hospital beds in the area is now 80 percent. The Walnut Village community is likely to increase the present occupancy rate by 4 percent to approximately 81 percent.

(3) Mitigation Measures

The goals of the City of Fontana General Plan state that meeting the need for health care delivery and facilities will be accomplished by several possible changes. Some of the means available are:

- Expansion of existing hospital facilities.
- Further development of private clinics and doctors' offices.

g. Schools

(1) Existing Conditions

The study area is served by two school districts. All homes north of Walnut Avenue are served by the Rialto Unified School District. The homes in the southern portion of the area are served by the Fontana Unified School District.

(a) Rialto Unified School District

The Rialto Unified School District has no schools in the study area to serve the homes in the Specific Plan area. The elementary students would attend Trapp School at Riverside Drive and Knollwood in north Rialto. Junior High Students would be sent to Kolb Junior High School at Bohnert and Spruce. High School students would attend Eisenhower High School at Baseline and Lilac Avenue.

Present capacity for these schools is as follows:

SCHOOL	CAPACITY	PRESENT
Trapp School	758	808
Kolb Junior High	1200	1150
Eisenhower High School	2260	2450

School officials report all elementary schools are presently impacted. They add, however, that this will be eliminated later in the year. Bids are now being taken to build a new extension high school and when this is completed, the present extension high school will be reopened as an elementary school, bringing 22 former elementary classrooms back into the elementary system. The school officials report that this plus other management techniques such as leasing space will provide adequate space for the future in the area of elementary schools.

The first impression is that the junior high schools are near capacity; however, it should be noted that a number of classrooms are being used by elementary classes. The district reports no future anticipated impact.

While the high school figures reflect an impact, school officials believe that a number of management techniques can be used to double the capacity of the school including seven-period days. Not all students are registered for the full six-period day. Some are registered for as few as three periods in a day. Some students attend the extension high school, Valley College or ROP training programs off campus. Officials report that the system can handle the anticipated development.

Because the Specific Plan area is removed from the school sites, students living there, north of Walnut Avenue, could be bussed to several

Rialto schools. The district uses busses to provide a racial mix in the district.

The number of the students produced by any new development varies. The district recommends the following ratios be used:

STUDENTS PER UNIT	
Total	.57
Elementary	.33
Junior High	.14
High	.1

This represents a decline from the previous figures.

(b) Fontana Unified School District

The Fontana Unified School District has no schools in the study area. Elementary students would be sent to North Tamarind School, the junior high students to Alder Junior High School and the high school students to Fontana High School.

The present capacity for these schools is as follows:

SCHOOL	CAPACITY	PRESENT
North Tamarind	754	777
Alder	945	992
Fontana High	2400	2355

School officials report all schools impacted or near impaction.

The school district presently collects a fee of $1,681 per residential unit for all new construction. This fee is designed to provide interim facilities (classroom, restrooms, furniture and utility hookups). The district reports that as the district becomes more impacted the area will qualify for state building aid. The interim fees are needed in that the state program runs from two to three years behind the actual development of the area.

The district is experiencing the following student generation from homes in their district:

STUDENTS PER UNIT	
Total	.67
Elementary	.5
Junior High	.11
High	.06

The district has a school site at Baseline Avenue and Locust Avenue. Projections for new school sites will depend upon growth in other areas of the city.

(2) Potential Impacts

To determine potential impacts, each school district's student per unit generation factor were utilized for the particular district. It is highly likely that both generation figures are substantially higher than what will ultimately occur in the Walnut Village community. This is due to factors such as declining household size in Fontana, multi-family type development in the Village versus tract style housing as is most prevalent through existing Fontana, and housing costs which will typically affect the age of students generated from each household.

Under the recommended formulas, the Walnut Village community is expected to generate the following number of students:

Elementary (K-6)	852
Junior High (7-9)	237
High School (10-12)	153
	1,242

*(3) Mitigation Measures

The policy of the Rialto School District is to accept new students living in the District with no additional charge or assessment levied on new construction. Therefore, no mitigation measures are necessary to compensate for the 456 students projected to be generated in the Rialto District by the Walnut Village community.

The following two options are recommended to mitigate potential impacts created by this development on the Fontana School District.

Prior to the recording of any tract map or parcel map within the Walnut village Specific Plan Area, the developer shall prepare a Schools Financing Plan which shall provide for the construction of all school facilities required by the project. The Schools Financing Plan shall be approved by the City Council and School District. The Schools Financing Plan shall include, but not be limited to one or more of the following funding mechanisms: payment of school impact fees, state funding, and/or establishment of Mello-Roos Community Facilities District for schools.

(*Amendment No. 4, Ordinance No. 900, NOvember 17, 1987.)

(b) Prior to receiving a building permit for each proposed residential subdivision in the Fontana District area, the developer should negotiate an agreement with the Fontana District to compensate for excess expenses directly caused by the expected generation of new students from the specific development. All funds shall be directly expended for students of that specific subdivision. No funds shall be collected from the developer as a substitute or in-lieu of funds which could be available from the state or other funding services unless the District has utilized all techniques and options necessary to obtain such funds. All fund contributions by developers related to schools shall be in conformance with the State law.

14. PUBLIC UTILITIES

a. Water Facilities

(1) Existing Conditions

The area defined in this Specific Plan is served by the Fontana Water Company, a division of the San Gabriel Valley Water District. The water suppy system is gravity-fed with two large reservoirs in the vicinity -- the Summit Reservoir (4.75 million gallon capacity) located on Citrus at Summit; and the Alder Reservoir (3 million gallon capacity) located on Alder near Highland. The east-west mains consist of a 16 inch line connected to a 20 inch supply on Highland; and 8 inch to 6 inch mains on Baseline.

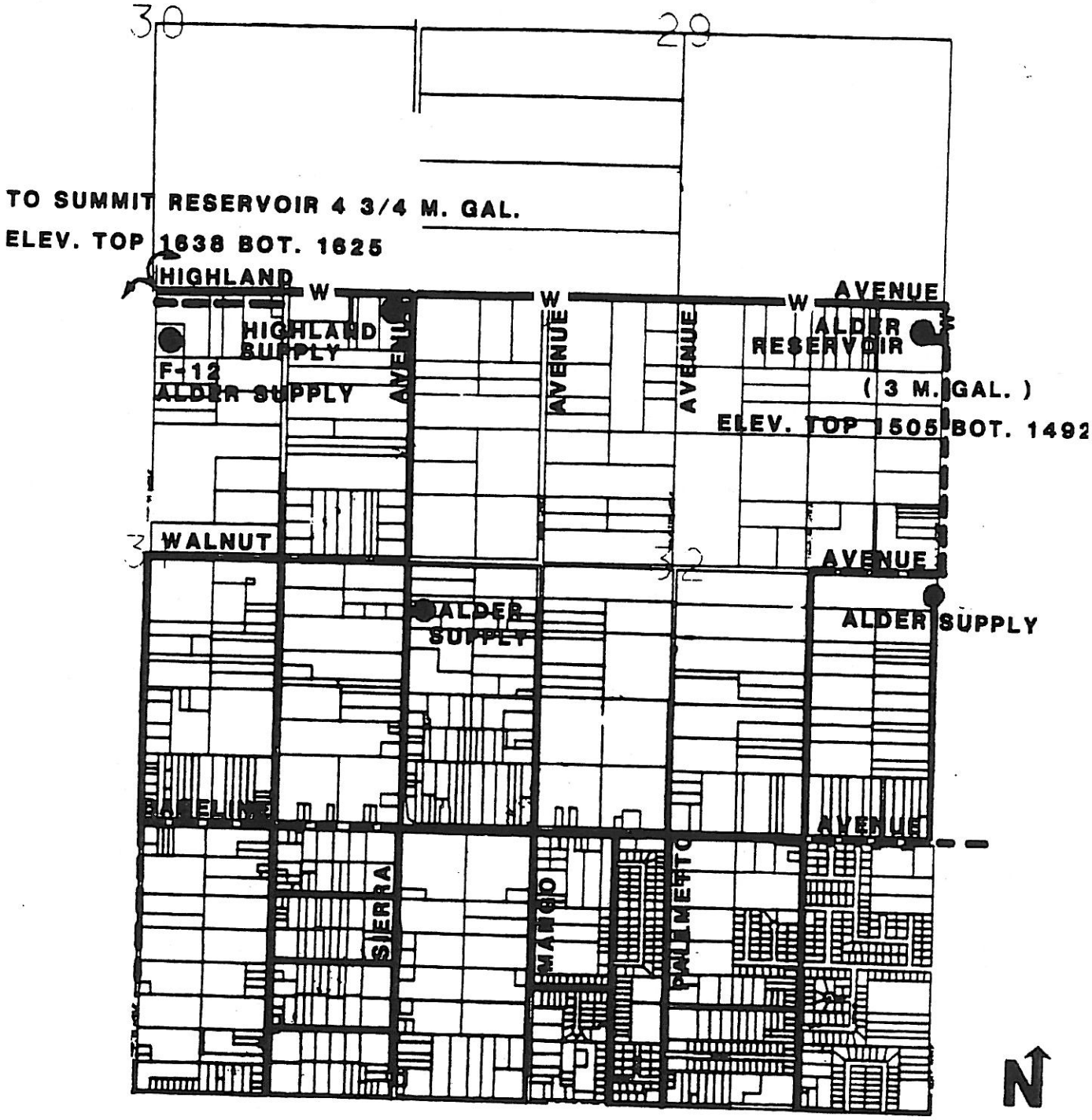
Although there are lengthy calculation methods available, it was felt that the greatest accuracy could be obtained by performing three actual 20 pound residual flow tests in the field. The water analysis indicated that the existing water supply is limited in the study area.

(2) Potential Impacts

The following chart delineates water consumption rates for Walnut Village:

MINIMUM WATER DEMAND FOR RESIDENTIAL UNITS

Street Name	Res. Units	Gal/Day	GPM
Palmetto	289	247,500	172
Mango	987	748,500	520
Sierra	429	330,000	229



W STEEL PIPE (SIZE AS NOTED)

8"

6"

RESEVOIR OR SUPPLY

31

EXISTING WATER SYSTEM

With the addition of fire flow or at least 1,000 GPM, assuming two fire hydrants in operation simultaneously, the total GPM figures are:

Street Name	GPM (Required)	GPM (Available)
Palmetto	1,172	No test data
Mango	1,520	924
Sierra	2,229	1,215

(3) Mitigation Measures

In order to increase flow, the following two mitigation measures are recommended:

1. Enlarge the 6 inch north-south lines.

2. Interconnect these larger mains with the east-west mains on Foothill and Baseline.

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

(a) Required by law

- Low-flush toilets (see section 17921.3 of the Health & Safety Code)

- Low-flow showers and faucets (California Administratice Code, Title 24, Part 6, Article 1, T20-1406F).

- Insulation of hot water lines in water recirculating systems (California Energy Commission regulations).

Recommendations for Project

(1) Interior

- Supply line pressure: recommend water pressure greater than 50 pounds for square inch (psi) be reduced to 50 psi or less by means of a pressure reducing valve.

- Flush valve operated water closets: recommended 3 gallons per flush.

- Drinking fountains: recommend those equipped with self-closing valves.

- Pipe insulation: recommend that all hot water lines in development be insulated to provide hot water faster with less water.

waste. This would also keep hot pipes from heating cold water pipes.

- Laundry facilities: recommend use of water-conserving washer models.

(2) Exterior

- Landscape with low water-consuming plants wherever feasible.

- Use mulch extensively in all landscape areas. Mulch applied on top of soil will improve the water-holding capacity of the soil by reducing evaporation and soil compaction.

- Maintain existing trees on the site.

- Install efficient irrigation systems which minimize run-off and evaporation and maximize the water that reaches the plant roots. Drip irrigation, soil moisture sensors and automatic irrigation systems are a few methods of increasing irrigation efficiency.

- Use pervious paving material whenever feasible to reduce surface water runoff and aid in ground water recharge.

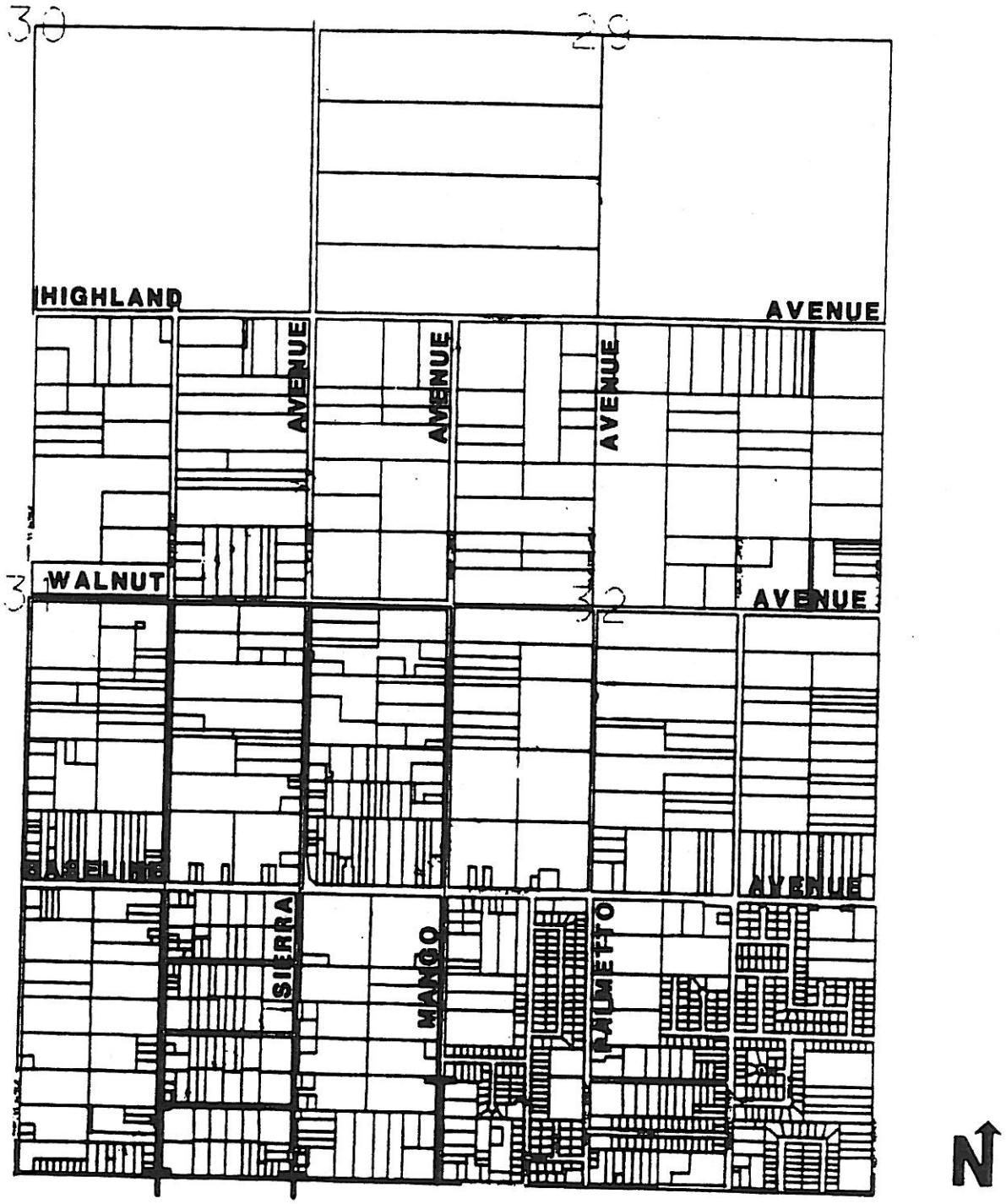
b. Sewer Facilities

(1) Existing Conditions

There are no sewers in the study area. All existing buildings are served by septic or other individual systems.

The present city sewer system has been expanding to the north from the central portion of the City for a number of years (see figure 32). The system now stops at a point just south of the study area. Normally, the system would continue north, but because of the concerns regarding the capacity of the existing system, a detailed study is now underway by the City.

Sewer treatment facilities are reported to be at or near capacity at this time. All new developments in the facility treatment area are presently charged a fee to provide for the needed expansion of these facilities. Further discussion of the issue is located in Chapter VII. F. Sewer Study (VI-33).



EXISTING 8" VCP SEWER MAIN

END OF EXISTING 8" MAIN

32

EXISTING SEWER SYSTEM

(2) Potential Impacts

Full build-out of Walnut Village, relative to residential units, will result in a daily generation increase of approximately 530,400 gallons of wastewater.

(3) Mitigation Measures

Development plans should be designed to meet the requirements of the City's Master Plan of Sewers. Developments proposed prior to the completion of the Sewer Master Plan Report shall, in relationship to sewers, be approved by the Public Works Director based on preliminary studies and other data.

c. Telephone Service

(1) Existing Conditions

The Walnut Village study area is currently served by Pacific Telephone.

(2) Potential Impacts

No adverse impacts are anticipated in serving the Walnut Village community.

(3) Mitigation Measures

No mitigation measures are recommended.

d. Electricity

(1) Existing Conditions

The Walnut Village study area is currently served by Southern California Edison.

(2) Potential Impacts

No adverse impacts are anticipated to serve the Walnut Village community.

(3) Mitigation Measures

No mitigation measures are recommended.

e. Natural Gas

(1) Existing Conditions

The Walnut Village study area is currently served by Southern California Gas.

(2) Potential Impacts

No adverse impacts are anticipated in serving the Walnut Village community.

(3) Mitigation Measures

No mitigation measures are recommended.

C. UNAVOIDABLE ADVERSE IMPACTS

The environmental impacts discussed in the preceding text consist of both short and long-term as well as cumulative effects which may be associated with implementation of the Walnut Village Specific Plan. Those impacts which would be unavoidable or potentially unavoidable despite mitigation measures are summarized below.

- Geology

  The site and environs will be subject to potentially strong seismic-related groundshaking (equivalent to intensity levels around VIII on the Modified Mercalli Scale) due to the proximity of the site to the San Andreas, San Jacinto and Cucamonga fault zones. This has the potential to cause damage to structures in Walnut Village.

- Land Resources

  Loss of useable agricultural soil to urban use will occur. Future extraction of sand and gravel resources would also be precluded if the project is constructed.

- Land Use/Relevant Planning

  A potential conflict exists between the planning area and the proposed Foothill Freeway and between the planning area and the Rialto Industrial Area.

- Noise

  Potentially higher ambient noise levels will be associated with future development along existing and future roadways.

- Climate and Air Quality

  There will be incremental and long-term, cumulative increases in both stationary and mobile source pollutant emissions and a continued degradation of air quality in the region. During each construction phase, fugitive dust and construction equipment emissions will occur.

- Traffic and Circulation

  Walnut Village will generate an increase in vehicular trips in the area.

- Fire Protection

Walnut Village will increase the demands on the personnel/equipment capabilities of the Central Valley Fire Protection District.

- Public Utilities

Walnut Village will increase demand for all utility services.

D. ALTERNATIVES

1. No Project

If a Specific Plan is not adopted for this area no further development could occur. This alternative would retain the site in its present underdeveloped state. As such, its benefit would be the asset of open space. This alternative would eliminate all adverse and beneficial impacts related to development. Land values would be reduced and would result in loss to the property owners of any money expended thus far.

2. Agriculture

The proximity of new residential tracts to the south is a constraint to the introduction of crops because spraying or dusting of crops would be very limited. Low cost agriculture water is not now available to the site. Smog has reduced the number of possible crops that would be productive on the site.

3. Total Single Family Use (Low Density)

Reduced density in the area would reduce some impacts on services. Facilities cost per unit would however be higher.

Additional impacts would occur in the area of trip traffic between the home and other shopping areas. A low density standard residential area would not provide the design or facilities/amenities proposed in the Specific Plan.

The cost of servicing the site would not be offset with local sales tax funds. Greater outflow of sales tax to other communities such as Rialto could be anticipated.

4. Commercial or Industrial

A commercial or industrial designation for the total site would provide additional employment opportunities in the community and enhance City sales tax revenues. A commercial development would also increase shopping and service facilities for local residences. It would cause conflicts where it would be located adjacent to the existing single family tracts to the south.

Such a designation is not recognized as a logical use in the General Plan. A change in the General Plan would be required. A commercial designation would require a major effort of subsidy on the part of the City to attract major commercial uses to the site.

E. RELATIONSHIP BETWEEN LOCAL SHORT-TERM USE OF MAN'S ENVIRONMENT AND THE MAINTENANCE AND ENHANCEMENT OF LONG-TERM PRODUCTIVITY

Projects which have the ability to offset the unavoidable adverse impacts of development and enhance the quality of life for the community as a whole also improve the overall community environment. Economic and social pressures for growth in Southern California are such that complete protection of the environment at the expense of community growth and well-being is not practical. Therefore, a balance must be sought that accommodates the needs of the growing population of the region, while maintaining the integrity of the environment. It is the degree to which this balance is achieved in a given development that establishes the relationship between local short-term uses of man's environment and the maintenance and enhancement of long-term productivity.

From the short-term perspective, development of Walnut Village will intensify the use of the site and environment. Residential, commercial, and other development will cumulatively alter the existing physical environment. The balance referred to above is established through the development plan. The Specific Plan proposes special elements which are sensitive to the physical, social, and political constraints affecting the area. For example, if left in their natural state, many of the eucalyptus trees would suffer or eventually die because of an unreliable supply of rainfall. The Landscape and Design Conception will retain and integrate, wherever possible, these features into the development plan. Not only will the trees be preserved but they will also support, along with introduced landscape elements, a population of birds and other wildlife which would otherwise be displaced or destroyed by development.

The long-term productivity of the project site in its present state is not of great value, except as an open space amenity and as a (limited) natural habitat. The land has natural value but little economic value based on its current use. Although development would preclude access to the sand and gravel resource-bearing capability on the site, those resources are not unique in the general region and their loss would probably not be a significant one. Evidence of the depressed agricultural viability is reflected in the abandoned vineyards and other remnants of past agricltural uses in the area.

The Walnut Village Specific Plan proposes development of the site in accordance with standards which are sensitive to the physical, social, and political environments while at the same time will increase the social and economic productivity by developing it with land uses compatible with their surroundings.

F. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

The commitment of land and community services to the proposed land uses will be the primary cause of environmental change. Although this commitment is theoretically reversible, present economic and pragmatic consideration dictate a precedent setting trend toward a change in the land use and therefore significant environmental change. As urban needs change, the land may be redeveloped for other purposes. Its information into anything other than urban usage is unlikely.

There will also be irreversible changes to the site related to the physical environment. Present vegetation and topsoil will be altered if the site is developed.

Commitments of energy and other natural resources involved in both the construction and operation of this project represent an irreversible change.

G. GROWTH INDUCING-IMPACTS

The proposed plan will result in the ultimate development of a number of new housing units and a new commercial center, which will generate an increase in population to the area. The plan will produce growth inducing impacts in the following areas:

1. Land Use

   The proposed plan may encourage additional commercial development in the general vicinity as a result of the proposed population increase. The increase in commercial activity may induce additional residential growth.

2. Services

   The proposed plan will result in cumulative and growth inducing service impacts. In particular, the development will have a cumulative impact on police services, fire protection, schools and development services.

3. Population

   There will be an increase in the population as a result of people occupying new residential units within the plan area. This will likely be a net increase since most new residents will probably immigrate from outside Fontana and possibly from areas outside of San Bernardino County.

4. Circulation

   The extension of roads and increased traffic will contribute to the overall cumulative need for regional roadways.

TABLE OF CONTENTS

1. List of Agencies Responding to EIR.

2. Comments Received and Responses by Lead Agency.

3. Summary of Mitigations.

4. Unavoidable Adverse Impacts.

5. Statement of Overriding Considerations.

6. Conditions of Approval.

WALNUT VILLAGE SPECIFIC PLAN

FINAL ENVIRONMENTAL IMPACT REPORT 80 - 3

This Final Environmental Impact Report for the Walnut Village Specific Plan has been prepared in accordance with the California Environmental Quality Act (CEQA), and the guidelinesadopted by the City of Fontana for the implementation of CEQA.

Presented in support Document E are the comments received by the City on the Draft EIR. Responses to the significant issues raised in these comments, a summary of adverse impacts, mitigation measures, and conditions of approval are found herein.

1) COMMENTS ON THE DRAFT EIR

Comments were received from the following agencies:

1. Fontana Water Company
2. Chino Basin Municipal Water District
3. Southern California Edison Company
4. California Regional Water Quality Control Board, Santa Ana Region.
5. City of Rialto
6. California Air Resources Board
7. California Department of Transportation
8. California Department of Transportation Division of Aeronautics
9. South Coast Air Quality Management District
10. California Department of Transportation (2nd letter dated March 11, 1981.)

2) RESPONSES TO COMMENTS RECIEVED

Response to Fontana Water Company

Exhibit 20 in the Draft Specific Plan/EIR depicts the conceptual Water Distribution Plan for Walnut Village and identifies backbone (water) facilities only. Water facilities for future development will be determined at sebsequent planning stages (e.g., tentative tract map, site plan, etc.), subject to the approval of the Fontana Water Company.

In accordance with Water Company regulations, no hook-up fees will be required. All water facilities, except for meters, will be paid for by developers. Further, as a result of a recent revision in the Water Company's Rule No. 15 by the California Public Utilities Commission, infrastructure water facilities may be included in reimbursement agreements with the developer. Future intract facilities connected to the infrastructure facilities will be included in reimbursement agreements with the developers. The agency's concurrence with design adequacy is noted.

Response to Chino Basin Municipal Water District

Information and Commendation duly noted.

Response to Southern California Edison Company

Comments have been duly noted.

A uniform ornamental street light standard is a part of the streetscape design element. Conformity to this element will be required on a project-by-project review/approval.

Any discrepancy in city/company standards will be resolved upon review of the first project.

Response to California Regional Water Quality Control, Santa Ana Region

Wastewater treatment and disposal issues are resolved by City wide programs identified and discussed within GP-81/and EIR, the North Fontana Redevelopment Plan and EIR, and the Rancho Fontana Specific Plan and EIR.

Payment of certain fees and continued contractual arrangements with Chino Basin Municipal Water District,. resolves concerns identified by the Water Board of Santa Ana Region.

Response to City of Rialto

Comments duly noted; Complete revision of text resolves concerns identified, mitigations are included.

Response to California Air Resources Board

Comments duly noted; complete revision of text resolves concerns indentified, mitigations are included.

Response to California Department of Transportation

Comments received dated March 15, 1981 are dated. Significant environmental documentation is found within the most recent North Fontana Redevelopment Plan and EIR, review and resolve concerns identified.

Climate/Air Quality

Measures are incorporated in the SCAB Draft AQMP to reduce region-wide emissions. The project proposes to reduce auto usage by incorporating trails, access to commercial centers, and neighborhood schools and mixed use facilities.

Traffic and Circulation

A roadway improvement incrementally developed, has been proposed for construction of both on-site and off-site roadway improvements.

Energy Consumption/Conservation

Building design and construction in accordance with Title 24 requirements will reduce energy demands. Alternative modes of circulation (pedestrian and bicycle paths) will also reduce vehicle usage.

Library Service

At such time when funds are available in the County, a library could be constructed in either The Corner or The Center, designated on the land use development plan.

Parks/Recreation/Open space

The project proposes several small park sites along Mango Avenue. This plan includes other amenities, such as trails, windrows, and landscaped parkways which could be used to meet the park requirement as well as park in-lieu fees.

School Facilities

A number of interim measures are available, including double sessions, year-round schedules, adjusting attendance boundaries, developer donation fees, etc. The developers shall work closely with the School Districts to finalize agreed upon measures which will take place to provide the necessary additional school facilities.

Water Facilities

A conceptual water distribution plan has been proposed to serve Walnut Village.

Sewer Facilities

The project proposes implementation of a sewer facilities master plan which would cause transmission mains to be constructed. Treatment capacity exists with the remainder necessary to serve the project projected to be completed with no-going treatment plant expansion operations.

Response to California Department of Transportation, Division of Aeronautics

Although this agency is not a responsible agency (has no discretionary authority), Fontana does acknowledge comments received. The revised text resolved questions raised and a full noise study was conducted for airport issues.

Response to South Coast Air Quality Management District

The recent revision of SCAG 82 et al and Air Quality Regulatory Agency Plan and EIR resolve comments received.

3) SUMMARY OF MITIGATIONS

Topography

Detailed grading plans which comply with all City codes and ordinances will be required for each tentative tract map.

Geology

Contruction will conform to the latest UBC standards, the Fontana Building Code, and other state-of-the-art recommendations.

Land Resources

Soils investigations will be required prior to final tract approval.

Noise

A detailed acoustical analysis should be conducted in the areas where excessive noise levels are anticipated.

Cultural/Scientific Resources

A paleontologist should check the soil engineer's boring logs prior to construction. Mapping, photographing and testing of historic sites should be conducted prior to grading.

Hydrology/Flood Control

A conceptual storm drain/greenbelt plan has been proposed which includes the contruction of drainage facilities and detention basins.

Biological Resources

A landscape concept plan will be implemented which integrates some of the site's existing eucalyptus species and introduces other species to enhance the character of the site and mitigate the loss of existing vegetation.

Community Services

There will be an incremental increase in amount of refuse generated.

Increased demand for fire protection and law enforcement services will result.

Public Utilities

Increased demand for all utility services (i.e., water, wastewater, energy systems, etc.) will result.

STATEMENT OF OVERRIDING CONSIDERATIONS

a) The Walnut Village Plan Project is a design of the long term use of the environment, based on the concept of the orderly planned growth and development which considers the maintenance and enhancement of long term productivity within the City.

b) The project will enable the City to control development and to curtail the future spread of unplanned growth. The project will ensure that improvements are made with a logical unified relationship to each other and surrounding land uses.

c) The programmed long term development of the Project Area will significantly increase the economic value of the property and provide additional residential opportunities to the area by programming for significant capital expenditure in contruction and the extension of support services.

d) The Specific Plan will reinforce the development and long term use of park and open space opportunities.

e) The Plan will increase the economic viability of the under-utilized land significantly through the generation of property tax and an increase in consumer buying power in the area. The additional population generated by continued orderly development will balance with demand for the development of commercial services, and reinforce industrial viability by providing local housing for employees.

f) The Plan develops sites for local shopping centers which will provide a source of convenient retail goods to the residents of the community. This will assist in providing local shopping opportunities and diminish vehicle trips so associated.

g) The project further provides infrastructure needed to mitigate servicing and utility problems.

h) In general, the proposed project will maintain and enhance the long term productivity and highest and best use of Subject Planning Area.

CONDITIONS OF APPROVAL

The Specific Plan text (Chapter #4) contains "Conditions of Approval" for projects submitted within the planning area. For the purpose of this document these conditions are mitigations of impacts identified within the EIR and are adopted as such.

VII. Support Documents

TABLE OF CONTENTS

A. Initial Study

B. Notice of Preparation

C. Responses to Notice of Preparation

D. Responses to Draft EIR

E. Noise Study

F. Sewer Study

G. Water Study

H. Storm Drain Study

I. Organizations and Persons Consulted

J. Bibliography

K. Legal Description

A. INITIAL STUDY

APPENDIX B

City of Fontana
Planning Department

INITIAL STUDY FORM
(Environmental Checklist)

DATE: November 5, 1980

APPLICANT: City of Fontana

ADDRESS: City Hall - 8353 Sierra Avenue

Fontana, CA 92335

PHONE NUMBER: (714) 823-3411

FILING DATE: LOG NUMBER

PROJECT: Fontana Specific Plan - Area H (East)

PROJECT LOCATION: Bounded by Base Line, Highland, Palmetto and Sierra avenues

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	YES	MAYBE	NO
1. Soils and Geology. Will the proposal Result in:			
a. Unstable ground conditions or in changes in geologic relationships?			X
b. Disruptions, displacements, compaction or burial of the soil?		X	
c. Change in topography or ground surface contour intervals?		X	
d. The destruction, covering or modification of any unique geologic or physical features?			X
e. Any potential increase in wind or water erosion of soils, affecting either on or off site conditions?			X
f. Changes in erosion siltation, or deposition?			X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?		X	
h. An increase in the rate of extraction and/or use of any mineral resource?			X
2. Hydrology. Will the proposal result in:			
a. Changes in currents, or the course of direction of flowing streams, rivers or ephemeral stream channels?			X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	X		
c. Alterations to the course of flow of flood waters?		X	
d. Change in the amount of surface water in any body of water?			X
e. Discharge into surface waters, or any alteration of surface water quality?		X	
f. Alteration of groundwater characteristics?		X	
g. Change in the quantity of groundwaters, either through direct additions or withdrawals, or through interference with an aquifer?			
Quality?		X	
Quantity?		X	
h. The reduction in the amount of water otherwise available for public water supplies?		X	
i. Exposure of people or property to water related hazards such as flooding or seiches?		X	
3. Air Quality. Will the proposal result in:			
a. Constant or periodic air emissions from mobile or indirect sources?		X	
Stationary sources?		X	

	YES	MAYBE	NO
b. Deterioration of ambient air quality and/or interference with the attainment of applicable air quality standards?		X	
c. Alteration of local or regional climatic conditions, affecting air movement, moisture of temperature?			X
4. Biota.			
Flora. Will the proposal result in:			
a. Change in the characteristics of species, including diversity, distribution, or number of any species of plants?			X
b. Reduction of the numbers of any unique, rare or endangered species of plants?			X
c. Introduction of new or disruptive species of plants into an area?		X	
d. Reduction in the potential for agricultural production?			X
Fauna. Will the proposal result in:			
a. Change in the characteristics of species, including diversity, distribution, or numbers of any species of animals?		X	
b. Reduction of the numbers of any unique, rare or endangered species of animals?			X
c. Introduction of new or disruptive species of animals into an area, or result in a barrier to the migration or movement of animals?			X
d. Deterioration or removal of existing fish or wildlife habitat?		X	

	YES	MAYBE	NO
5. Population. Will the proposal result in:			
a. Will the proposal alter the location, distribution, density, diversity, or growth rate of the human population of an area?		X	
b. Will the proposal affect existing housing, or create a demand for additional housing?		X	
6. Socio-Economic Factors. Will the proposal result in:			
a. Change in local or regional socio-economic characteristics, including economic or commercial diversity, tax rate, and property values?		X	
b. Will the project costs be equitably distributed among project beneficiaries i.e., buyers, tax payers or project users?		X	
7. Land Use and Planning Considerations. Will the proposal result in:			
a. A substantial alteration of the present or planned land use of an area?		X	
b. A conflict with any designations, objectives, policies, or adopted plans of any governmental entities?	X		
c. An impact upon the quality or quantity of existing consumptive or non-consumptive recreational opportunities?		X	
8. Transportation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?		X	
b. Effects on existing streets, or demand for new street construction?		X	
c. Effects on existing parking facilities, or demand for new parking?		X	
d. Substantial impact upon existing transportation systems?		X	

	YES	MAYBE	NO
e. Alterations to present patterns of circulation or movement of people and/or goods?		X	
f. Alterations to or effects on present and potential water-borne, rail, mass transit or air traffic?			X
g. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?		X	
9. Cultural Resources. Will the proposal result in:			
a. A disturbance to the integrity of archaeological, paleontological, and/or historical resources?			X
0. Health, Safety, and Nuisance Factors. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard?			X
b. Exposure of people to potential health hazards?			X
c. A risk of explosion or release of hazardous substances in the event of an accident?			X
d. An increase in the number of individuals or species of vector or pathenogenic organisms or the exposure of people to such organisms?			X
e. Increases in existing noise levels?			X
f. Exposure of people to potentially dangerous noise levels?		X	
g. The creation of objectionable odors?			X
h. An increase in light or glare?		X	
11. Aesthetics. Will the proposal result in:			
a. The obstruction of degradation of any scenic vista or view?			X

	YES	MAYBE	NO
b. The creation of an aesthetically offensive site?			X
c. A conflict with the objective of designated or potential scenic corridors?			X
12. Utilities and Public Services. Will the proposal result in a need for new systems, or in alterations to the following:			
a. Electric power?	X		
b. Natural or packaged gas?	X		
c. Communications systems?		X	
d. Water supply?	X		
e. Wastewater facilities?	X		
f. Flood control structures?	X		
g. Solid waste facilities?		X	
h. Fire protection?		X	
i. Police protection?		X	
j. Schools?		X	
k. Parks or other recreational facilities?	X		
l. Maintenance of public facilities, including roads and flood control facilities?	X		
m. Other governmental services?	X		
13. Energy and Scarce Resources. Will the proposal result in:			
a. Use of substantial or excessive fuel or energy?		X	
b. Substantial increase in demand upon existing sources of energy?		X	
c. An increase in the demand for development of new sources of energy?		X	

	YES	MAYBE	NO
d. An increase or perpetuation of the consumption of non renewable forms of energy, when feasible renewable sources of energy are available?		X	
e. Substantial depletion of any nonrenewable or scarce natural resources?			X
14. Mandatory Findings of Significance.			
(a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X
(b) Does the project have the potential to achieve short term, to the disadvantage of long-term, environmental goals? (A short term impact on the environment is on which occurs in a relatively brief, definitive period of time while long term impacts will endure well into the future.)			X
(c) Does the project have impacts which are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, other current projects, and probable future projects.)	X		

I. DISCUSSION OF ENVIRONMENTAL EVALUATION. (i.e., of affirmative answers to the above questions.)

II. DETERMINATION. (To be completed by the Lead Agency.)

On the basis of this initial evaluation:

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

_____ finds that although the proposed project could have a significant effect on the environment, as determined by the Initial Study, there will not be a significant effect in this case if the mitigation measures identified in the Initial Study are incorporated in the project. If the mitigation measures are not incorporated in the project, the Negative Declaration is void, and the project shall be returned to the Environmental Analysis Division for further environmental review. A NEGATIVE DECLARATION WILL BE PREPARED.

ERB _____ finds the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date _____

(Signature) Gary W. Draper

(For) City of Fontana

B. NOTICE OF PREPARATION

NOTICE OF PREPARATION

TO: (Responsible Agency)

(Address)

FROM: City of Fontana Planning Dept.
(Lead Agency)
P.O. Box 518
(Address)
Fontana, CA 92335

SUBJECT: Notice of Preparation of Draft Environmental Impact Report " EIR 80-3 "
EIR and Specific Plan - Area H (East)

The City of Fontana will be the lead agency and will prepare an environmental impact report for the project identified and described in attachments. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities as related to the proposed project. A draft EIR will be provided at a later time per CEQA requirements.

The project description, location, the probable environmental effects and a copy of the Initial Study are attached.

Due to the time limits mandated by State law, your response should be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to Terry Brubaker at the address shown above. We also request the name of a contact person in your agency.

Project Title: Fontana Specific Plan - Area H (East)

Project Applicant: City of Fontana

Date November 5, 1980

Signature Terry A. Draper

Title Assistant Planner

Telephone (714) 823-3411

VII-8

EIR 80-3

" Attached Information"

PROJECT LOCATION:

The Specific Plan area includes all of the land in north Fontana which is bounded on the north by Highland Avenue, on the south by Base Line, on the east by Palmetto Avenue and on the west by Sierra Avenue. It contains approximately 300 acres. The area is located south of the projected alignment of the Foothill Freeway.

PROJECT DESCRIPTION:

In cooperation with certain persons owning property in the study area, the City of Fontana is developing a Specific Plan. This Planning process is being undertaken in conjunction with the Fontana General Plan revision now in progress. The existing county General Plan has designated this area as "RES-2" zoning (residential, one-half acre lots), while the present county zoning provides for "commercial" and "R-3" zoning. The City of Fontana has annexed 2/3's of this area and has established R-1-C zoning as required under current constraints.

The Specific Plan will establish new land use patterns in the area and provide development guidelines necessary for implementation. The plan provides for commercial and residential development with various land use densities, and will also include suggested financial methods to pay for public facilities and services.

An Environmental Impact Report will be made part of the plan and will address the issues as required by the current CEQA laws for the "project." In addition, the report will address the community service requirements and needs of the area. Also, the EIR will provide the necessary text and maps outlining existing conditions, adverse impacts, and proposed and recommended mitigation measures as well as project alternatives. The text will fully cover, but will not be limited to, those concerns noted in the Initial Environmental Study (See Exhibit "B".)

C. RESPONSES TO NOTICE OF PREPARATION

CHINO BASIN
MUNICIPAL
WATER
DISTRICT
TELEPHONE (714) 987-1712
THEO T. NOWAK
GENERAL MANAGER

December 2, 1980

Terry Draper
Assistant Planner
City of Fontana
Planning Department
Post Office Box 518
Fontana, CA 92335

Subject: EIR 80-3
EIR and Specific Plan - Areas H (East)

Thank you for the opportunity to assist in determining the scope and content of the environmental information to be contained in the subject EIR which is germane to this District. As you may be aware, this District is involved in the following four public service programs which may be directly impacted by the development proposed.

1. Regional Domestic Wastewater Treatment and Disposal
2. Non-Reclaimable Waste Collection System
3. An Interruptable Imported Water Distribution System
4. Management of the Chino Groundwater Basin as the Court Appointed Watermaster.

Local community growth and related developments are of interest to this District from the standpoint of quantifying the impacts of such developments on our ability to provide those services indicated above.

In addition to the above, and in response to the growing need to emphasize water conservation and water reuse, we would suggest that in the development of the proposed project these elements of the total water resource picture be considered and incorporated into your review where practical.

Your attention to the above mentioned items in your EIR will be very much appreciated. We will be looking forward to reviewing the content of this EIR. If you have any questions, please contact the undersigned.

Sincerely,

Theo T. Nowak, General Manager
CHINO BASIN MUNICIPAL WATER DISTRICT

By Donald R. Peters
Donald R. Peters
Office Manager

/kjb

8575 ARCHIBALD AVENUE · POST OFFICE BOX 697 · CUCAMONGA CALIFORNIA 91730

CARL B. MASINGALE, President · GEORGE A. BORBA, Vice President · JOHN G. GILDAY, Secretary-Treasurer · JOHN L. ANDERSON, Asst. Secretary-Treasurer · EDWARD A. GIRARD, Director

VII-10

SOUTHERN CALIFORNIA gas COMPANY
155 S. "G" STREET, SAN BERNARDINO, CALIFORNIA
Mailing Address BOX 6226, SAN BERNARDINO, CALIFORNIA 92417

December 22, 1980

City of Fontana Planning Dept.
P.O. Box 518
Fontana, California 92335

Re: Environmental Impact Report "EIR 80-3" EIR and Specific Plan - Area H (East)

This letter is not to be interpreted as a contractual commitment to serve the proposed project; but only as an information service. Its intent is to notify you that the Southern California Gas Company has facilities in the area where the above named project is proposed. Gas service to the project would be provided from the nearest existing gas mains without any significant impact on the environment. The service would be in accordance with the Company's policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made.

The availability of natural gas service, as set forth in this letter, is based upon present conditions of gas supply and regulatory policies. As a public utility, the Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action which affects gas supply or the condition under which service is available, gas service will be provided in accordance with revised conditions.

We have developed several programs which are available, upon request, to provide assistance in selecting the most effective applications of energy conservation techniques for a particular project. If you desire further information on any of our energy conservation programs, please contact our Market Services Department, (714) 884-9411, for assistance.

Very truly yours,

R. L. Rice
Technical Supervisor

cc: V. Keener

San Bernardino County
FLOOD CONTROL DISTRICT
825 East Third Street · San Bernardino, CA 92415 · (714) 383-1665
C. J. DI PIETRO, Flood Control Engineer

COUNTY OF SAN BERNARDINO
ENVIRONMENTAL
PUBLIC WORKS AGENCY
JOHN M. BERNARD
Agency Administrator

December 11, 1980

File: 2-110/1.00
205.0315

City of Fontana
Planning Department
P. O. Box 518
Fontana, CA 92335

Attention: Mr. Terry W. Draper

Re: Zone 2, Fontana Drainage
Draft Environmental Impact
Report "EIR 80-3"

Gentlemen:

Reference is made to your Notice of Preparation dated November 5, 1980, for Draft Environmental Impact Report "EIR 80-3", requesting the District's review and comments. The site is located south of Highland Avenue and north of Baseline Road, between Sierra Avenue and Palmetto Avenue, in the north portion of the City of Fontana.

In our opinion, this proposed site is reasonably free of serious flood hazards from major flood channels and drainage courses.

Portions of the site may be subject to excessive street flows and accumulated drainage from the north. It is therefore recommended that a separate report be obtained from the City Engineer's Office with respect to local and onsite drainage conditions, and how it is proposed to accumulate and convey the drainage flows downstream into an adequate outlet facility.

Since there are no apparent Flood Control District rights-of-way, major flood channels, or drainage courses involved, no additional comments will be forthcoming.

Should you have any further questions regarding this matter, please contact Mr. Allan J. Kielhold, Chief, Water Resources Division at (714) 383-2388.

Very truly yours,

C. J. DI PIETRO, Flood Control Engineer

By Ruben V. Montes
Ruben V. Montes
Asst. Flood Control Engineer
Planning - Engineering

RVM:MGM:mjs

Construction and Operations · Planning and Engineering · Federal Projects

VII-11

PLANNING DEPARTMENT
1111 East Mill Street, Building 1 · San Bernardino, CA 92415 · (714) 383-1417
KENNETH C. TOPPING
Planning Director

COUNTY OF SAN BERNARDINO
ENVIRONMENTAL
PUBLIC WORKS AGENCY
JOHN M. BERNARD
Agency Administrator

December 2, 1980

Terry Draper
Assistant Planner
Planning Department
P.O. Box 518
Fontana, CA 92335

File: East Valley Airport Land Use Commission,
Rialto Airport

Dear Terry,

Your proposed Specific Plan "Areas H (East(" is within the area of review of Rialto Airport and as such should be reviewed by the East Valley Airport Land Use Commission.

Please forward the specific plan proposal for review and scheduling before the East Valley Airport Land Use Commission at the earliest opportunity.

Sincerely,

ENVIRONMENTAL PUBLIC WORKS AGENCY
PLANNING DEPARTMENT

Marvin W. Krieger

MARVIN W. KRIEGER,
Senior Planner
Airport Land Use Commission

MWK:ca

CC: George Brenner

Rec'd 12-4-80

State of California

GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

EDMUND G. BROWN JR.
GOVERNOR

December 3, 1980

TO: Reviewing Agencies

FROM: Gary D. Midkiff Gary D. Midkiff by NR

SUBJECT: City of Fontana's NOP for
Fontana Specific Plan - Area H (East)
SCH #80120507

Attached for your comment is the City of Fontana's Notice of Preparation of a draft Environmental Impact Report (EIR) for Fontana Specific Plan - Area H (East).

Responsible agencies must transmit their concerns and comments on the scope and content of the EIR, focusing on specific information related to their own statutory responsibility, within 45 days of receipt of this notice. We encourage commenting agencies to respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Terry Draper
Assistant Planner
City of Fontana Planning Dept.
P.O. Box 518
Fontana, CA 92335

with a copy to the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the review process, call me at (916) 445-0613.

GDM:nl

Attachments

cc: Terry Draper

DISTRIBUTION LIST

SCH #80120507

(X) William Lockett
Air Resources Board
1800 - 15th Street
Sacramento, CA 95814
916/445-0960

( ) William Travis
California Coastal Commission
631 Howard Street, 4th Floor
San Francisco, CA 94105
415/543-8555

( ) Linda Fain
California Energy Commission
1111 Howe Avenue, Room 331 B
Sacramento, CA 95825
916/920-6405

( ) Burd Miller
CalTrans - Division of Aeronautics
1120 N Street
Sacramento, CA 95814
916/322-9954

( ) Kaye Hall
Dept. of Boating and Waterways
1629 S Street
Sacramento, CA 95814
916/322-4163

(X) Rik Mavis, Environ. Program Coord.
Dept. of Conservation
1416 Ninth Street, Room 1354
Sacramento, CA 95814
916/445-8733

(X) Robert Tharrett
Dept. of Fish and Game
1416 - 9th Street
Sacramento, CA 95814
916/445-1353

( ) Dr. Gordon Snow
Dept. of Food and Agriculture
1220 N Street
Sacramento, CA 95814
916/445-1682

( ) Paul Cox
Dept. of Forestry
1416 Ninth Street, Room 1506-17
Sacramento, CA 95814
916/445-9144

( ) James Harmive
Dept. of General Services
1015 L Street
Sacramento, CA 95814
916/445-3720

(X) Harvey Collins
Dept. of Health
714 P Street, Room 430
Sacramento, CA 95814
916/322-2200

(X) Mavn Williamson
Dept. of Housing & Community Dev't
921 - 10th Street, 6th Floor
Sacramento, CA 95814

(X) James Tryner
Dept. of Parks and Recreation
1220 K Street Mall, Third Floor
Sacramento, CA 95814
916/322-2481

( ) Nick del Cioppo
Office of Historic Preservation
1220 K Street Mall, Third Floor
Sacramento, CA 95814
916/322-8703

( ) Robert Penny
Public Utilities Commission
350 McAllister Street
San Francisco, CA 94108
415/557-1249

( ) Mel Schwartz
Reclamation Board
1416 Ninth Street
Sacramento, CA 95814
916/445-3624

( ) Robert Batha
S.F. Bay Cons. & Dev't. Comm.
30 Van Ness Avenue, Room 2011
San Francisco, CA 94102
415/557-3686

(X) Bob Sleppy
Solid Waste Management Board
1020 Ninth Street, Room 300
Sacramento, CA 95814
916/322-4915

( ) Ted Fukushima
State Lands Commission
1807 - 13th Street
Sacramento, CA 95814
916/322-7813

(X) John Huddleson
State Water Resources Control Board
2125 - 19th Street
Sacramento, CA 95814
916/322-3523

( ) Ken Fellows
Dept. of Water Resources
1416 Ninth Street
Sacramento, CA 95814
916/445-7416

DISTRIBUTION LIST

Department of Transportation
District Contacts

Bob Brown
Department of Transportation
District 1
1656 Union Street
Eureka, CA 95501

Robert E. McBroome
Department of Transportation
District 2
1657 Riverside Drive
Redding, CA 96001

R. D. Skidmore
Department of Transportation
District 3
703 B Street
Marysville, CA 95901

Robert W. Sieker, Jr.
Department of Transportation
District 4
150 Oak Street
San Francisco, CA 94102

Win Evans
Department of Transportation
District 5
50 Higuera Street
San Luis Obispo, CA 93401

Mert Parlier
Department of Transportation
District 6
1352 West Olive Avenue
Fresno, CA 93778

A. H. Hendrix
Department of Transportation
District 7
120 Spring Street
Los Angeles, CA 90012

Harvey Sawyer
Depart[illegible] of Transportation
Distr[illegible]
247 We[illegible] .nird Street

Jim Jelinek
Department of Transportation
District 9
500 South Main Street
Bishop, CA 94514

John Gagliano
Department of Transportation
District 10
1976 East Charter Way
Stockton, CA 95206

Jim Cheshire
Department of Transportation
District 11
2829 Juan Street
San Diego, CA 92138

Fish and Game - Regional Offices

A. Naylor, Regional Manager
Department of Fish and Game
627 Cypress
Redding, CA 96001

R. Lassen, Regional Manager
Department of Fish and Game
1701 Nimbus Road, Suite A
Rancho Cordova, CA 95670

B. Hunter, Regional Manager
Department of Fish and Game
Yountville Facility, Bldg. C
Yountville, CA 94599

G. Nokes, Regional Manager
Department of Fish and Game
1234 East Shaw Avenue
Fresno, CA 93726

Fred A. Worthley Jr., Regional Manager
Department of Fish and Game
350 Golden Shore
Long Beach, CA 90802

Southern California Edison Company

P.O. BOX 744
RIALTO, CALIFORNIA 92376

CHRISTINA M. GARANT
AREA MANAGER

TELEPHONE
(714) 875-5100
EXT 593

December 2, 1980

Terry Draper
P.O. Box 518
Fontana, CA 92335

Dear Mr. Draper:

Subject: Fontana Specific Plan - Area H (East)

This is to advise that the subject property is located within the service territory of the Southern California Edison Company and that the electric loads of the project are within the parameters of projected load growth which Edison is planning to meet in this area.

Unless the demand for electrical generating capacity exceeds our estimates, and provided that there are no unexpected outages to major sources of electrical supply, we expect to meet our electrical requirements for the next several years.

Our total system demand is expected to continue to increase annually; and, if our plans to proceed with future construction of new generating facilities are delayed, our ability to serve all customer loads during peak demand periods could become marginal by 1984.

In addition, the major fuel used in Edison's generating facilities is low sulfur fuel oil. We now believe that our low sulfur fuel oil inventory, together with our contractual commitments for delivery is adequate through 1980.

Current conservation efforts on the part of Edison's customers has resulted in energy savings. Optimization of conservation measures in this project will contribute to the overall energy savings goal.

Very truly yours,

Christina M. Garant

Christina M. Garant

CMG:ghc

SCAG
SOUTHERN CALIFORNIA
ASSOCIATION OF GOVERNMENTS
600 South Commonwealth Avenue • Suite 1000 • Los Angeles • California • 90005 • 213/385-1000

DATE: December 19, 1980

TO: Terry Draper
City of Fontana
Planning Dept.
P. O. Box 518
Fontana, Ca. 92335

FROM: Metropolitan Clearinghouse

SUBJECT: EIR 80-3 and Specific Plan - Areas H (East)
SCAG File Number: SB-16935-NP

Thank you for submitting the Notice to Prepare the environmental document for the referenced project for SCAG review. In accordance with procedures developed to comply with the clearinghouse guidelines for the review of voluntary submitted environmental impact reports, we have disseminated information regarding the Notice of Preparation to cities, counties and some special agencies which may be affected by, or interested in the project or the results of the environmental assessment. No comments were received in response to this areawide notification.

SCAG staff does not have comments at this time but looks forward to reviewing the environmental document when available.

Sincerely,

Loretta Anaya

Loretta Anaya
Clearinghouse Official

LA: bb

VII-17

STATE OF CALIFORNIA — BUSINESS AND TRANSPORTATION AGENCY
EDMUND G. BROWN JR., Governor
DEPARTMENT OF TRANSPORTATION
DISTRICT 8, P.O. BOX 231
SAN BERNARDINO, CALIFORNIA 92403

December 15, 1980

Notice of Preparation
Fontana EIR 80-3
SCH #80120507

Mr. George Brenner
Planning Director
City of Fontana
P. O. Box 518
Fontana, CA 92335

Attention Mr. Terry Draper

Dear Mr. Brenner:

This is in response to your November 5, 1980 Notice of Preparation of Environmental Impact Report 80-3, EIR and Specific Plan - Area H (East).

We would appreciate an opportunity to review and comment on the proposed Environmental Impact Report in order to evaluate the possible impacts to the transportation system, especially state highways. It appears from the preliminary data provided that the proposal could have both direct and indirect impacts on the state highway system.

The document should address the cumulative effects that continued development and future higher densities in the area will have on the transportation system. Discussion of the impacts to the transportation system should include traffic growth, traffic safety, public transit, drainage, and an anticipated need for additional work or modifications to the state highway system. Included in this discussion should be costs related to any transportation improvements, potential for funding, and sources of funds.

Consideration should be given to preserving and perpetuating the existing drainage pattern of the state highways in the vicinity of the proposed zone change (State Routes 30/Highland Avenue and 66/Foothill Boulevard). Particular consideration should be given to cumulative increased storm runoff to insure that a highway drainage problem is not created.

If you have any questions, please contact Mr. Harvey Sawyer at (714) 383-4550.

Very truly yours,

J. E. PEDDY
District Director

For By Harvey Sawyer
John L. Allison
Chief, Transportation Planning

State of California
GOVERNOR'S OFFICE
OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET
SACRAMENTO 95814

EDMUND G. BROWN JR.
GOVERNOR

March 13, 1981

Terry Draper, Planner
City of Fontana
P.O. Box 518
Fontana, CA 92335

RE: SCH #80120507
Walnut Village Specific Plan - Study Area H

Dear Mr. Draper:

State agencies have commented on your draft environmental impact report (see attached). If you would like to discuss their concerns and recommendations, please contact the staff from the appropriate agencies.

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.

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 unmitigated significant effect (Section 15088) and it must support its actions with a written statement of overriding considerations (Section 15089).

If the project requires discretionary approval from any state agency, the Notice of Determination must be filed with the Secretary for Resources, as well as with the County Clerk.

Please contact Terry Roberts at (916) 445-0613 if you have any questions.

Sincerely,

Terry Roberts
for Stephen Williamson
State Clearinghouse

cc: Ken Fellows, DWR

STATE OF CALIFORNIA
AIR RESOURCES BOARD
1102 Q STREET
P. O. BOX 2815
SACRAMENTO, CA 95812

EDMUND G. BROWN JR., Governor

December 22, 1980

SCH No. 80120507

Terry Draper
Assistant Planner
City of Fontana Planning Dept.
P. O. Box 518
Fontana, CA 92335

Dear Mr. Draper:

Your December 3, 1980, Notice of Preparation for the Fontana Specific Plan - Area H (East) Draft Environmental Impact Report has been reviewed.

The Regional Programs Division of the Air Resources Board and local government decision makers need to be aware of the individual and cumulative impacts that projects might have on the attainment and maintenance of air quality standards in the South Coast Air Basin.

Enclosed is a recommended outline which will assist you in the preparation of the air quality analysis for the proposed project and will provide the information useful to our review.

For additional information, please contact Steve DeMello of my staff at (916) 445-0960.

Sincerely,

Gary Agid

Gary Agid, Chief
Urban Programs Branch

Enclosure

cc: Gary Midkiff, OPR

RECOMMENDED CONTENTS OF AIR QUALITY ANALYSES

The preparation of general plans, general plan amendments, and all environmental impact reports (EIRs) are subject to the environmental evaluation requirements of the California Environmental Quality Act. As a result, an air quality analysis is needed as part of this evaluation to help inform decision makers of potential air quality constraints and impacts of all proposed project (activities subject to CEQA) alternatives. Therefore, to inform and to help assist decision makers in assessing potential air quality impacts and measures to minimize these impacts, we recommend the following information be included in an air quality analysis. This information is to be used as a guide in the preparation of EIRs for proposed projects. Many of the items listed may be satisfied through incorporation by reference. Those pollutants listed under Section II may or may not be applicable and are not to be considered as all inclusive.

I. Environmental Setting

A. Conditions affecting air pollution potential (the following items need to be discussed as to their relationship and/or effect on air pollution):

1. Meteorology and Climate

a. Wind rose (plotted wind direction and speed)
b. Atmospheric stability
c. Seasonal air flow patterns
d. Inversion characteristics

2. Topography

B. Standards and Regulations affecting air quality:

1. Federal
2. State
3. Regional
4. County
5. City

C. Three to five year summary of ambient air quality pollutants subject to primary and secondary (health and welfare) standards:

1. Monthly maximum concentrations
2. Trend analysis (number of days/number of hours standards were violated)
3. Emission Sources

   a. Stationary
   b. Mobile

D. Effects of existing air pollutants on sensitive receptors such as:

1. Schools (children)
2. Hospitals (patients)
3. Convalescence homes (elderly)
4. Agricultural areas (crops)

II. Impact of Project Proposal and Alternatives

A. Stationary Sources (Tons/Day):

1. Carbon Monoxide
2. Oxides of Nitrogen
3. Total Hydrocarbons
4. Total Suspended Particulates
5. Sulfur Dioxide
6. Lead

B. Mobile Sources (Tons/Day):

1. Carbon Monoxide
2. Oxides of Nitrogen
3. Total Hydrocarbons
4. Lead

III. Mitigation Measures for Project Proposal and Alternatives

A. Measures considered for the following sources:

1. Stationary
2. Mobile

B. Measures incorporated for the following sources:

1. Stationary
2. Mobile

IV. Cumulative Impacts

The cumulative impact (the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable future projects).

V. Consistency Demonstration

A. Nonattainment Plans (NAPs)/State Implementation Plans (SIPs): The EIR shall discuss any inconsistencies between the proposed project and the applicable NAP or SIP once promulgated.

1. Comparison of projected population growth for projects with NAP/SIP forecasts.

2. Comparison of project identified transportation control measures with NAP/SIP control strategies.

3. Identification of responsible agencies to enforce/implement mitigation measures.

B. Prevention of Significant Deterioration (PSD) Regulations: The EIR shall demonstrate project compliance with pertinent PSD regulations by including discussion on the following:

1. Project proximity to existing federal proposed Class I areas.

2. Transport potential of pollutants to Class I areas.

3. Project effect on available increment of deterioration in Class I and II areas.

4. Project effect on visibility impairment in the Class I area.

FONTANA WATER COMPANY
A DIVISION OF SAN GABRIEL VALLEY WATER COMPANY
P.O. BOX 987 • 8440 NUEVO AVENUE, FONTANA, CALIFORNIA 92335 • (714) 822-2201

June 12, 1981

City of Fontana
Planning Department
Post Office Box 518
Fontana, California 92335

Attention: Mr. Terry Draper
Planning Assistant

Subject: Walnut Village Specific Plan and Environmental Impact Report

Gentlemen:

We have reviewed the subject report with regard to the water supply.

Fontana Water Company has access to ample water to meet all of the proposed needs. We believe the proposed water system as indicated on Figure 33 of the report is more than adequate to meet the demands of the area. The required water system will be designed by us when all of the domestic and fire flow requirements have been determined.

In conclusion, we are able to provide the necessary water service to the project, we support the development and we believe it will be an asset to the City of Fontana.

Very truly yours,

I. G. Holmberg
Vice President and
General Manager

IGH:am

D. RESPONSES TO DRAFT EIR

FONTANA WATER COMPANY
A DIVISION OF SAN GABRIEL VALLEY WATER COMPANY
P. O. BOX 987 • 8140 NUEVO AVENUE, FONTANA, CALIFORNIA 92335 • (714) 822-2201

June 12, 1981

City of Fontana
Planning Department
Post Office Box 518
Fontana, California 92335

Attention: Mr. Terry Draper
Planning Assistant

Subject: Walnut Village Specific Plan and Environmental Impact Report

Gentlemen:

We have reviewed the subject report with regard to the water supply.

Fontana Water Company has access to ample water to meet all of the proposed needs. We believe the proposed water system as indicated on Figure 33 of the report is more than adequate to meet the demands of the area. The required water system will be designed by us when all of the domestic and fire flow requirements have been determined.

In conclusion, we are able to provide the necessary water service to the project, we support the development and we believe it will be an asset to the City of Fontana.

Very truly yours,

I. G. Holmberg
Vice President and
General Manager

IGH:am

CHINO BASIN MUNICIPAL WATER DISTRICT
TELEPHONE (714) 987-1712
THEO T. NOWAK
GENERAL MANAGER

March 3, 1981

Mr. Terry Draper
Fontana Planning Dept.
City of Fontana
8353 Sierra
Fontana, CA 92335

Dear Mr. Draper:

Subject: Walnut Village Specific Plan

Thank you for the opportunity to review and comment on the above subject. As you are aware, this district is involved in four public service programs which may be directly impacted by the future possible development presented within this Specific Plan, which are as follows:

1. Regional Domestic Wastewater Treatment and Disposal
2. Non-Reclaimable Water Collection System
3. An Interruptable Imported Water Distribution System
4. Management of the Chino Groundwater Basin as the Court Appointed Watermaster

Local community growth and related developments are of interest to this district from the standpoint of quantifying the impacts of such developments on our ability to provide those services indicated above.

An area of special interest to the District is as follows:

In response to the growing need to emphasize water conservation and water reuse, we would suggest that in the development of the final Specific Plan document, these elements of the total water resource picture be considered and incorporated where practical. The District would like to further commend the Specific Plan for the concept of percolation areas as presented in figure 34 of this text.

Your attention to the above items will be greatly appreciated.

Sincerely yours,

Theo T. Nowak, General Manager
CHINO BASIN MUNICIPAL WATER DISTRICT

by
Donald R. Peters
Office Manager

DRP/MNK/mw

8558 ARCHIBALD AVENUE · POST OFFICE BOX 697 · CUCAMONGA CALIFORNIA 91730

JOHN G. GILDAY, President · GEORGE A. BORBA, Vice-President · JOHN L. ANDERSON, Secretary/Treasurer · EDWARD A. GIRARD, Asst. Secretary/Treasurer · DWIGHT F. FRENCH, Director

Southern California Edison Company

P. O. BOX 188
RIALTO, CALIFORNIA 92376

CHRISTINA M. GARANT

TELEPHONE
(714) 875-5100
EXT. 593

March 6, 1981

Terry Draper
Project Planner
City of Fontana
P. O. Box 518
Fontana, California 92335

SUBJECT: Walnut Village Specific Plan, City of Fontana

Dear Terry:

As requested, we have reviewed the subject Plan and would offer the following comments:

Page 47, Section 3.8.5 - Street Lighting and Amenities

It is stated that all street lighting shall be of the same design to create a uniform lighting theme. This includes on-site lighting, parking lots and other open space area.

If the Walnut Village Plan requires street light fixtures and/or electroliers different than Edison Company specifications, a city-owned street lighting system would be necessary. It is unclear, from the report, what type of street lights will be specified, i.e., HPSV, LPSV, ornamental, etc. No new type standards may be considered by the Company unless there is a minimum of 500 residential acres involved.

Page 50, Section 3.10.6 - Underground Utilities

Delete entire paragraph.

Add: All electrical distribution lines of 16,000 volts or less, telephone, cable antennae television and similar utility services or cables, which direct service to any property, shall be installed underground.

Any new transmission facilities or the relocation, reconstruction, maintenance, operation or repair of an existing transmission line shall be constructed in accordance with the applicable rules, regulations and tariff schedules of the utility then on file with the California Public Utilities Commission.

Reason:

Such languages would eliminate any confusion as to the intent of this section. It would also serve to strengthen the Company's position that the responsibility relating to transmission lines is with the CPUC. Also, it would fortify Edison's position that the cost for any undergrouding, relocating, etc., must be paid by someone other than Edison, per your ordinace #570.

If you have any further questions, please feel free to call me.

Sincerely,

Christina

Christina Garant

DWB/CG/jac

cc: A. L. Grant
D. A. Ferguson
R. L. Boynton
T. F. Bryson

STATE OF CALIFORNIA—RESOURCES AGENCY
CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SANTA ANA REGION
6809 INDIANA AVENUE, SUITE 200
RIVERSIDE, CALIFORNIA 92506
PHONE: (714) 684-9330

G. BROWN JR., Governo

March 2, 1981

Mr. Terry Draper
City of Fontana Plng. Div.
P. O. Box 518
Fontana, CA 92335

Dear Mr. Draper:

Specific Plan, Walnut Village

We have reviewed the Specific Plan for Walnut Village in the City of Fontana. The Plan does not adequately address the issue of wastewater treatment and disposal. The Chino Basin Municipal Water District, Regional Plant #3 (Fontana Plant) occasionally received inflows greater than its design capacity. At the present time there is no method, in use or under construction, to transport wastewater to other facilities. Therefore, there is no available capacity for the increase in wastewater due to this project.

In view of the above, we recommend that the wastewater treatment and disposal section of this Specific Plan be revised and expanded to resolve these issues.

If there are any questions, please call the undersigned.

Sincerely,

Ronald K. Baker

Ronald K. Baker
Environmental Specialist

RKB:dml

Pond Revision. 4.0.
3.5 as stand.
AGM-Chino TOM HOLEMAN: Eng. ISSUE:

City of Rialto
California

March 16, 1981

City of Fontana
P.O. Box 581
Fontana, CA 92335

Attention: Terry Draper, Project Planner

Re: Walnut Village Specific Plan and Master Environmental Impact Report (EIR 80-3)

Dear Mr. Draper:

The City of Rialto has received your Notice of Completion of EIR 80-3, the Walnut Village Precise Plan and Master Environmental Impact Report (MEIR). Review of the Integrated Specific Plan and MEIR by City staff raises some questions as to the adequacy and completeness of the document.

It is assumed that errors in this preliminary Draft #1 (as identified on the Title Page), such as the location (Page 11) of the commercial area outside the described project location and the incomplete paragraph on prevailing winds (Page 28) will be corrected prior to any official action toward adoption of the plan or certification of the MEIR.

Major elements of the plan pertain to the retention and percolation of runoff within the project area to prevent impacting existing flood problems. At the rule of thumb runoff rate of one cubic foot per second per acre of developed land, an expectable rainy period would generate a considerable volume of water. Neither the Specific Plan nor the MEIR provide any information concerning the rate of percolation, the capacity of the proposed on-site drainage system, or a contingency flood control plan for extended periods of rainfall. Half the project site drains to the East, into Rialto. The proposed intensive development could severly impact Rialto.

All information concerning air and water quality is contained in the preliminary General Plan and adopted by reference. Is there any assurance that this information will remain as reviewed if and when the preliminary General Plan is adopted?

On Page 50 of the Walnut Village Plan, precise locations are specified for "main transmission lines that cannot be underground." There are existing transmission lines on Highland Avenue and Mango Avenue, which are not the locations specified. There was no discussion of the feasibility or cost responsibility for the relocation of these lines.

150 SOUTH PALM AVENUE, RIALTO CALIFORNIA 92376 • PHONE (714) 875 5410

The Sewer Study (Appendix B) states that some existing sewer mains are at capacity, and the plan does suggest development charges to finance parallel mains in the problem areas. Nowhere in the Walnut Village Plan and MEIR is there any discussion of the current lack of treatment plant capacity to handle the proposed development. The lack of treatment capacity may be a legal issue between the City of Fontana and the Chino Valley Municipal Water District, but until treatment capacity is assured, it seems premature to propose the development of more than 2000 new dwelling units and a commercial center.

Four appendices of supplimental information were referred to in the text but not included in the document. Appendix C, density divisions (referred to on Page 40), two proposed ordinances to implement the plan (R-SP-1, Page 76; Specific Plan Procedures, Page 77), and details of State Law pertaining to recorded Development Agreements adopted by ordinance (Page 77) were not included as indicated.

Consideration of the economic impact on present residents of the area was not covered. It is not clear from information contained in the document, when or in what manner, a decision will be made as to which of the three proposed implementation plans will be adopted. Implementation Plans B and C call for greater initial cost participation by property owners, but all plans include reimbursements, fees and assessments. It may be that the increased costs of property ownership to the residents would create hardships.

The preparation of an EIR and the adoption of the Master Plan of Development for the Rialto Municipal Airport have been delayed due to unanticipated development proposals in the area. It seemed inappropriate to proceed with a Master or Specific Plan, limiting the flexibility of future land use potentials of a large area, at a time when information concerning those potentials was being generated. The City of Fontana is clearly following a different policy and is proposing to establish future land uses prior to the development of information pertaining to the full range of potential land uses in the area.

If you have any questions concerning the City of Rialto's comments and concerns, please do not hesitate to contact this office.

Very truly yours,

Rod Taylor

Rod Taylor,
Planning Director

RT:GS:tl
cc: Walter Pudinski, City Administrator
San Bernardino County Planning Department
San Bernardino County Flood Control District
Fontana Union Water District
Chino Basin Municipal Water District

State of California

Business and Transportation Agency

Memorandum

To : Ms. Ann Barkley, DOTP

Attention Mr. D. Hatum
A-95 Coordinator

Date: March 5, 1981

File : 08-SBd-66-15.37/15.86
SCH 80120507

From : DEPARTMENT OF TRANSPORTATION
Mr. J. E. Reddy, District 08

Subject: DEIR for Walnut Village (Study Area H) - Fontana

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

The document fails to address mitigation of the cumulative effects that continued development and future higher densities in the area will have on the transportation system. Discussion of the impacts to the transportation system should include traffic growth, traffic safety, drainage, and any anticipated need for additional work or modifications to the state highway system. Included in this discussion should be costs related to any transportation improvements, potential for funding, and sources of funds.

The report indicates that the proposed development provides for the future construction of Route 30 (Foothill Freeway). It should be noted that the California Transportation Commission has requested that Caltrans and the Commission staff work closely with local governments in the Route 30 corridor to prepare a financial plan for the Route 30 facility. This plan is to be presented to the Commission by January 1982. If a financing and organizational plan is not approved by December 31, 1982, the Commission intends to review and reconsider rescission of the adopted route early in 1983. Regardless of the Commission's decision, the existing Route 30 facility (Foothill Avenue) will be required to continue to provide east-west traffic service in this area for an indefinite period of time.

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

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

J. E. REDDY
District Director

By
R. G. Fote
Chief, Transportation Planning

cc: DWeaver
File
SK:jf

State of California

Memorandum

To : 1) Jim Burns, Projects Coordinator
Resources Agency

2) Mr. Terry Draper
Fontana City Planning Department
P.O. Box 518
Fontana, CA 92335

Date : March 10, 1981

Subject: Walnut Village Specific Plan - Area H MEIR, SCH No. 80120507

From : Air Resources Board

We have reviewed the subject Master Environmental Impact Report (MEIR) and found it to be inadequate based on the specific requirements set forth in the California Environmental Quality Act (CEQA) and the State EIR Guidelines. Section 21002(a) of CEQA states:

> "The purpose of an environmental impact report is to identify the significant effects of a project on the environment, to identify alternatives to the project, and to indicate the manner in which such significant effects can be mitigated or avoided."

The subject MEIR for the proposed 310 acre planning area also does not conform with the State EIR Guidelines' requirement for incorporation by reference. Section 15149.(c) of the State EIR Guidelines mandates:

> "Where an EIR uses incorporation by reference, the incorporated part of the referenced document shall be briefly summarized where possible or briefly described if the data or information cannot be summarized. The relationship between the incorporated part of the referenced document and an EIR shall be described."

One of the objectives of the proposed Specific Plan is to provide a master intergrated EIR which would eliminate the need for future environmental reviews on individual projects within its planning area. To facilitate the Specific Plan's objective, the MEIR must comply with the CEQA and the State EIR Guidelines. Such compliance is essential for our review of the project's potential impact on ambient air quality in the South Coast Air Basin. Accordingly, we recommend that the MEIR be modified to reflect the above concerns.

If you have any questions, please contact Steve DeMello of my staff at (916) 445-0560. We would like to be advised of future actions on this project and request a copy of the final EIR.

Gary Agid, Chief
Local Projects Support Branch

cc: Terry Roberts, SCH

South Coast
AIR QUALITY MANAGEMENT DISTRICT

HEADQUARTERS 9150 E. FLAIR DR. EL MONTE CA 91731
ANAHEIM OFFICE 1510 E. BALL RD. ANAHEIM CA 92805 (714) 591-7200
CARSON OFFICE 950 DOVLEN PL. SPACE E CARSON CA 90746 (213) 532-4182
COLTON OFFICE 22650 COOLEY DR. COLTON CA 92324 (714) 824-2660

Date 12/8/80

Terry Draper
Fontana Planning Dept.
P.O. Box 518
Fontana, CA 92335

AQMD File No. A 01119E

COMMENTS ON: EIR 80-3, Fontana Specific Plan-Area H (East).

Subject project warrants the following type of environmental document:

Environmental Impact Report (EIR)

Negative Declaration

Negative Declaration with the following mitigation measures:

The scope and content of the air quality analysis in an EIR for a project of this size and description is as follows:

A complete air quality analysis is necessary as indicated in the attached checklist.

The contact person for our agency is Brian Farris whose telephone number is (213)572-6418.

Very truly yours,

J. A. Stuart
Executive Officer

Brian W. Farris, Section Head
Impact Analysis and Energy Resources
Headquarters

Check List for What is Necessary
in the Air Quality Section
of an Environmental Impact Report

I. Responsibility: It is the responsibility of the Lead Agency to make sure that current information is being used in the EIR, that proper methodology is used, and that the data presented is correct and complete.

II. Content (a detailed description of the following points can be found in the Air Quality Handbook for Environmental Impact Reports available from the SCAQMD)

A. Description of Environmental Setting of the Project Area

1. Climate

a. Temperature, rainfall, humidity, wind, cloudiness, inversions

b. Air Pollution Potential including weather factors that contribute to smog formation

2. Existing Air Quality (Information for the previous year is usually available in July)

a. Number of days that either Federal or State standards were exceeded.

b. Annual averages and maximum observed values.

c. Pollutants should include ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, total suspended particulate, lead, sulfate, non-methane hydrocarbons, hydrogen sulfide and visibility reducing particles.

3. Existing Emissions

a. Emission inventory (how many pounds per day of the primary pollutants are emitted)

b. Major sources of emissions (freeways, factories, power plants, etc.)

4. Sensitive receptors in the area (schools, hospitals, nursing homes, etc.)

B. Environmental Impact of the Project, Tract or Facility

1. Site Preparation and Construction

a. Duration

b. Average daily emissions due to equipment use and dust. This includes transport and storage of materials.

2. Operation of Completed Project, Tract or Facility

a. Stationary Source Emissions

i. Direct emissions are from the use of natural gas and any by-product of an industrial, manufacturing, refining, utility or commercial process or from anything covered by any SCAQMD rules of regulations.

ii. Indirect emissions include these from electrical power generation used at the site. Worst case should be assumed which means 100% oil fired power generation completely from the South Coast Air Basin.

b. Mobile Emissions

i. Motor Vehicle Emissions from light duty gasoline powered vehicles, motorcycles, heavy duty gasoline powered vehicles, and heavy duty diesel powered vehicles should be calculated.

ii. Other mobile emissions should be calculated that may include air craft, boats, ships, trains, snowmobiles, etc.

c. Other emissions may need to be estimated in special cases

i. Emissions from parking lots.

ii. Emissions from tank farms.

iii. Emissions resulting from an oil spill or tanker fire.

d. In special cases a diffusion analysis may be required.

i. any project with a stack

ii. any line source like a freeway

iii. any project with large amount of associated vehicle miles traveled.

iv. any project which will emit a large amount of primary pollutants during any one day.

e. All appropriate emission factors, growth factors, use factors, control factors and vehicle mix factors should be tabulated.

f. An overall summary table of emissions, as well as, any appropriate individual source emission tables should be presented. Where it is appropriate, emissions should be listed for an average day.

3. Growth inducing effect (if this project will in any way stimulate growth then an emissions, inventory as described in II.B.2 above should be conducted for the project and the effected area for regular intervals i.e., 1980, 1985, 1990, 1995.)

State of California

Business and Transportation Agency

Memorandum

To : Ann Barkley, Chief
Division of Transportation Planning

Attention: F. Darrell Husum

Date: March 11, 1981

File : Clearinghouse

From : DEPARTMENT OF TRANSPORTATION
Division of Aeronautics

Subject: Project Review - SCH 80120507 - Walnut Village Specific Plan - Area II

Project Description: Development Plan for 310 acres of land in Northeast Fontana. The project site currently has only minimal water service, and no sewer service. Approximately 100 acres are within the City's sphere of influence. The plan provides for all utilities, access and service to the area, development of high density residential and some commercial uses. The project area is bounded on the North by Highland Avenue, on the South by Baseline Avenue, on the East by Palmetto Avenue, and on the West by Sierra Avenue.

The California Department of Transportation, Division of Aeronautics, has reviewed the Draft EIR for this project. Our review focussed on those areas mandated by our statutory responsibilities, i.e., noise from airport operations; safety of residents of the area and of airport users themselves; encroachment of incompatible land uses on the airport or its sphere of influence, with subsequent public pressure to curtail operations or close the airport; and the impact of the project on the surface transportation network serving the area.

The proposed Specific Plan presents three alternative implementation programs, each of which calls for, and relies upon, property owner cooperation to one degree or another. The three alternatives provide varying densities of residences per acre, ranging from 6 - 7 - 10 - 11 - 12 units. The corresponding lot size would range from (disregarding lands set aside for streets and common parking areas) 7,260 down to 3,630 square feet.

Noise: There is a discussion of noise problems on page 15, under Opportunities and Constraints. Two areas of concern are cited - the first being noise produced from "the major arterial highway," and the second being noise from the Rialto Airport. The writer of the EIR concedes awareness of the City of Rialto's plan for a major expansion for the Rialto Municipal Airport, but since no EIR has been filed for the airport project, the EIR for Walnut Village does not recognize the airport expansion as a valid land use. In view of the short review period assigned to this EIR, it appears that the City

of Fontana is attempting to preempt the City of Rialto from expanding the airport. This seems short-sighted, and might better be resolved through a conference between representatives of the Cities of Fontana and Rialto. The Walnut Village area is sure to be impacted to some degree by noise from operations at the Rialto Airport which operates under a valid airport permit issued by the State of California.

The extended centerline of Runway 24 is only some 1,600 feet from the Southeast corner of the project area at a point 5,400 feet from the departure end of the runway. Absent any noise monitoring study in the project area, it would be advisable to require acoustic treatment of all residences proposed in the project area.

Safety: There does not appear to be any major safety problem based on airport operations. However there is always the potential for aircraft accident in the vicinity of an airport.

Encroachment: The project area does not encroach upon the airport, nor does it seriously intrude into the airport sphere of influence.

Surface Transportation/Circulation: From the description of the existing lot structure, developed piecemeal and haphazardly, and in contemplation of the magnitude of developments proposed for the project area, it appears that considerable planning will be required for internal circulation as well as for access to and egress from the project area. We recommend that the developer be required to provide the internal road net as well as road connections from the surrounding, existing road net before any residences are allowed.

On page 18, there are contradictory statements about the water availability. The lead paragraph indicates that "minimal water service is available in the study area. Not all streets are served by water lines. Existing water fire flow is presently below that which is required by the fire district...." Then, the second paragraph states "While new distribution facilities are needed, the supply of water to the area is adequate to serve any new development." (emphasis supplied).

The term minimal does not seem to indicate adequate water supply to serve any new development. Final environmental documentation should reconcile differences between the two views expressed.

On page 26 - the DEIR comments:

> "Existing flight operations at Rialto MAP (Municipal Airport) do not create significant noise levels at locations witin (sic) (within) the City (of Fontana)."

This should not be accepted as assurance that noise levels from the airport operations would not be significant in the future (especially if the airport is expanded).

On page 28, the writer has exhibited some confusion in discussing the wind and has an unfinished sentence.

> "The normal prevailing winds are to the north and northeast .... heavy south winds which blow occasionally all during the year...." (emphasis supplied).

If a wind blows to the north, it is from the south. A north wind, however, blows from the north.

The second brief paragraph under 2.3.2.2 is unfinished.

> "...in that they have caused much damage and are considered" - (considered what?)

On pages 33, 34, and 35 there are tabulations which total 345 acres. The project description, however, states 310 acres in the project area. These figures should be reconciled.

In the Master Environmental Impact Report section, under 4.9, Circulation, we find:

> "The Village Plan provides for the Future Development of the Foothill Freeway."

This should be clarified to show whose responsibility this will be, and how it is to be funded.

The discrepancies cited in the foregoing are mostly of a minor nature. The potential exists, however, for a conflict between the Cities of Fontana and Rialto. This should be reconciled in the best interest of the public.

We would not have discretionary approval authority over the project, and there would be no State Aeronautics fund involvement. In general, the DEIR presents a comprehensive development plan with 3 alternatives. We did not find any indication as to when build-out

would be anticipated. We would like to review the final EIR with response to each of the issues we have raised.

MARK F. MISPAGEL, Chief
Division of Aeronautics

Richard G. Dougherty

(for) Burd Miller
Environmental Planner

Attachment

E. NOISE STUDY

HILLIARD & BRICKEN

81/137

John Hilliard • Consulting Acoustical & Energy Engineers • Gordon Bricken

February 23, 1981

Mr. Wes Hoover
Mutual Consort, Inc.
4091 E. La Palma
Suite E
Anaheim, California 92707

Subject: Transmittal of Report, Noise Impact of Rialto Municipal Airport on Walnut Village.

Dear Mr. Hoover:

Herewith transmitted is our report on the noise impace of Rialto Municipal Airport on Walnut Village.

Thank you.

Gordon L. Bricken
Vice President

/dem
Attachment

1538 East Fourth Street ☐ Franklin Square ☐ Santa Ana, California 92701 ☐ (714) 835-3728

An Analysis of the Noise Impact of Rialto Municipal Airport on Walnut Village

1.0 Site Location

The site under study is a large parcel bounded by Highlands, Palmetto, Baseline and Sierra. It is marked on Exhibit 1.

2.0 Description of Airport Operations

2.1 Airfield Configurations

This study will consider only the current operational configurations of the Airport. No attempt will be made to consider the impact of future operations or future airfield construction.

2.2 Volume of Operations

The volume of operations are estimated (Reference 1) at the figures of Table 1.

Table 1

Estimated 1980 Volume of Operations at Rialto Municipal Airport

Local	65,000
Itinerant	49,400
Total	115,900

2.3 Aircraft Mix

The 1980 based aircraft are estimated at the figures of Table 2.

Table 2

Based Aircraft at Rialto Municipal Airport

Fixed Wing	single engine	140
	multi-engine	20
Rotary Wing		20
	Total	180

(Reference 1) - Rialto Municipal Airport Master Plan.

No jet aircraft are included in this estimate.

No estimate is available on the breakdown of operations by the aircraft type - to allocate operations by aircraft type certain characteristics of operation must be defined.

1. Operations by aircraft type tend to occur in the same proportion as the based aircraft.

2. Multi-engine aircraft and helicopters are not involved in local operations.

3. Proportional operations by each aircraft type are the same (638 operations per aircraft type).

Note, that total operations include landings and departures with these ground rules, Table 1 and 2 can be combined to yield Table 3.

Table 3

Annual 1980 Operations by - Aircraft Type and Function

	SE	ME	RW	Total
Local	58,311	0	7,290	65,600
Itinerant	23,846	12,777	12,777	49,400
	82,157	12,777	20,066	115,000

2.4 Flight Patterns

Observation and statements (Reference 1) indicates that landings occur on a standard left hand turning pattern. The observed flights are illustrated in Exhibit 2. Alghough there is scatter on landings it appears that there is a general trend, based probably on alignment with Palmetto as a visual target. Take-offs appear to be both straight-out and right hand turns, (data on only the west case of the field is of interest in this study) with 20% straight-out and 80% right turns. The nominal patterns are noted on Exhibit 3.

2.5 Percentage of Landings and Take-Offs

The dominant mode is landing operations, however, on the day of measurements, during the period of

51 events only about 67% were landings. The wind rose suggests that the true take-off percentage is about 15%. For calculation purposes it will be taken as 85% landings, 15% take-offs.

2.6 Annual Daily Operations

Taking into account landings and takeoffs and flight patterns, the allocation to flight paths by aircraft type is as noted in Table 4.

Table 4

Daily Operations of Fixed Wing Aircraft

	A	B	C	Sub-Total
S.E.	95.7	13.5	3.4	112.6
M.E.	14.9	2.1	0.5	17.5
Sub-Total	110.6	15.6	3.9	130.1

2.7 Day/Night Operations

No data is available on operations by time of day. No attempt was made to independently collect this information. Typically, at small general aviation airfields, the distribution is 85% from 7am-7pm, 15% from 7pm to 10pm and 1% from 10pm to 7am. The estimate will be used in these calculations.

3.0 Description of Noise Levels

Measurements were made on the site at two (2) locations defined on Exhibit 3. The measurement record is too lengthy to incorporate in the report. The key parameters are listed in Table 5.

The average values are noted in Table 6.

Table 6

Average Measured Noise Levels

	1 dBA	SENEL (1)	2 dBA	SENEL
Landings	61.8	70.5	65.6	74.3
Take-offs	68.6	77.3	69.0	77.7

(1) Calculated from chart records for representative examples and set at dBA + 8.7.

4.0 Calculation of CNEL Values

The CNEL index is used as one indicator of community response. The index is given by the equation;

$$CNEL = \overline{SENEL} + 10 \text{ Log } W - 49.4$$

Where SENEL = single event noise exposure level

$$W = N_D + 3N_E + 10\ N_N$$

N_D = number of flights 7am to 7pm

N_E = number of flights 7pm to 10pm

N_N = number of flights 10pm to 7am

The calculations must be carried out for the separate categories of landing and takeoffs. The separate CNEL values are indicated in Table 7.

Table 7

CNEL Values

	Site 1	Site 2
Landing	43.0	46.8
Take-Off	42.2	42.7
Total	45.6	48.3

5.0 Interpretation of Results

Typically, below the range 60-65 CNEL is set as acceptable for resisential living around airports. The range on-site from the measurements and operations is 45.6 to 48.5 CNEL.

Prepared by:

Gordon Bricken

Gordon L. Bricken
Vice President

Approved by:

REGISTERED PROFESSIONAL ENGINEER JOHN K. HILLIARD No. E 384 ELECTRICAL STATE OF CALIFORNIA

John K. Hilliard, D.Sc.
President

/dem
Enclosures: Exhibits 1-3
Table 5

Table 5

Measured dBA Values

Event	Time		Position 1	Position 2
1	12:42		64	-
2	12:56		58	58
3	13:02		66	64
4	13:20		52	-
5	13:23		51	-
6	13:24		50	-
7	13:30		56	64
8	13:31		64	58
9	13:32		58	50
10	13:34		50	-
11	-		59	65
12	13:40		59	68
13	13:47		61	64
14	13:51		55	58
15	13:55		51	-
16	13:59		50	58
17	14:01		53	56
18	14:05		50	-
19	14:07		72	60
20	14:22		48	-
21	14:34		48	60
22	14:34		58	60
23	-		58	60
24	-		56	64
25	-		62	64
26	-		54	50
27	-		64	56
28	-		64	59
29	-			-
30	-			-
31	-			62
32	-		62	-
33		T.O.		
34	15:23		67	72
35	15:23		68	
36	15:23		76	64
37			59	
38			50	52
39			61	66
40			71	78
41			62	62
42			65	68
43			60	54
44			64	58
45			67	-
46			73	67
47			67	72
48			66	54
49			64	58

Table 5 (continued)

Event	Time	Position 1	Position 2
50		66	70
51		72	60
52			
53			
54			

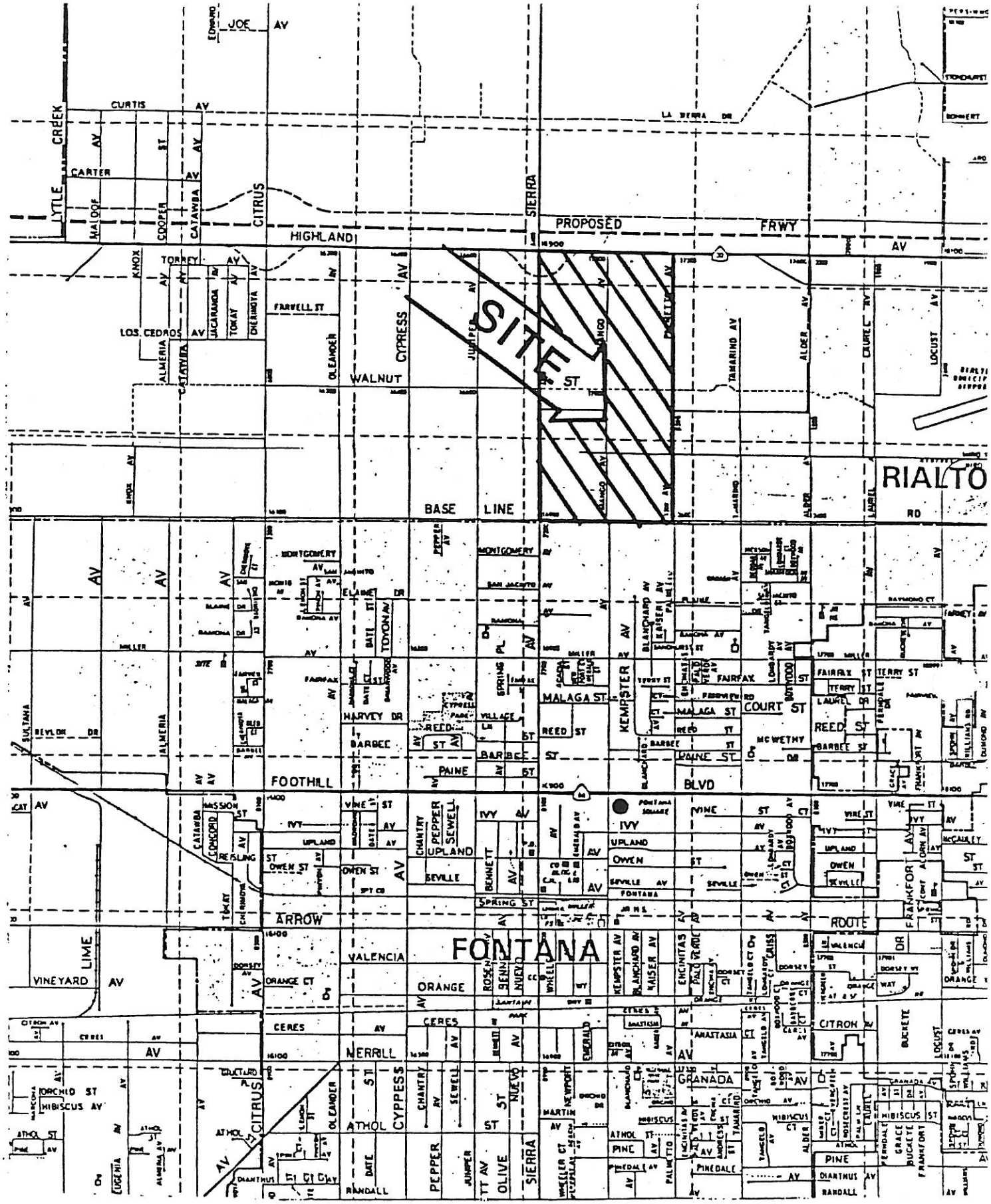


Exhibit 1

Site Location Map

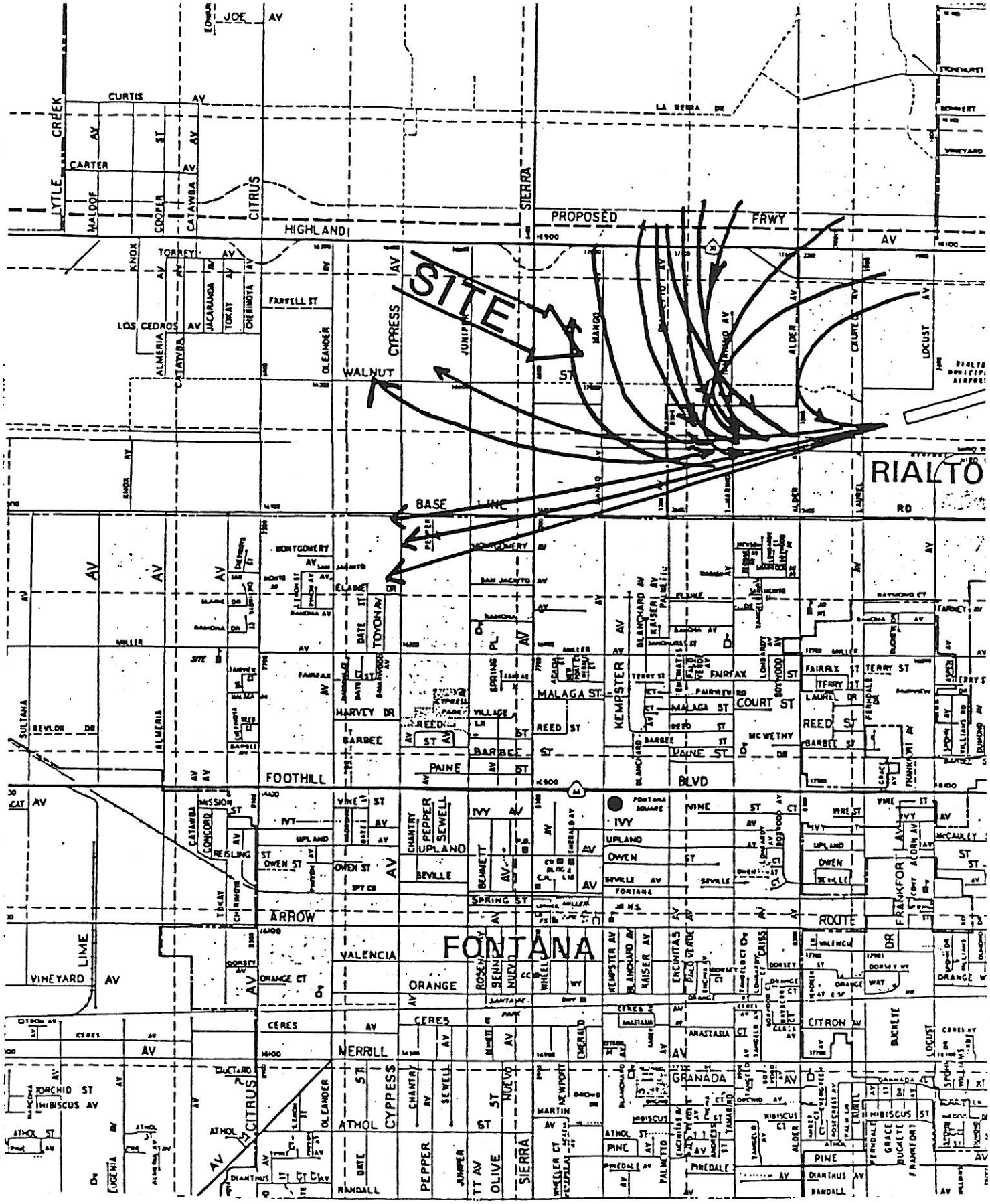


Exhibit 2

Typical Observer at Flight Patterns on Measurement Day

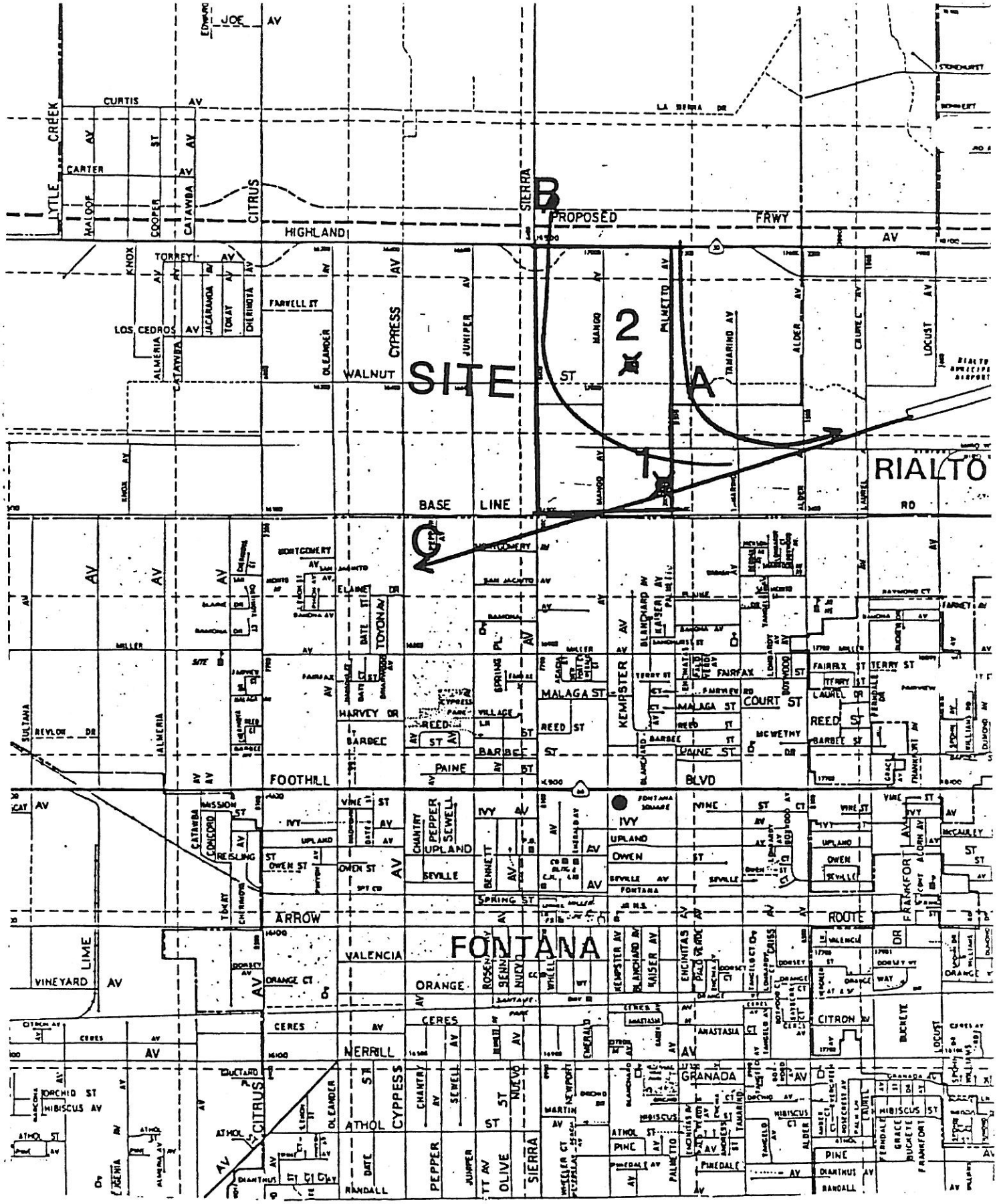

SITE
A
B
C
1
2
PROPOSED
FRWY
HIGHLAND
WALNUT
BASE
LINE
RIALTO
FOOTHILL
BLVD
ARROW
ROUTE
FONTANA
VALENCIA
ORANGE
CERES
NERRILL
GRANADA
ATHOL
PINE
SIERRA
CITRUS
CYPRESS
MALAGA ST
FAIRFAX
COURT ST
REED ST
PAINE ST
IVY
UPLAND
OWEN
SEVILLE
SPRING ST
KEMPSTER
BLANCHARD
KAISER
ENCINITAS
ANASTASIA
CITRON
BUCKEYE
FRANKFORT
HIBISCUS
PINEDALE
RANDALL
DIANTHUS
OLIVE
PEPPER
JUNIPER
ALDER
TAMARIND
PALMETTO
MANGO
LOCUST
CURTIS
CARTER
HIGHLAND
TORREY
LOS CEDROS
FARRELL ST
MONTGOMERY
ELAINE
HARVEY DR
BARBEE
REVLON DR
MISSION
CONCORD
RESLING
VINEYARD
LIME
ORANGE CT
CERES
ATHOL ST
ORCHID ST
HIBISCUS AV
LA SIERRA DR
STONEHURST
LITTLE CREEK
MALOOF
COOPER
CATAWBA
KNOX
ALMERIA
JACARANDA
TOKAY
CHERIMOYA
OLEANDER
DATE
TOYON AV
CHANTRY
SEWELL
BENNETT
WHELLER
NEWPORT
MARTIN
EMERALD
PALMETTO
TANGELO
ALDER
CHURCH
LAUREL
FENDALE
GRACE
BUCKEYE
FRANKFORT
MCKINLEY
ALDER
TERRY ST
LAUREL DR
DUNDEE
WILLIAMS
SULTANA
ALMERIA
EUGENIA
ALMERIA AV
DUCTARD
DIANTHUS
RANDALL

Exhibit 3

F. SEWER STUDY

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERING · ARCHITECTURE · PLANNING
606 E MILL STREET • SAN BERNARDINO CALIFORNIA • MAILING ADDRESS P O BOX 5852 • SAN BERNARDINO, CA 92412 • (714) 885-3806

City of Fontana
Walnut Village
February 23, 1981

Issue Report #1 Sewer Update

Upon analysis by the City of Fontana Planning and Public Works Department the original report was requested to be appended as follows:

1. Detail the predicted sewer flows down Mango and Sierra Avenue.

2. Calculate the above sewer flows on the basis of installing a control manhole on Sierra at Miller.

3. Attempt to match the City of Fontan's sewer hook-up figures more closely.

In response to (1) and (2) above, we have run trouble spots along Mango and Sierra through our computer. The reason for (2) is to allow for development to the north of "Walnut Village". No major trouble spots were found in the above analysis.

In response to (2), this appended analysis attempted to conform with the City of Fontana's hook-up figures as closely as possible. With respect to the original report, however, there is a difference between our hook-up figures. Since the City's Public Works Department uses approximate derating factors and peak loading factors, the results, in our opinion, are valid. For instance, the original report shows point 'P' (on Poplar below Slover) flowing at 17.18" depth in a 21: VCP main. According to the Director of Public Works. field measurements indicate this main to be running between 15" and 17" depth on a peak day. Since the chief aim of numerical analysis is to duplicate anticipated field conditions, we feel our analysis to be valid. Copies of the updated sewer flows are attached for your reference.

Another point to mention is the proposal by the City of Fontana to install a control manhole on Sierra at Highland in the future. This is an excellent idea as it will provide for even more growth to the north of "Walnut Village"

Further studies indicate that at the present time no additional lines will be required in the southern section of the City as originally recommended by the plan, in that there are no latterals on the line.

The Planning Department is recommending the adoption of a joint sewer plan to serve both this study area as will Phase I of the more northernly Specific Plan, that plan will be presented by the Staff.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Geruns REVISION: f--2 DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan JOB #: 80-1180

Existing 8" VCP Sewer Main on Mango at Foothill - Point R

(NO ADDIT'L LOADS)

Existing Load = 700 Dwelling Units X 300 gcd = 210,000 gal/day

```
          <-------  8.00 --------->
               (inside diameter)

                       *
                 *            *

            *                      *
            ^^^^^^^^^^^^^^^^^^^^^^^^        ^
          *           Sewage         *      |
                                            |
           *                        *     3.81
                                            |
                 *            *             |
                       *                    |
```

Existing Sewer Section

Not To Scale

```
n...... 0.0150
Q......   0.49
V......   2.99
s...... 0.0105
A'chan.   0.35
A'flow.   0.16
P......   1.02
R......   0.16
```

Note: Above calculations are based on Manning's formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Gerung REVISION: f--2 DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan JOB #: 80-1180

Existing 12" VCP Sewer Main on Mango at RR Tracks near Electric - Point S

Existing Load = 1120 Dwelling Units X 300 gcd = 336,000 gal/day

```
    <--------- 12.00 -------->
          (inside diameter)

                 *
          *             *

      *                      *
       ^^^^^^^^^^^^^^^^^^^^^^^^       ^
     *          Sewage          *     |
                                      |
      *                      *      5.86
                                      |
          *             *             |
                 *                    |
```

Existing Sewer Section

Not To Scale

```
n...... 0.0150
Q......   0.78
V......   2.05
s...... 0.0028
A'chan.   0.79
A'flow.   0.38
P......   1.55
R......   0.25
```

Note: Above calculations are based on Manning's formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Gerung REVISION: f--2 DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan JOB #: 80-1180

Existing 8" VCP Sewer Main on Sierra at Miller - Point T

(NO ADDIT'L LOADS)

Existing Load = 180 Dwelling Units X 300 gcd = 54,000 gal/day

```
<-------  8.00  -------->
    (inside diameter)

             *
       *            *

   *                    *
   ^^^^^^^^^^^^^^^^^^^^^^^^     ^
 *          Sewage       *      |
                                |
  *                     *     1.65
                                |
       *            *           |
             *                  |

   Existing Sewer Section
   ----------------------

                Not To Scale
```

```
n...... 0.0150
Q......   0.13
V......   2.51
s...... 0.0178
A'chan.   0.35
A'flow.   0.05
P......   0.63
R......   0.08
```

Note: Above calculations are based on Manning's formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Gerung REVISION: f--2 DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan JOB #: 80-1180

Existing 8" VCP Sewer Main on Juniper at Paine - Point U

Existing Load = 200 Dwelling Units X 300 gcd = 60,000 gal/day

```
      <-------  8.00 -------->
          (inside diameter)

                  *
           *             *

     *                         *
      ^^^^^^^^^^^^^^^^^^^^^^^^^^     ^
    *          Sewage           *    |
                                     |
     *                         *    2.50
                                     |
           *             *           |
                  *                  |

      Existing Sewer Section
      ----------------------
```

Not To Scale

```
n...... 0.0150
Q......   0.14
V......   1.51
s...... 0.0040
A'chan.   0.35
A'flow.   0.09
P......   0.79
R......   0.12
```

Note: Above calculations are based on Manning's formula for Open Channel flow.

ADDENDUM TO SEWER REPORT

Upon analysis by the City of Fontana Planning and Public Works Department the original report was requested to be appended as follows:

1. Detail the predicted sewer flows down Mango and Sierra Avenue.

2. Calculate the above sewer flows on the basis of installing a control manhole on Sierra at Miller.

3. Attempt to match the City of Fontana's sewer hook-up figures more closely.

In response to (1) and (2) above, we have run trouble spots along Mango and Sierra through our computer. The reason for (2) is to allow for development to the north of "Walnut Village". No major trouble spots were found in the above analysis.

In respons to (2), this appended analysis attempted to conform with the City of Fontana's hook-up figures as closely as possible. With respect to the original report, however, there is a difference between our hook-up figures. Since the City's Public Works Department uses approximate derating factors and peak loading factors, the results, in our opinion, are valid. For instance, the original report shows point 'P' (on Poplar below Slover) flowing at 17.18" depth in a 21" VCP main. According to the Director of Public Works, field measurements indicate this main to be running between 15" and 17" depth on a peak day. Since the chief aim of numerical analysis is to duplicate anticipated field conditions, we feel our analysis to be valid.

Another point to mention is the proposal by the City of Fontana to install a control manhole on Sierra at Highland in the future. This is an excellent idea as it will provide for even more growth to the north of "Walnut Village"

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Geruns REVISION: f--2 DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan JOB #: 80-1180

Existing 8" VCP Sewer Main on Mango at Foothill - Point R

(NO ADDIT'L LOADS)

Existing Load = 700 Dwelling Units X 300 gcd = 210,000 gal/day

```
 <-------  8.00 -------->
     (inside diameter)

               *
        *              *

  *                        *
   ^^^^^^^^^^^^^^^^^^^^^^^^        ^
 *           Sewage          *     |
                                   |
  *                        *     3.81
                                   |
        *              *           |
               *                   |
```

Existing Sewer Section

Not To Scale

```
n......  0.0150
Q......    0.49
V......    2.99
s......  0.0105
A'chan.    0.35
A'flow.    0.16
P......    1.02
R......    0.16
```

Note: Above calculations are based on Manning's formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

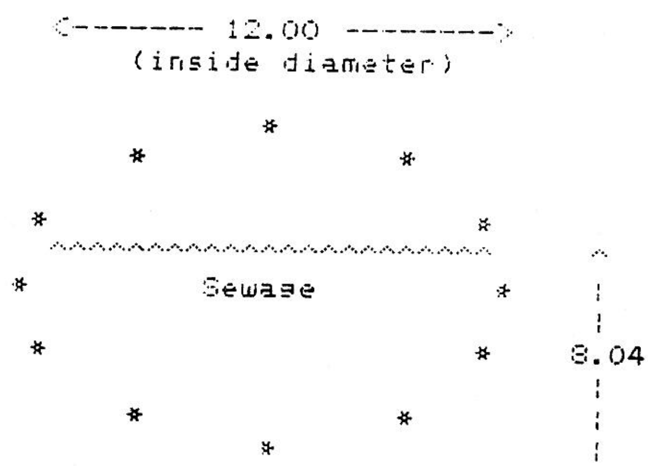
80-1180

JOB RUN BY: Bill Gerung   REVISION: f--2   DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan   JOB #: 80-1180

Existing 12" VCP Sewer Main on Mango at RR tracks near Electric - Point

Existing + New Load = 1838 Dwelling Units X 300 gcd = 551,400 gal/day



Existing Sewer Section

Not To Scale

n......	0.0150
Q......	1.28
V......	2.29
s......	0.0028
A'chan.	0.79
A'flow.	0.56
P......	1.92
R......	0.29

Note: Above calculations are based on Manning's Formula for Open Channel Flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Geruns   REVISION: F--2   DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan   JOB #: 80-1180

Existing 8" VCP Sewer Main on Sierra at Miller - Point T

(NO ADDIT'L LOADS)

Existing Load = 180 Dwelling Units X 300 gcd = 54,000 gal/day

```
        <------- 8.00 -------->
            (inside diameter)

                     *
              *              *

         *                        *
          ^^^^^^^^^^^^^^^^^^^^^^^^        ^
        *          Sewage          *      |
                                          |
         *                        *     1.65
                                          |
              *              *            |
                     *                    |
```

Existing Sewer Section

Not To Scale

n.......	0.0150
Q......	0.13
V......	2.51
s......	0.0178
A'chan.	0.35
A'flow.	0.05
P......	0.63
R......	0.08

Note: Above calculations are based on Manning's formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Gerung   REVISION: f--2   DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan   JOB #: 80-1180

Existing 8" VCP Sewer Main on Juniper at Paine - Point U

Existing Load = 200 Dwelling Units X 300 gcd = 60,000 gal/day

```
       <------- 8.00 -------->
          (inside diameter)

                  *
             *          *

        *                     *
         ^^^^^^^^^^^^^^^^^^^^^^^^^        ^
      *          Sewage          *        :
                                          :
        *                     *         2.50
                                          :
             *          *                 :
                  *                       :

       Existing Sewer Section
       ----------------------
```

Not To Scale

```
n...... 0.0150
Q......   0.14
V......   1.51
s...... 0.0040
A'chan.   0.35
A'flow.   0.09
P......   0.79
R......   0.12
```

Note: Above calculations are based on Manning's formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Geruns   REVISION: f--2   DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan   JOB #: 80-1180

Existing 8" VCP Sewer Main on Mango at Foothill - Point R

Existing + New Load = 1416 Dwelling Units X 300 gcd = 424,800 gal/day

```
    <------- 8.00 -------->
       (inside diameter)

               *
        *              *

   *                        *
   ^^^^^^^^^^^^^^^^^^^^^^^^^^^       ^
 *           Sewage           *      |
                                     |
   *                        *      6.05
                                     |
        *              *             |
               *                     |

    Existing Sewer Section
    ----------------------
```

Not To Scale

```
n...... 0.0150
Q......   0.98
V......   3.46
s...... 0.0105
A'chan.   0.35
A'flow.   0.28
P......   1.41
R......   0.20
```

Note: Above calculations are based on Manning's formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

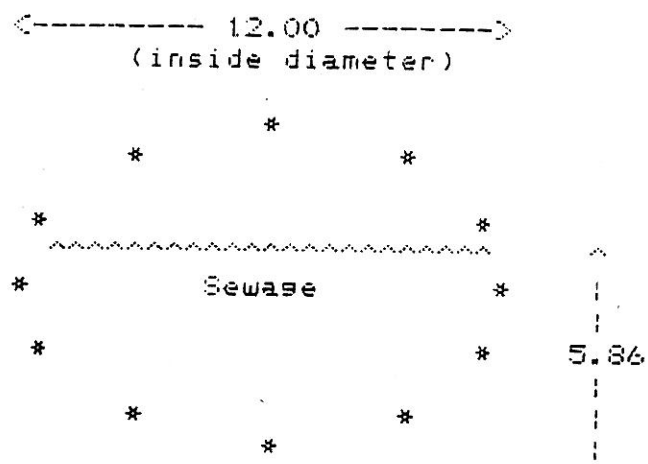
80-1180

JOB RUN BY: Bill Gerung REVISION: F--2 DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan JOB #: 80-1180

Existing 12" VCP Sewer Main on Mango at RR Tracks near Electric - Point

Existing Load = 1120 Dwelling Units X 300 gcd = 336,000 gal/day



Existing Sewer Section

Not To Scale

n...... 0.0150
Q...... 0.78
V...... 2.05
s...... 0.0028
A'chan. 0.79
A'flow. 0.38
P...... 1.55
R...... 0.25

Note: Above calculations are based on Manning's Formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

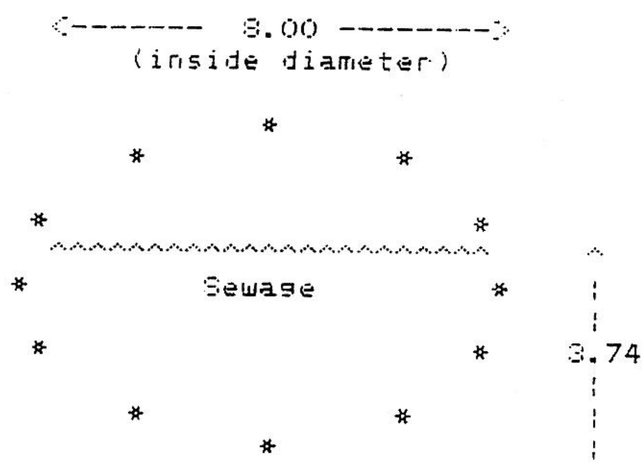
80-1180

JOB RUN BY: Bill Gerung REVISION: f--2 DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan JOB #: 80-1180

Existing 8" VCP Sewer Main on Sierra at Miller - Point T

Existing + New Load = 896 Dwelling Units X 300 gcd = 268,800 gal/day



Existing Sewer Section

Not To Scale

n...... 0.0150
Q...... 0.62
V...... 3.87
s...... 0.0178
A'chan. 0.35
A'flow. 0.16
P...... 1.00
R...... 0.16

Note: Above calculations are based on Manning's Formula for Open Channel flow.

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
Project Management...Planning/Architecture/Engineering
606 East Mill Street
San Bernardino, California 92408
Telephone (714) 885-3806

80-1180

JOB RUN BY: Bill Gerung REVISION: f--2 DATE: 30 JAN 80

JOB NAME: Fontana Specific Plan JOB #: 80-1180

Existing 8" VCP Sewer Main on Juniper at Paine - Point U

Existing + New Load = (1096 Units/2) X 300 gcd = 164,400 gal/day

Note: Above Load based on Control Manhole installed at Sierra and Miller

```
<------- 8.00 -------->
    (inside diameter)

              *
        *           *

   *                   *
   ^^^^^^^^^^^^^^^^^^^^^^^^      ^
  *        Sewage        *       |
                                 |
   *                   *      4.14
                                 |
        *           *            |
              *                  |
```

Existing Sewer Section

Not To Scale

n....... 0.0150
Q....... 0.35
V....... 1.92
s....... 0.0040
A'chan. 0.35
A'flow. 0.18
P....... 1.07
R....... 0.17

Note: Above calculations are based on Manning's Formula for Open Channel Flow.

G. WATER STUDY

JOSEPH E. BONADIMAN & ASSOCIATES, INC.
ENGINEERING · ARCHITECTURE · PLANNING
606 E MILL STREET • SAN BERNARDINO CALIFORNIA • MAILING ADDRESS P O BOX 5852 • SAN BERNARDINO, CA 92412 • (714) 885-3806

City of Fontana
Walnut Village
February 23, 1981

Issue Report #2 — Water Supply

At the first study session of the Planning Commission a request was made for more detailed information as to the regional adequacy of the water supply. The original Walnut Village report references the City General Plan Study now pending review. The General Plan Study is designed to deal with the regional issue. The General Plan Contract provides for the following data:

A) Setting

Reviews, briefly, the groundwater conditions and responsible agencies within the general Fontana area.

1) Basin Conditions - Describes, generally, water supply and quality conditions.
2) Agency Responsibility - Lists responsible water agencies within the area.

B) Fontana Water Conditions -

Describes water resources within the study area.

1) Water Table - Describes water table conditions within the study area.
2) Water Quality - Describes water quality conditions.
3) Recharge Area - Locates significant recharge areas within the study area.

C) Protection Program

Reviews, briefly, programs designed to protect water resources.

D) Goals Related To Water Resources

Lists the City's goals for water resources.

E) Policy and Implementation Methods

Lists means by which the City will move toward its water resources goals.

Although the conclusions of this element of the General Plan have not been adopted, the policy and implementation methods of this regional issue should be

addressed within the General Plan, when finallized.

We would recommend the Specific Plan be ammended to include the following clarification:

> "All implementation programs adopted in the future within the General Plan of the City of Fontana should be adhered to as they apply to the study area."

H. STORM DRAIN STUDY

NORTH SIERRA STUDY AREA
WALNUT VILLAGE

Hydrologic and hydraulic analyses were based upon the San Bernardino County Comprehensive Storm Drain Plan, Project No. 2 that was prepared by Moffat & Nichol Engineers for the San Bernardino County Flood Control District.

Specific Design Criteria:

1. The entire tributary area herein was assumed to drain towards Mango Avenue to allow proper sizing of rentention basins.

2. The entire study area was also assumed to be in Zone 1.

3. Hydrologic soil class "A" was used.

4. The entire area considered was assumed an ultimate development of commercial-residential development, with resulting pervious area of 10% for commercial and 25% for residential areas.

5. A 10-year storm was used to design retention basins with basins holding up to 25 year storm.

Sub-Area	Tributary Area to Retention Basin #1: 10 year storm
A#2	7.9 ac x .80 x 2.10 = 13.27 cfs
A#3	2.72 ac. x .80 x 2.10 = 4.51 cfs
B#4	7.95 ac. x .58 x 2.10 = 9.68 cfs
E#1	8.1 ac. x .58 x 2.10 = 9.87 cfs
E#2	6.25 ac. x .58 x 2.10 = 7.61 cfs
E#4	8.1 ac. x .58 x 2.10 = 9.87 cfs
E#5	5.63 x .58 x 2.10 = 6.86 cfs
Total	46.65 Acres Total 61.73 cfs 10/Year

Sizing of Retention Basins

As per M & N Study, pages 13 and 14, Storage and Infiltration Basins, basins shall be sized for the total volume of run-off for a 25 year, six hour storm. The six hour storm yields about 3.12 inches of rainfall.

COMPUTATION OF RETENTION AND PERCOLATION AREA

for

FONTANA SPECIFIC PLAN

Since the purpose of these calculations is to arrive at a percentage of land dedication, we shall use a unit area of 1 acre.

From S.B.C.F.C.D. "Drainage Study" Manual:

Isopluvial for study area = .9" (10 yr. storm) for 1 hr. rainfall
Since area is small we shall use minimum value of Tc = 10 minutes.
From chart in manual: I = 2.25 " (10 year)

The design basis for this retention and percolation basin is that it is to hold the difference between natural runoff and improved runoff.

C = .65 for undeveloped (rolling meadow)

C = .80 for 70% imp. moderately steep

Difference in Q = AI(change in C) = (1 acre) X (2.25) X (.80 - .65)
= .338 cfs

Volume of Runoff Generated in 1 hour storm = (.338) X (3600) = 1216 cu. ft.

*76 UPC use percolation value of 1.66 gal/sq.ft. in 24 hours

For 1 acre in 1 hour = (1.66 gal/sq ft) X (1 cu ft/7.5 gal) X (1/24) X 43,560
= 402 cu. ft.

Minimum retention and perc. area needed = 1216 - 402 = 814 cu. ft. (for 10 yr. st.

Assuming retention area which is 1 ft in depth:

Minimum % dedication for each acre developed = 814/43560 = 1.86 %

For margin of safety recommend dedication of 2.5 %.

I. ORGANIZATIONS AND PERSONS CONSULTED

I. ORGANIZATIONS AND PERSONS CONSULTED

CITY OF FONTANA

PLANNING STAFF

GARY MITCHELL - PLANNING DIRECTOR
TERRY DRAPER - PROJECT COORDINATOR
LAURIE LAWHORN - ASSISTANT PROJECT COORDINATOR
WESTWARD PROJECTIONS
CONSULTANT ASSISTANCE

Michael W. Loehr - Principal Planner, Partner Westward Projections

Michael D. Parsons, A.I.A. - Architect

Richard H. Ord - Environmental Review, Partner Westward Projections

Gary Agid, Chief Urban Program Branch, Air Resources Board, State of California

John L. Allison, Chief Transportation Planning, Department of Transportation, State of California

Loretta Anaya, Metropolitan Clearinghouse, SCAG

Ronald Baker, Environmental Specialist, California Regional Water

Central Valley Fire Protection District

Carl B. Coleman, Jr., Fontana Unified School District

Terry Draper, City of Fontana Planning Department

Brian W. Farris, Section Head Impact Analysis, South Coast

Christina M. Garant, Area Manager, SCE

I. G. Holmberg, Vice President, Fontana Water Company

Marvin W. Krieger, Senior Planner Airport Land Use Commission, SBC

Laurie Lawhorn, City of Fontana Planning Department

Gil Meachum, City of Fontana Parks and Recreation Department

Gary D. Midkiff, Office of Planning and Research, State of California

Ruben V. Montes, Asst. Flood control Engineer, SBC Flood Control District

J. E. Peddy, District Director, Department of Transportation, State of California

Donald R. Peters, Office Manager, Chino Basin Municipal Water District

R. L. Rice, Technical Supervisor, SCG

Terry Roberts, Office of Planning and Research, State of California

J. A. Stuart, Executive Officer, South Coast Air Quality Management District

Rod Taylor, Planning Director, City of Rialto

Stephen Williamson, State Clearinghouse, State of California

J. BIBLIOGRAPHY

BIBLIOGRAPHY

Aircraft Noise Study for Specific Plan #3, Walnut Village, Draft EIR 80-3, 1981.

Archaeological Impact Evaluation, University of California, Los Angeles, 1975.

California South Coast Air Basin Hourly Wind Flow Patterns, South Coast Air Quality Management District, January, 1977.

Census Data 1970, Characteristics of Cities and Unincorporated Places, San Bernardino County, a joint study of the Southern California Regional Information Study and the San Bernardino County Planning Department, 1971.

CEQA Guildelines, State of California (current).

Chino Basin Municipal Water District Facilities Plan Treatment Facilities at Regional Plant #1, James Montgomery Consulting Engineer, 1975.

Chino Basin Municipal Water District Regional Plant #1, Facilities Plan, Jones and Stokes Assoc., 1979.

Chino Basin Municipal Water District Study of Wastewater Treatment and Reclamation Needs, James M. Montgomery Engineers, 1978.

Chino Basin Municipal Water District v. City of Chino, et al., Superior Courts of the State of California for the County of San Bernardino, No. 164327, 1978.

Chino Basin Water Reclamation Study, Preliminary Status Report, Metcalf and Eddy, L.D. King, Inc., 1979.

City of Fontana, Fontana Area General Plan, 1982 amendments.

City of Fontana Housing Element, City of Fontana, 1979.

Climatological Date Annual Summary, V. 82, n. 13, National Oceanic and Atmospheric Administration.

Community Economic Profile for Fontana, San Bernardino County, California, Fontana Area Chamber of Commerce, 1979.

Consolidated General Plan - San Bernardino County, San Bernardino County Planning Department, 1979.

County of San Bernardino Master Plan of Storm Drains, San Bernardino County.

Crossroads of History, Fontana Historical Society, 1978.

Declaration of Impaction, Fontana Unified School District, July 30, 1980.

Dollars and Cents of Shopping Centers, Urban Land Institute, 1978.

Draft 1978, Areawide Waste Treatment Management Plan, Southern California Association Government, 1975.

Draft Areawide Waste Treatment Management Plan, Southern California Association of Governments, 1978.

Economic and Market Analysis Downtown Fontana Redevelopment Area, Development Research Assoc., 1973.

Economic and Market Analysis, Downtown Fontana Redevelopment Area, City of Fontana Redevelopment Agency, Development Research Associates, 1975.

The Effects of Noise on Man, Karl D. Kryter, 1970.

Environmental Protection Agency, "Noise Pollution", 1972.

Eucalyptus Windrow Preservation, City of Irvine, Kammeyer, Lynch and Partners, 1977.

Fault Hazard Zones in California, California Division of Mines and Geology, 1977.

1979 Federal Census, General Characteristics of Population, U. S. Bureau of the Census, 1970.

Fontana Interceptor Pre-Design Report, Chino Basin Municipal Water District, 1979.

Fontana Landmarks and Points of Interest Guide, Fontana Historical Society, 1979.

Fontana Reconnaissance, Owen Menard and Assoc., June, 1974.

Growth Revolt: Aftershock of Proposition 13, State Office of Planning and Research, August, 1980.

Guidelines for the Preparation and Content of Noise Elements, State Office of Planning and Research, 1976.

Geologic Hazards in Southwestern San Bernardino County, California, California Division of Mines and Geology, 1976.

Historic Preservation Element Guidelines, State Office of Planning and Research, 1976.

Hydrogeologic Evaluation, Chino Basin Ground Water Basin, Geotechnical Consultants, Inc., 1980.

Inventory of Rare and Endangered Vascular Plants, Special Publication #1, California Native Plant Society, 1980.

List of Designated Endangered or Rare Plants, State Department of Fish and Game, 1979.

Mammals of San Gabriel Mountains, University of Kansas Publications, Museum of Natural History, 1954.

Maximum Credible Rock Acceleration from Earthquakes in California, Roger W. Greenstelder, California Division of Mines and Geology, 1974.

Mixed Use Development, State of California, April, 1981.

Motor Vehicle Noise, California State Assembly Committee on Transportation Technical Advisory Panel on Motor Vehicle Noise, 1970.

National Park, Recreation and Open Space Standards, National Recreation and Park Association, 1976.

National Register of Historic Places, U. S. Department of Interior, 1979, 1980.

North Fontana Annexation Study, L. D. King, 1980.

Objects Affecting Navigable Airspace - Federal Aviation Regulations Part 77, U. S. Department of Transportation, Federal Aviation Administration, 1975.

Plant Communities of Southern California, Special Publication #2, California Native Plant Society, 1976.

Proposed Master Plan - Equestrian and Hiking Trails, San Bernardino County, San Bernardino County Department of Regional Parks, 1975.

Repeatable High Ground Accelerations from Earthquakes, Michael R. Ploessel and James E. Slosson, California Geology, September, 1974.

San Bernardino County Environmental Improvement Agency Planning Department, Noise Element, September 10, 1974.

San Bernardino County Environmental Improvement Agency, Seismic and Public Safety Element of the General Plan, 1975.

San Bernardino County, Solid Waste Management Master Plan, 1980.

San Bernardino County Regional Parks Department, Proposed Master Plan Equestrian and Hiking Trails, San Bernardino County, September, 1975.

SCAG-78 Growth Forecast Policy, Southern California Association of Governments, Adopted January, 1979.

SCAG-78 (Modified) Growth Forecast Policy, Southern California Association of Governments, 1980.

SCAG-78 Population Forecasts for Western San Bernardino: Why Changes Are Needed to Permit Continued Growth of the Area, William C. Lawrence Co., 1980.

Seismic and Public Safety Element, San Bernardino County Environmental Improvement Agency, 1974.

The Seismicity and Tectonics of the Cucamonga Fault and the Eastern San Gabriel Mountains, Cramer, C. H., and Harrington, J. M., (Prepublication Manuscript), 1978.

Shopping Center Development Handbook, Urban Land Institute, 1977.

Soil Survey of San Bernardino County, Southwestern Park, California, U. S. Department of Agriculture Soil Conservation Service, 1980.

Summary of Air Quality in the South Coast Air Basin, South Coast Air Quality Management District, 1975-1979.

A Transportation Plan for San Bernardino County, San Bernardino Associated Governments, 1975.

Water Quality Control Plan Report, Santa Ana River Basin, State Water Resources Control Board, Santa Ana Region, 1975.