

CITY COUNCIL ACTION REPORT
June 3, 2003

FROM: Community Development Department

SUBJECT: General Plan Amendment #02-001, Zone Change #02-001, Specific Plan Amendment #02-001, Development Code Amendment #02-001, and Sierra Business Park Development Agreement.

RECOMMENDATION:

1. CERTIFY, PURSUANT TO THE LOCAL GUIDELINES FOR IMPLEMENTING THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (2003), THAT THE CITY COUNCIL HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE ENVIRONMENTAL IMPACT REPORT. CERTIFY THE ENVIRONMENTAL IMPACT REPORT FOR GENERAL PLAN AMENDMENT #02-001, ZONE CHANGE #02-001, SPECIFIC PLAN AMENDMENT #02-001, AND DEVELOPMENT CODE AMENDMENT #02-001, AND FIND THAT:

THE FINAL EIR HAS BEEN COMPLETED IN COMPLIANCE WITH CEQA, THE STATE GUIDELINES AND THE CITY'S GUIDELINES;

THE CITY COUNCIL HAS REVIEWED AND ANALYZED THE FINAL EIR BEFORE APPROVING THE PROJECT; AND THAT

THE FINAL EIR REFLECTS THE INDEPENDENT JUDGMENT OF THE CITY.

2. APPROVE THE FINDINGS AND OVERRIDING CONSIDERATIONS FOR GENERAL PLAN AMENDMENT #02-001, ZONE CHANGE #02-001, SPECIFIC PLAN AMENDMENT #02-001, AND DEVELOPMENT CODE AMENDMENT #02-001.
3. ADOPT GENERAL PLAN AMENDMENT #02-001, AN AMENDMENT OF THE LAND USE POLICY MAP TO: (A) REMOVE THE EMPIRE SPECIFIC PLAN LAND USE DESIGNATION FROM APPROXIMATELY 104.45 ACRES OF PROPERTY CURRENTLY WITHIN THE EMPIRE CENTER SPECIFIC PLAN; AND, (B) CHANGE APPROXIMATELY 31.53 ACRES OF C-R (REGIONAL COMMERCIAL), APPROXIMATELY 19.5 ACRES OF C-O (OFFICE PROFESSIONAL), APPROXIMATELY 39.18 ACRES OF R-SF (SINGLE-FAMILY RESIDENTIAL), AND APPROXIMATELY 1.01 ACRES OF P-PF (PUBLIC FACILITY) TO I-P (PLANNED INDUSTRIAL) AT A FUTURE ACTION.

4. WAIVE FURTHER READING OF AND INTRODUCE ORDINANCE NO. _____, AN ORDINANCE OF THE CITY OF FONTANA, APPROVING ZONE CHANGE #02-001, WHICH AMENDS THE LAND USE ZONING MAP TO: A) REMOVE THE EMPIRE CENTER SPECIFIC PLAN DEVELOPMENT STANDARDS FROM APPROXIMATELY 104.45 ACRES OF PROPERTY CURRENTLY IN THE EMPIRE CENTER SPECIFIC PLAN; AND, B) CHANGE APPROXIMATELY 31.53 ACRES OF C-3 (GENERAL COMMERCIAL) ZONING, APPROXIMATELY 19.5 ACRES OF C-O (OFFICE PROFESSIONAL) ZONING, APPROXIMATELY 39.18 ACRES OF R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING, AND APPROXIMATELY 1.01 ACRES OF P-PF (PUBLIC FACILITY) ZONING TO M-1 (PLANNED INDUSTRIAL), AND THAT THE READING OF THE TITLE CONSTITUTES THE FIRST READING THEREOF.

5. WAIVE FURTHER READING OF AND INTRODUCE ORDINANCE NO. _____, AN ORDINANCE OF THE CITY OF FONTANA, APPROVING SPECIFIC PLAN AMENDMENT #02-001, WHICH MODIFIES THE LAND USE MAP BOUNDARIES BY DELETING APPROXIMATELY 104.45 ACRES OF PROPERTY FROM THE EMPIRE CENTER SPECIFIC PLAN, AND AMENDS THE TEXT OF THE EMPIRE CENTER SPECIFIC PLAN, AND THAT THE READING OF THE TITLE CONSTITUTES THE FIRST READING THEREOF.

6. WAIVE FURTHER READING OF AND INTRODUCE ORDINANCE NO. _____, AN ORDINANCE OF THE CITY OF FONTANA APPROVING DEVELOPMENT CODE AMENDMENT #02-001, WHICH INCLUDES HOTEL USES AS A PERMITTED USE IN THE M-1 (PLANNED INDUSTRIAL) ZONING DISTRICT, AND THAT THE READING OF THE TITLE CONSTITUTES THE FIRST READING THEREOF.

COUNCIL GOALS:

Work together to provide stability and consistent policy direction.

DISCUSSION:

General Plan Amendment # 02-001:

The City of Fontana is the applicant for this project and is requesting a General Plan Amendment to change the existing land use designations on the Land Use Policy Map for the project site. The General Plan Amendment would change the land use designations from Empire Center Specific Plan and other land use designations to Planned Industrial (I-P) for the entire site (See attachment #4). This designation would allow for the development of research and development, light manufacturing, warehousing, administrative facilities and commercial uses, including hotel uses. The land use changes recommended are as follows:

1. Remove the Empire Center Specific Plan land use designation from approximately 104.45 acres of property currently within the Empire Center Specific Plan and change it to I-P (Planned Industrial);
2. Change approximately 31.53 acres of C-R (Regional Commercial) to I-P (Planned Industrial);

3. Change approximately 19.5 acres of C-O (Office Professional) to I-P (Planned Industrial);
4. Change approximately 39.18 acres of R-SF (Single-Family) to I-P (Planned Industrial); and
5. Change approximately 1.01 acres of P-PF (Public Facility) to I-P (Planned Industrial).

State law limits the City to amending an element of the general plan to no more than four times in one calendar year. Staff has reviewed the various projects that will need a general plan amendment in 2003 and determined that several projects will need approval under one resolution in order to preserve the opportunity for future one additional general plan amendment for calendar year 2003. Several amendments may be approved at one time, as long as only one approval action occurs. Therefore, this General Plan Amendment and several others on the City Council's agenda will need approval in one resolution. A resolution for the approval of this amendment and several others has been placed on the City Council's agenda for consideration after all of the General Plan Amendments have received a public hearing.

Zone Change #02-001, Specific Plan Amendment #02-001, and Development Code Amendment will be tentatively approved until the resolution for the general plan amendment has been adopted.

Zone Change #02-001:

The current zoning designation on the project site is the Empire Center Specific Plan, General Commercial (C-3), Office Professional (C-O), Public Facility (P-F) and Single Family Residential (R-1). The zone change is also required to bring the properties into consistency with the proposed general plan designations. All of the property will be zoned Planned Industrial (M-1), which is the corresponding zoning designation for the General Plan.

Specific Plan Amendment # 02-001:

A portion of the project site is currently within the boundaries of the Empire Center Specific Plan. This area will be deleted from the specific plan and replaced by the new general plan and zoning designations described in General Plan Amendment #02-001 and Zone Change #02-001. The project area will no longer follow the development standards of the specific plan, but the development standards of the City of Fontana Zoning and Development Code. This specific plan amendment will reduce the total acres in the Empire Center Specific Plan by approximately 104.45 acres, from 235.7 acres to 131.25 acres. (The existing Palm Court commercial development immediately adjacent to the north across Slover Avenue will remain in the Empire Center Specific Plan).

Development Code Amendment #02-001:

A development code amendment is necessary to include hotel uses as a permitted use within the M-1 (Planned Industrial) zoning district. This means that "Hotels" will be added as a new use in Table 30-245.A – Permitted Uses in Industrial Districts, with P under the M-1 column.

Staff is also requesting that the City Council determine that a specific use (warehousing/distribution) be identified as a permitted use within the M-1 zoning district, since the Development Code requires clarification regarding the use. Section 30-4 of the Development Code provides that the Planning Commission/City Council shall have the authority to determine other uses, in addition to those specifically listed in the code, which may be permitted in each of the various zones when in the Commission's/Council's judgment supported by specific findings, such other uses are similar to and no more objectionable to the public welfare than those listed.

Under the permitted uses of the M-1 zoning district, warehouse sales is a listed use, however, no definition exists within the Development Code. The City Council can make the finding that warehousing is a permitted use since it is similar to other uses in the same zoning district and is inferred by the warehouse sales use, as well as a definition of warehousing in the Development Code. Furthermore, the underlying General Plan land use designation of I-P (Planned Industrial) specifically identifies warehousing as a permitted use within the district.

Pre-zoning:

There are approximately 20 acres of unincorporated County land ("the Notch Property"), along Tamarind Avenue, in the northeastern portion of the site that are currently developed with several single-family residential homes. The County land use and zoning are (BL-RS-1AA) Bloomington - Single Residential (one acre minimum/agricultural overlay). This portion of the site is not located within the boundaries of the City of Fontana, but is within the unincorporated area of the County of San Bernardino, and was reviewed in the EIR prepared for the project.

In order to provide comprehensive planning for the project site, which is bounded by Slover Avenue to the north, Tamarind Avenue to the east, Sierra Avenue to the west, and Santa Ana Avenue to the south, the City of Fontana is processing a pre-zone of this area as Planned Industrial (M-1) as a first step in the potential future annexation of this area to the City.

Environmental:

As part of the environmental review process for the project, a preliminary environmental assessment was prepared to determine the environmental issues areas on which the proposed redesignation and related actions might have significant adverse effects associated with the project. The analysis indicated that the proposed project could result in significant adverse effects in a number of issues areas and an Environmental Impact Report (EIR) would have to be prepared.

The Draft EIR (DEIR) describes the environmental impacts of the project and proposes mitigation measures to minimize the impact of this project on the environment. A summary of the impacts is provided in the DEIR.

The California Environmental Quality Act (CEQA) requires the City to circulate the DEIR for public review and comment. The document was submitted to the State for notification of State agencies for their possible comment, and a notice of availability of

the document was published in the local newspaper.

Several comments were received from state agencies and the public. These comments are addressed and compiled as the Final EIR (FEIR) document. The FEIR with the proposed response to the comments received, and the proposed mitigation measures with the technical reports have been included under separate cover for the City Council's review, and were made available for public review at City Hall and library.

A Statement of Overriding Considerations (SOC) is required in order to allow the Council to approve this project. The FEIR determined that, even after the application of multiple mitigation measures, impacts to air quality from the project result in an unavoidable significant impact. The SOC is considered warranted as it will provide public benefit through the generation of approximately 10,671 jobs in the City of Fontana.

The Local Guidelines for Implementing the California Environmental Quality Act (2003) states the following in regard to staff's role in the certification of an EIR:

Staff shall review the Final EIR and make a recommendation to the City Council regarding whether the Final EIR is in order and whether it has been completed in compliance with CEQA, the State Guidelines and City's Guidelines.

Staff has reviewed the EIR for the listed entitlements. This document has been prepared by consultants to the City of Fontana in compliance with CEQA, State Guidelines, and the City's Local CEQA Guidelines.

The Local Guidelines states the following for the Council's role in the certification of the EIR:

The City Council shall independently review and analyze the Final EIR, and determine that the Final EIR reflects its independent judgment. The City Council shall certify and find that: (1) the Final EIR has been completed in compliance with CEQA, the State Guidelines and the City's Guidelines; (2) the City Council has reviewed and analyzed the Final EIR before approving the project; and (3) the Final EIR reflects the independent judgment of the City.

The above findings can be made in a positive manner and have been incorporated into the recommendation for the certification of the EIR.

Future Approvals

As part of the full entitlements for the project, a development agreement and a design review manual are to be prepared. These documents are part of the overall project and will be presented for City Council's review and approval at a future date.

FISCAL IMPACT:

This action is a component of the Empire Center bond workout plan and as such, the fiscal impacts are evaluated elsewhere relative to the Rate and Method of Apportionment and other documents.

MOTION:

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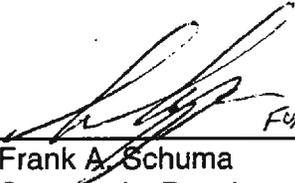
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2. APPROVE THE FINDINGS AND OVERRIDING CONSIDERATIONS FOR GENERAL PLAN AMENDMENT #02-001, ZONE CHANGE #02-001, SPECIFIC PLAN AMENDMENT #02-001, AND DEVELOPMENT CODE AMENDMENT #02-001.
3. ADOPT GENERAL PLAN AMENDMENT #02-001, AN AMENDMENT OF THE LAND USE POLICY MAP TO: (A) REMOVE THE EMPIRE SPECIFIC PLAN LAND USE DESIGNATION FROM APPROXIMATELY 104.45 ACRES OF PROPERTY CURRENTLY WITHIN THE EMPIRE CENTER SPECIFIC PLAN; AND, (B) CHANGE APPROXIMATELY 31.53 ACRES OF C-R (REGIONAL COMMERCIAL), APPROXIMATELY 19.5 ACRES OF C-O (OFFICE PROFESSIONAL), APPROXIMATELY 39.18 ACRES OF R-SF (SINGLE-FAMILY RESIDENTIAL), AND APPROXIMATELY 1.01 ACRES OF P-PF (PUBLIC FACILITY) TO I-P (PLANNED INDUSTRIAL) AT A FUTURE ACTION.
4. WAIVE FURTHER READING OF AND INTRODUCE ORDINANCE NO. _____, AN ORDINANCE OF THE CITY OF FONTANA, APPROVING ZONE CHANGE #02-001, WHICH AMENDS THE LAND USE ZONING MAP TO: A) REMOVE THE EMPIRE CENTER SPECIFIC PLAN DEVELOPMENT STANDARDS FROM APPROXIMATELY 104.45 ACRES OF PROPERTY CURRENTLY IN THE EMPIRE CENTER SPECIFIC PLAN; AND, B) CHANGE APPROXIMATELY 31.53 ACRES OF C-3 (GENERAL COMMERCIAL) ZONING, APPROXIMATELY 19.5 ACRES OF C-O (OFFICE PROFESSIONAL) ZONING, APPROXIMATELY 39.18 ACRES OF R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING, AND APPROXIMATELY 1.01 ACRES OF P-PF (PUBLIC FACILITY) ZONING TO M-1 (PLANNED INDUSTRIAL), AND THAT THE READING OF THE TITLE CONSTITUTES THE FIRST READING THEREOF.

5. WAIVE FURTHER READING OF AND INTRODUCE ORDINANCE NO. _____, AN ORDINANCE OF THE CITY OF FONTANA, APPROVING SPECIFIC PLAN AMENDMENT #03-002, WHICH MODIFIES THE LAND USE MAP BOUNDARIES BY DELETING APPROXIMATELY 104.45 ACRES OF PROPERTY FROM THE EMPIRE CENTER SPECIFIC PLAN, AND AMENDS THE TEXT OF THE EMPIRE CENTER SPECIFIC PLAN, AND THAT THE READING OF THE TITLE CONSTITUTES THE FIRST READING THEREOF.

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SUBMITTED BY:


F4L F11J

Frank A. Schuma
Community Development Director

APPROVED BY:



Kenneth R. Hunt
City Manager

ATTACHMENTS:

1. Zone Change Ordinance No. _____
2. Specific Plan Amendment Ordinance No. _____
3. Development Code Amendment Ordinance No. _____
4. General Plan Land Uses

Draft Environmental Impact Report (sent under separate cover)
Findings for Overriding Considerations (sent under separate cover)

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING ZONE CHANGE #02-001, WHICH AMENDS THE LAND USE ZONING MAP TO: A) REMOVE THE EMPIRE CENTER SPECIFIC PLAN DEVELOPMENT STANDARDS FROM APPROXIMATELY 104.45 ACRES OF PROPERTY CURRENTLY IN THE EMPIRE CENTER SPECIFIC PLAN; AND, B) CHANGE APPROXIMATELY 31.53 ACRES OF C-3 (GENERAL COMMERCIAL) ZONING, APPROXIMATELY 19.5 ACRES OF C-O (OFFICE PROFESSIONAL) ZONING, APPROXIMATELY 39.18 ACRES OF R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING, AND APPROXIMATELY 1.01 ACRES OF P-PF (PUBLIC FACILITY) ZONING TO M-1 (PLANNED INDUSTRIAL).

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

Section 1. After the publication of notice as required by law, the City Council of the City of Fontana, California conducted public hearings on Zone Change #02-001.

Section 2. Pursuant to the Local Guidelines for Implementing the California Environmental Quality Act (2003), the City certified an Environmental Impact Report and directed staff to file a Notice of Determination for Zone Change #02-001.

Section 3. Zone Change #02-001 is consistent with the goals and policies of the City of Fontana General Plan.

Section 4. Zone Change #02-001 is hereby approved and the zoning is changed from the Empire Center Specific Plan, General Commercial (C-3), Office Professional (C-O), Public Facility (P-F) and Single Family Residential (R-1) to Planned Industrial (M-1) as shown on Exhibit "A", attached hereto and by this reference incorporated.

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

APPROVED AND ADOPTED this ____ day of June, 2003.

READ AND APPROVED AS TO LEGAL FORM:

City Attorney

Ordinance No.

I, Beatrice Watson, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 3rd day of June, 2003, and was finally passed and adopted not less than five days thereafter on the 8th day of June, 2003, by the following vote to wit:

AYES:
NOES:
ABSENT:

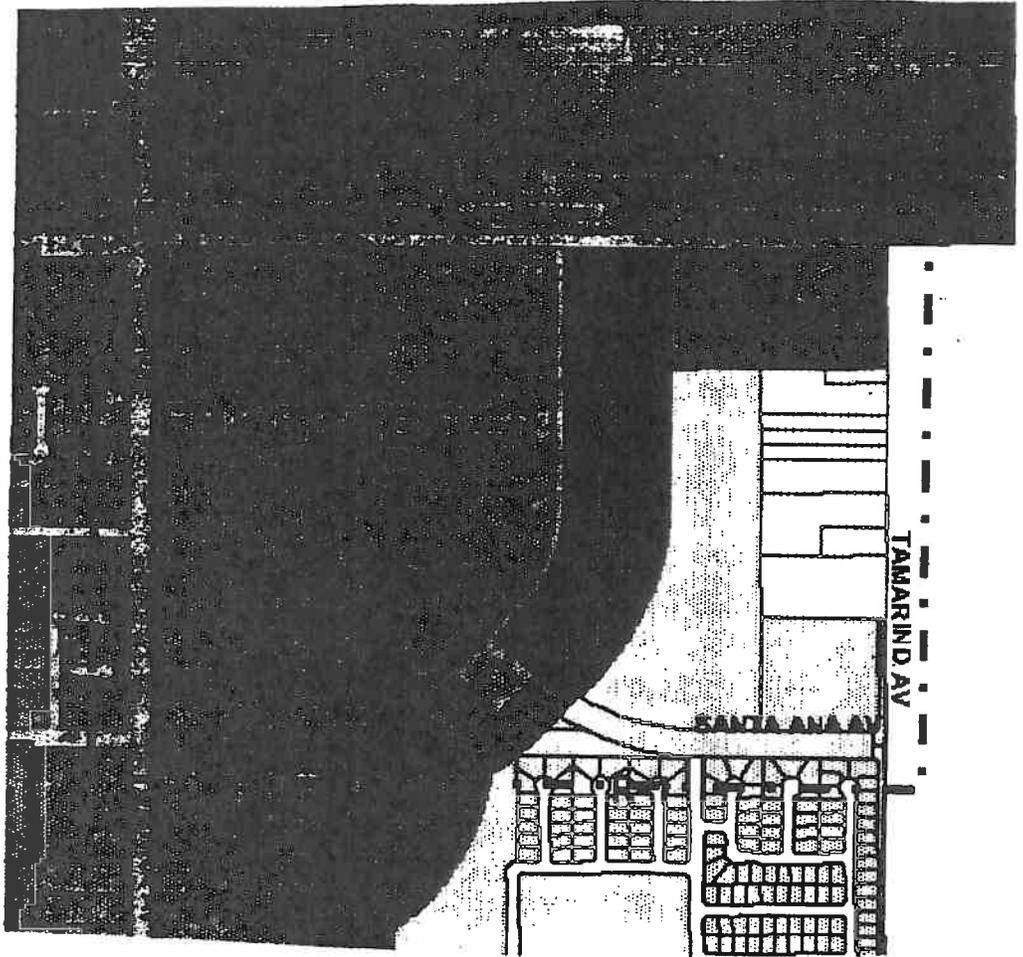
City Clerk of the City of Fontana

Mayor of the City of Fontana

ATTEST:

City Clerk of the City of Fontana

Existing Zoning:



Proposed Zoning:

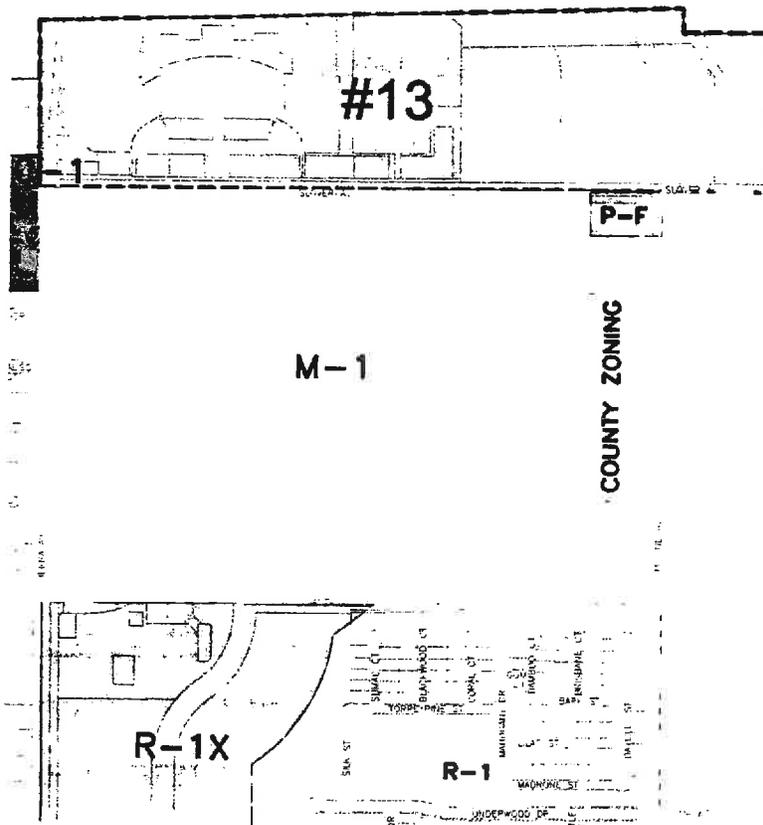


Exhibit "A"

128

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING SPECIFIC PLAN AMENDMENT #02-001, WHICH MODIFIES THE LAND USE MAP BOUNDARIES BY DELETING APPROXIMATELY 104.45 ACRES OF PROPERTY FROM THE EMPIRE CENTER SPECIFIC PLAN, AND AMENDS THE TEXT OF THE EMPIRE CENTER SPECIFIC PLAN.

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

Section 1. After the publication of notice as required by law, the City Council of the City of Fontana, California conducted public hearings on Specific Plan Amendment #03-002.

Section 2. Pursuant to the Local Guidelines for Implementing the California Environmental Quality Act (2003), the City certified an Environmental Impact Report and directed staff to file a Notice of Determination for Specific Plan Amendment #02-001.

Section 3. Specific Plan Amendment #02-001 is consistent with the goals and policies of the City of Fontana General Plan.

Section 4. Specific Plan Amendment #02-001 amends the boundaries of the Empire Center Specific Plan, by removing the designation from the 104.45 acres and reflecting this change in the Empire Center Specific Plan documents from 235.7 acres to 135.25 acres. Furthermore, the Empire Center Specific Plan is amended to read per the attached Exhibit "A"

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NOES:
ABSENT:

City Clerk of the City of Fontana

Mayor of the City of Fontana

ATTEST:

City Clerk of the City of Fontana

EMPIRE CENTER
2003 REVISION

SPECIFIC PLAN NO. 13

ENVIRONMENTAL IMPACT REPORT NO. 88-136

Recommended By:
Fontana Planning Commission

Resolution No. 89-33
November 27, 1989

Originally Approved By:
Fontana City Council

EIR No. 88-136
Resolution No. 90-33
February 6, 1990

Revised Plan Approved By:
Fontana City Council
Ordinance No. 03-
June 3, 2003

1.1 BACKGROUND

The **original** Empire Center planning area ~~includes~~ contained 522 acres of undeveloped land at the southeastern limits of the City of Fontana. Exhibits 1.1 and 1.2 show the location of the **original** project.

The northwestern part of the project site has been part of the City of Fontana for a number of years. The southeastern portion of the site was ~~recently~~ annexed to the city **April 9, 1984** as Annexation Number 111.

The City's General Plan, through the adoption of the Southern Pacific Plan, designates the project property for commercial, industrial and residential uses. This **original** project **area specific plan** ~~proposes to amend~~ **amended** the Southern Pacific Specific Plan to permit the development of a "mixed-use" land use plan on the site and a change of zoning to accommodate the development of light industrial, office, commercial and retail uses.

Prior to adoption of the Empire Center Specific Plan, an addendum was prepared which further revised the project area reducing the total acreage to 292.5. A subsequent Specific Plan Amendment has been adopted, under SPA #03-002, resulting in a reduction of the specific plan area from 292.5 acres to the proposed planning area of 115.7 acres. The current specific plan area encompasses that portion of the Empire Center north of Slover Avenue, originally referred to as Planning Area 5, Promotional Center and the addition of an out parcel, now known as Planning area 6, Business Park. Exhibit 1.2.1 shows the boundary changes of each of the specific plan revisions.

Exhibit #1.2.2 identifies the propose boundary of the Empire Center Specific Plan.

The Empire Center Specific Plan now provides for development of mixed uses including office, commercial and light industrial/business park uses.

1.2 PURPOSE

The purpose of this document is to ensure ~~the~~ responsible development **within the** Empire Center through regulations and design guidelines that are based upon thorough and comprehensive land use planning.

This Specific Plan Revision is designed as a planning tool to develop the necessary detailed design standards, support services and public facilities, and implementation programs to provide for the orderly development of the site. The plan further provides, as an integrated element, the necessary environmental analysis required under state law.

The Specific Plan, when adopted by City legislative action, serves both a planning function and a regulatory function.

1.3 AUTHORITY FOR THE SPECIFIC PLAN

Government Code Section 65507 establishes the authority for the Legislative body to adopt an ordinance or resolution requiring that a Specific Plan be prepared when it is in the public interest to do so. As with general plans, the Planning Commission must hold a public hearing before the planning agency can recommend the adoption of a Specific Plan. The City Council may then adopt a Specific Plan by ordinance or resolution.

After it is adopted, a Specific Plan has an effect similar to the local general plan. The Subdivision Map Act requires the legislative body to deny approvals of a final or tentative subdivision map if it is not consistent with applicable Specific Plans. In addition, a development agreement cannot be approved unless the legislative body finds the agreement is consistent with the general plan and any applicable Specific Plan.

The California Government Code provides that a Specific Plan may include the following:

Land Use: The location of housing, business, industry, open space, recreation facilities, educational facilities, churches and related religious facilities, public building and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback lines.

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.

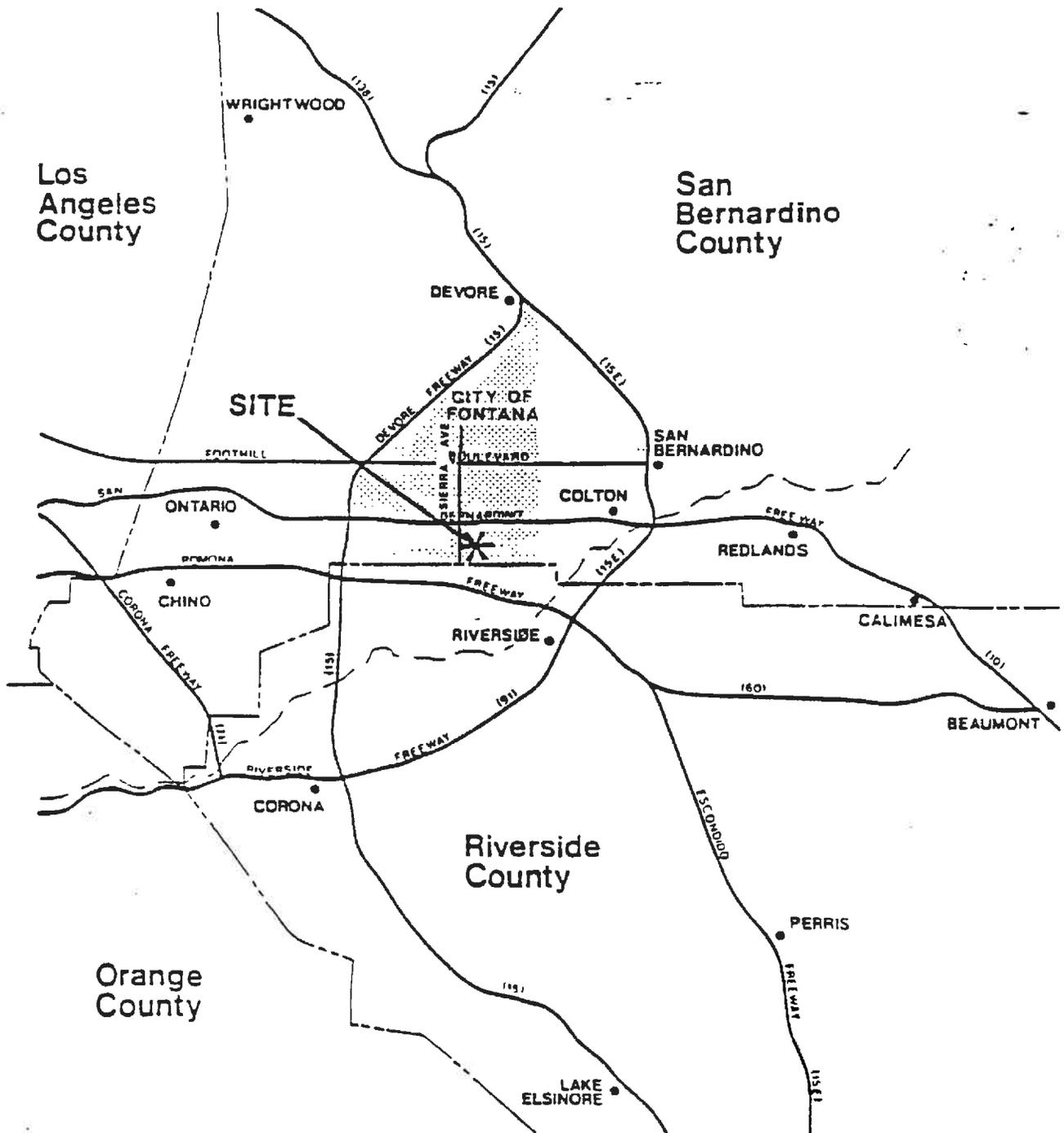
Design: The City, through the Specific Plan process, may provide basic design criteria for the study area.

The Empire Center Specific Plan is established through the authority granted to the City of Fontana through the California Government Code.

1.4 PROJECT LOCATION

Empire Center is located in the southeast sector of the City of Fontana. The project boundaries are illustrated in Exhibit 1.2. The site is bound on the north by Interstate-10, on the east by Tamarind Avenue, on the south by Slover Avenue ~~the planned extension of Jurupa Avenue~~, and on the West by Sierra Avenue.

NO CHANGE



EMPIRE CENTER

PROJECT LOCATION

CITY OF FONTANA

EXHIBIT 1.1

THE ALEXANDER HAAGEN
COMPANY, INC.



ARCHITECTS PACIFICA LTD

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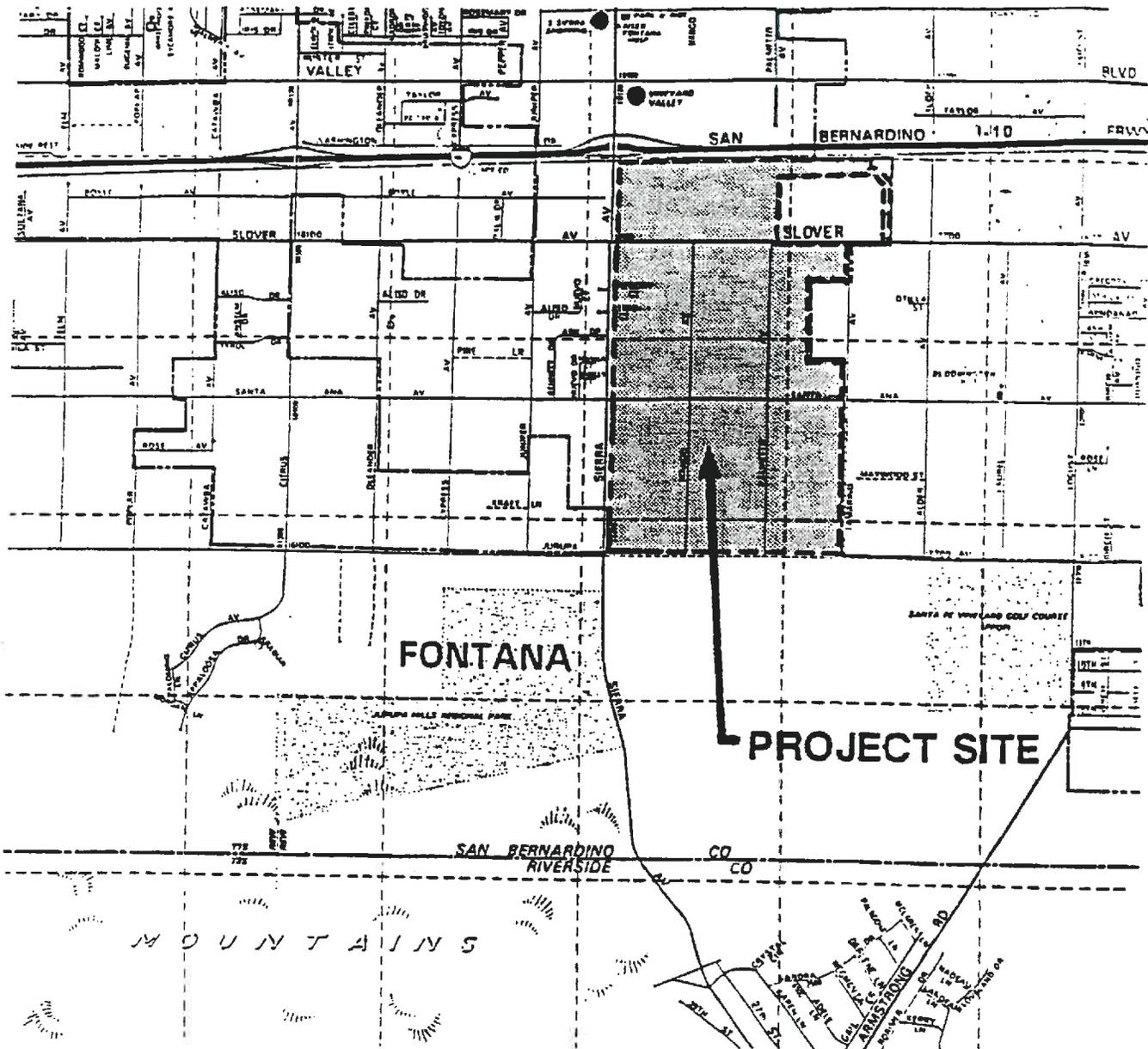
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EMPIRE CENTER

CITY OF FONTANA

THE ALEXANDER HAAGEN
COMPANY, INC.

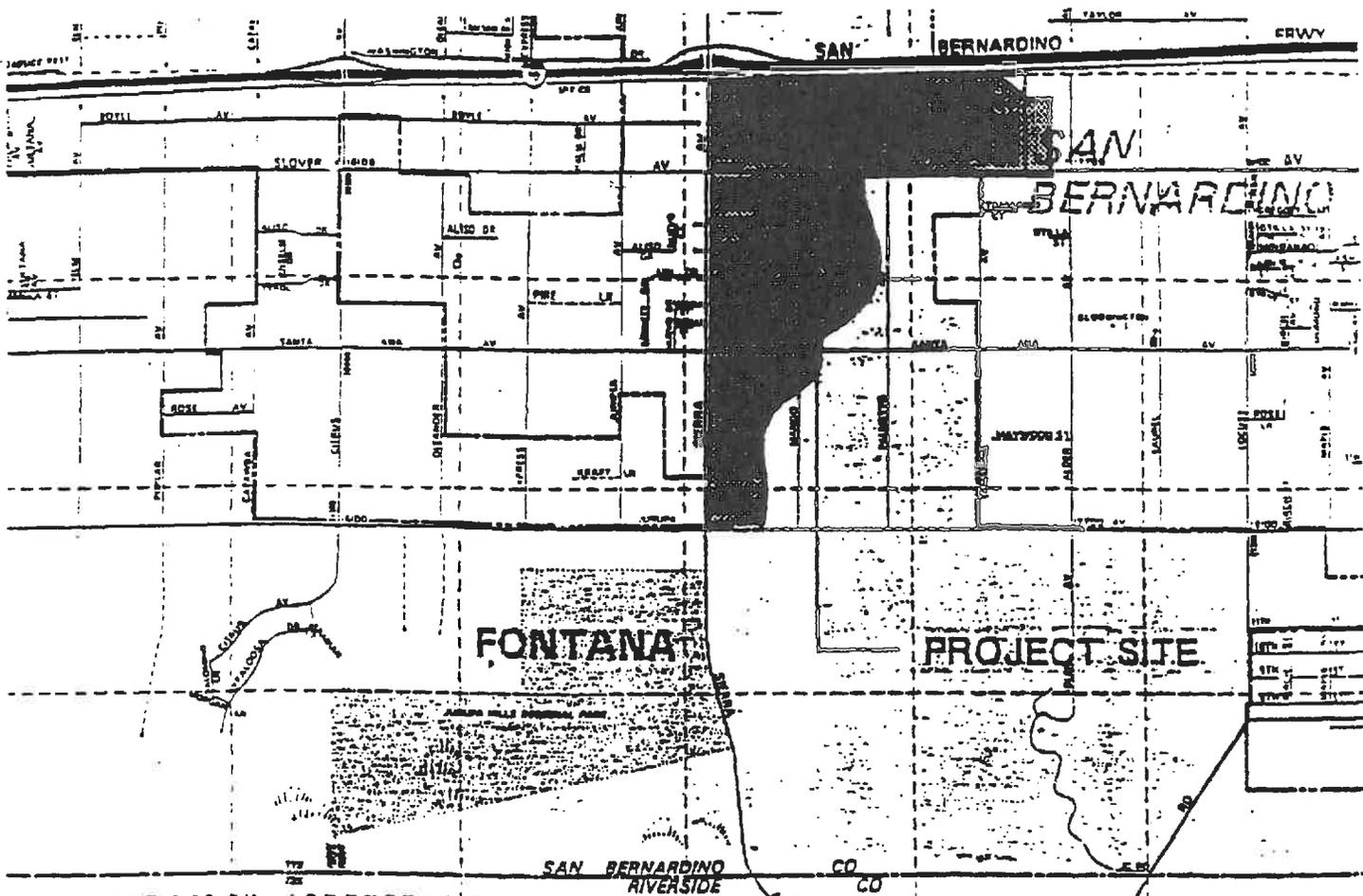
NORTH



ORIGINAL BOUNDARY
PROJECT SITE

EXHIBIT 1.2

REVISED _____, 2000



ADDENDUM BOUNDARY

PROJECT SITE

EMPIRE CENTER

CITY OF FONTANA

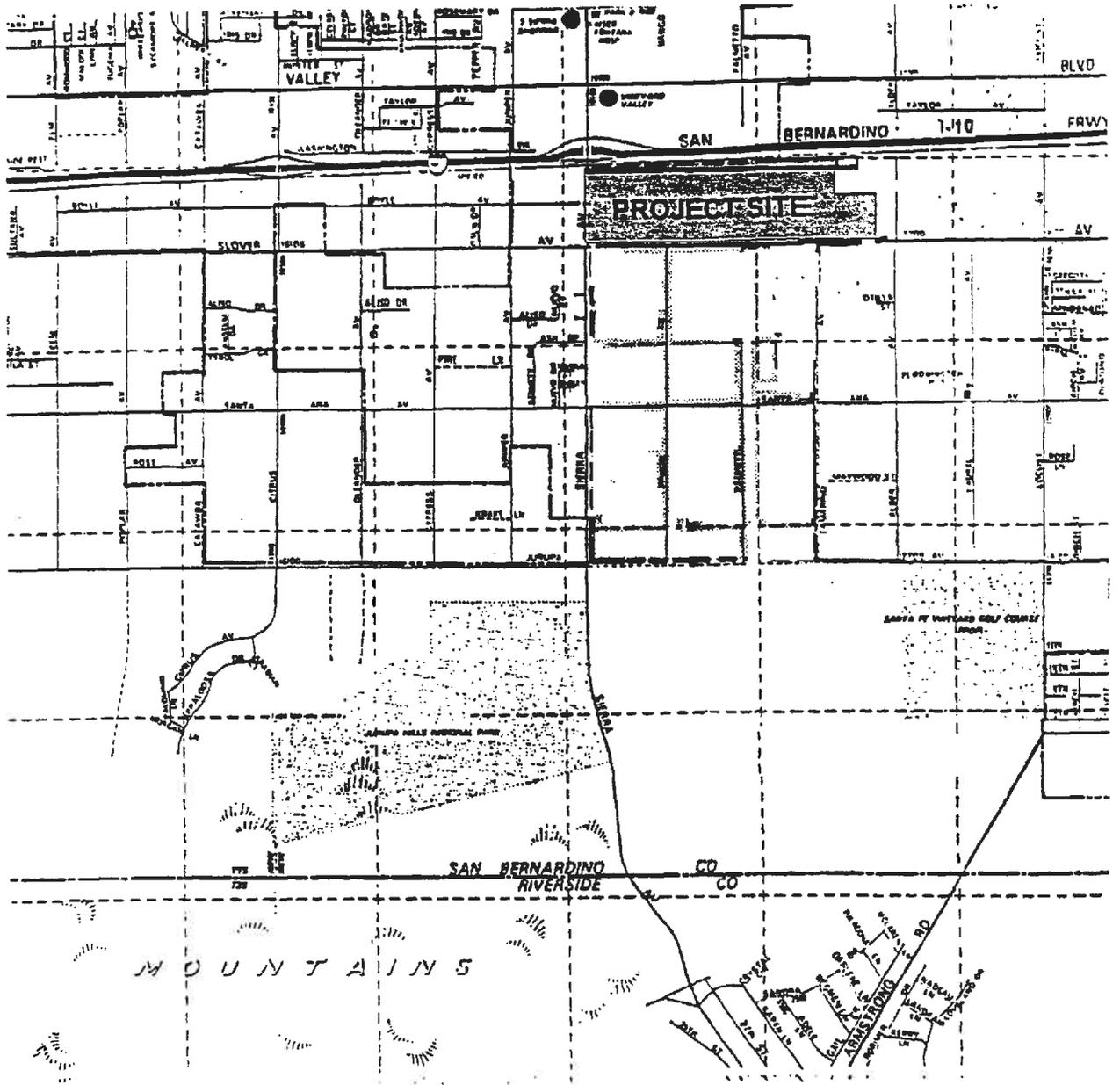
EXHIBIT 1.2.1

THE ALEXANDER HAAGEN
COMPANY, INC.

NORTH



REVISED _____, 2000



EMPIRE CENTER

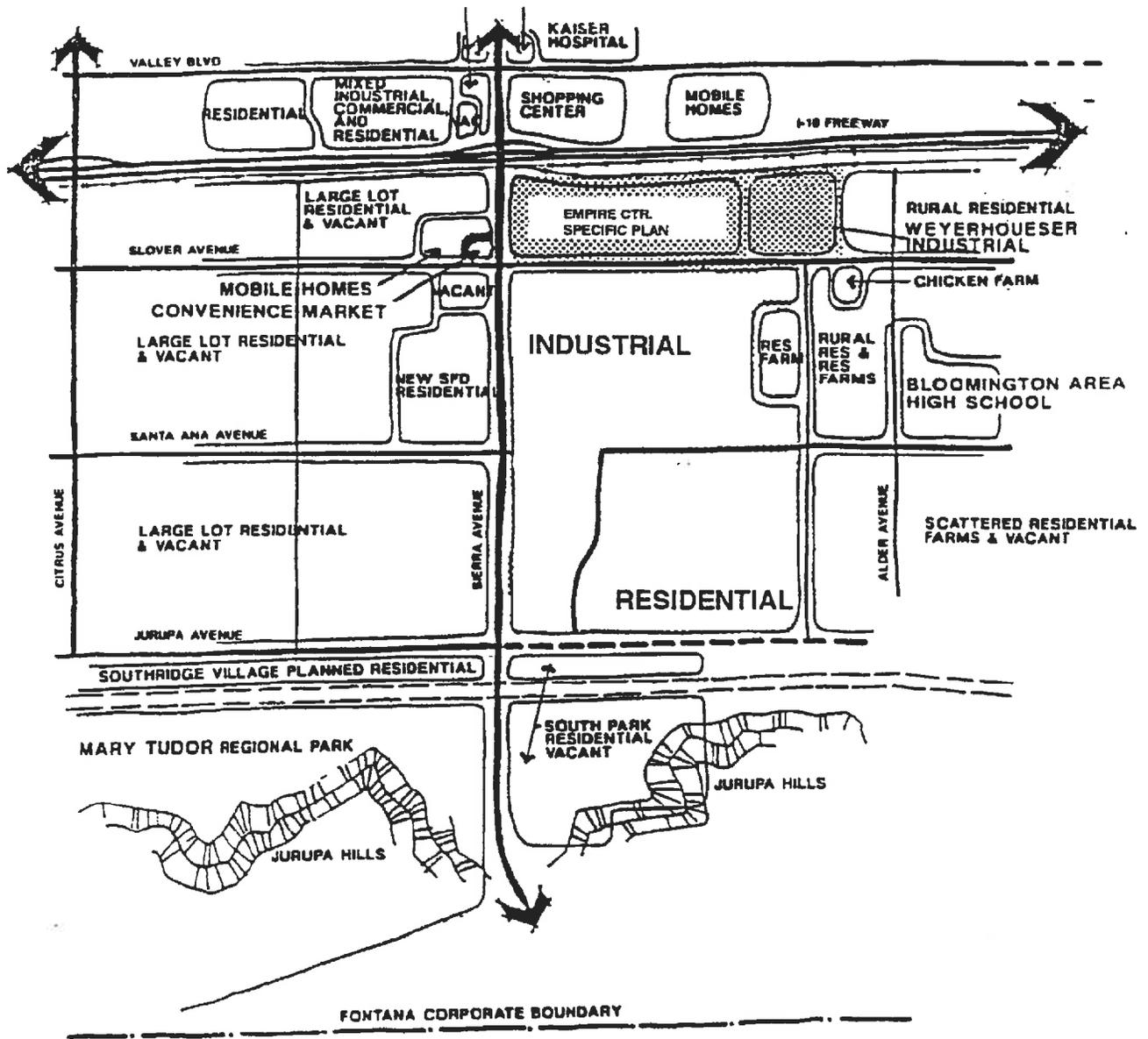
CITY OF FONTANA

THE ALEXANDER HAAGEN
COMPANY, INC.



CURRENT BOUNDARY
PROJECT SITE

EXHIBIT 1.2.2



EMPIRE CENTER

EXISTING SURROUNDING USES

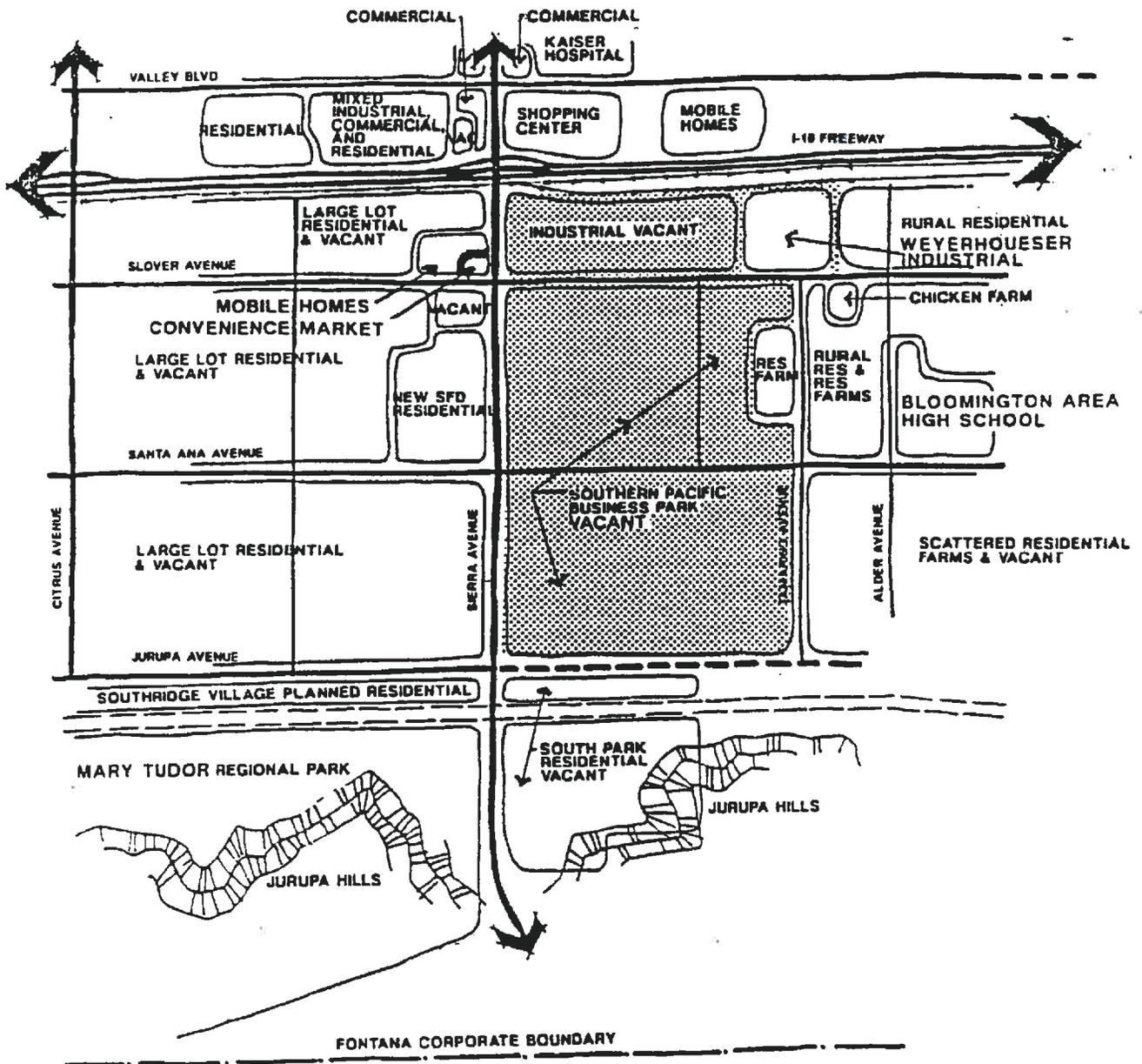
CITY OF FONTANA

EXHIBIT 1.3

THE ALEXANDER HAAGEN
COMPANY, INC.

NORTH





EMPIRE CENTER

CITY OF FONTANA

THE ALEXANDER HAAGEN
COMPANY, INC.

EXISTING SURROUNDING USES

EXHIBIT 1.3

NORTH



ARCHITECTS PACIFICA LTD

140

1.5 OWNERSHIP

The site of approximately ~~115.7~~ ^{292.5} acres is owned by ~~Haagen-Fontana Partners~~ **Fontana Empire Business Center, LLC, Triplenet, Dayton Hudson and IKEA (Investment Spectrum)** as depicted in Exhibit 1.2.2

1.6 COMMUNITY SETTING/AREA DEVELOPMENT TRENDS

Existing land use adjacent to the site include a mix of industrial, residential and vacant lands. An industrial area is located east of the site between Slover Avenue and Interstate-10. The industrial area is served by the Southern Pacific Railroad which parallels the freeway. Residential land uses are found East and West of the site. These generally consist of residential farms, homes on large lots and rural uses. An exception to this pattern is Sierra Estates, a relatively new 68-unit tract of large homes on half-acre lots at the northwest corner of Sierra and Santa Ana Avenues. Vacant parcels are interspersed throughout the surrounding land uses; all of the land south of the site in the South Park Specific Plan area is to be developed as residential property. Overall, the city's existing general plan and zoning designations for surrounding properties are shown in Exhibit 1.4. The low-density character of the existing uses in south Fontana is reflective of the area's agricultural origins. The unincorporated community of Bloomington to the east is characterized by one-acre rural residential lots. For the Bloomington area, this pattern of rural residential development is embodied as policy in the County's Bloomington Community Plan.

The south Fontana community extends west of the site for approximately four miles. This community has grown with a varied pattern of agricultural, industrial, residential and transportation-related land uses. In the unincorporated parts of south Fontana one finds M-1 and M-2 industrial land uses and zoning (see Exhibit 1.6). This pattern of land use and zoning does not reflect comprehensive planning and land use compatibility considerations. Several recent development projects in the incorporated areas south of Fontana reflect both the City's intentions to change this pattern, and the land use trends which are shaping the area's future:

Southridge Village. The first two phases of this new 9,135-units residential planned community are complete. The third phase is now under construction.

Southwest and Jurupa Industrial Parks. The City has adopted a Specific Plan and new zoning regulations for these two employment centers, which are also included in redevelopment projects. These actions were intended to encourage development of industrial and compatible uses in a well-planned and attractive manner.

South Park. This Specific Plan provides low density single-family housing bordering Jurupa Avenue and extends southward into Jurupa Hills.

Sierra Estates. This subdivision offers low density single-family housing in one of the City's attractive residential areas.

The mixed-use development proposed in the Empire Center Specific Plan is designed to be compatible with these other projects and with the area's growth trends. The project will create a major new employment center, providing jobs for existing residents of the City and new residents of planned communities such as Southridge Village and South Park. The proposed retail, commercial and office uses will provide amenities for the Southwest and Jurupa Industrial Parks as well as the surrounding residential developments. The standards provided by this Specific Plan present the opportunity to create a type of mixed-use that is not found in the City today.

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LAND USE CHART

PLANNING AREAS 1 THROUGH 5

RETAIL/COMMERCIAL

(1-5) Retail/Entertainment	201.15 ac @ 84%
(1-5) Commercial*	31.45 ac @ 13.43%
(4) Hotels	6.20 ac @ 2.57%
NET SUBTOTALS:	240.8 ac @ 100%

PLANNING AREAS 6, 7 AND 8

(6) Office Park	56.1 ac @ 21.6%
(7) Business Park	190.3 ac @ 73.2%
(8) Business Park	13.5 ac @ 5.2%
TOTALS:	259.9 ac 100%

PROJECT NET ACREAGE	500.7 ac
PROJECT GROSS ACREAGE	522.0 ac

* This commercial property shall include office, retail, restaurant and financial office facilities.

** 90.3 acres of this Business Park district use may represent a Distribution Center.

No proposed changes in section 2.

3.1 INTRODUCTION

This chapter of the Specific Plan includes the Land Use and Circulation Master Plans as well as various concept plans, which define the overall framework for development of the Empire Center. Major components of the plan include:

- Land Use Master Plan
- Circulation Master Plan
- Subdivision Design Concepts
- Streetscape Design Concepts
- Infrastructure Concept Plans
- ~~Phasing Concept Plan~~

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

The concept plans (subdivision, streetscape, infrastructure, etc.) describe programs for development of the project, including facilities plans, design guidelines and recommendations for plan implementation. Concept plans are not mandatory master plans and may be revised by the City without formal amendment of the Specific Plan. (See Section 4.10.7).

3.2 LAND USE MASTER PLAN

3.2.1 Proposed Land Uses

The planned land uses which are proposed for Empire Center are illustrated in Exhibit 3.1 and 3.33. ~~The Land Use Master Plan divides the site into eight (8) separate planning areas.~~

The Statistical Summary, depicts proposed land uses and approximate acreage.

EMPIRE CENTER STATISTICAL SUMMARY

Planning Area	Land Use Designation	Approximate Gross Acres
4	Regional Mall	120.0
5	Promotional Center	67.7
6	Business Park	48.0
	Totals	235.7 <u>115.7</u>

The proposed Planning Areas of the project are composed of two (2) parts as follows:

Planning Area 4 (See Exhibit 3.12)

~~The Regional Mall, located toward the north central area of the project, includes approximately 91.4 net acres (120 gross acres) for retail, office, restaurant and hotel uses. The high level of vehicular access and good exposure needed for a shopping center are provided by Sierra and Slover Avenues, Empire Center Avenue North and Santa Ana Avenue. The interior road system connects other components of this mixed-use project.~~

Planning Area 5 (See Exhibit 3.13) -

The Promotional Center, located on the northwestern boundary of the project, includes approximately 59.1 net acres (~~67.7~~ ⁷⁴ gross acres) for retail and office uses. Primary access is provided by Slover Avenue.

Planning Area 6 (See Exhibit 3.15) -

The Business Park, located at the ~~southeast~~ east section of the project, includes approximately ~~190.3~~ 48 net acres. Primary access is by Slover Avenue ~~through the interior roadway Street "A", or by Empire Center Boulevard South and Jurupa Avenues.~~ The site is also served by a railroad drill track linked to Southern Pacific Railroad.

3.2.2 Land Use Implementation

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., subdivision maps, development plans, public improvement 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 and other infrastructure facilities within the Specific Plan area and off-site. Each of the remaining master plans and concept plans in this chapter contains a specific section, which addresses requirements and programs for implementation. The Land use Master Plan will be realized through the collective implementation of these plans.

3.3 CIRCULATION MASTER PLAN

3.3.1 Intent and Background

The circulation element of the Empire Center Specific Plan is intended to establish alignments and design standards for roadways within the plan area. The Circulation Master Plan includes the following elements:

- Alignments for arterial highways and collector streets within and adjacent to the Empire Center planning areas.
- Rights-of-way and cross-sections for arterial highways, collector streets and local streets.
- Freeway access improvements to serve both Empire Center, the surrounding area and the City at large.
- Implementation measures.

The circulation element of the City's General Plan establishes the basis for highway planning throughout the City. Considering the recommendations of the City's existing circulation plan, and the work currently underway in connection with the General Plan Update, a detailed traffic circulation study was prepared for the Empire Center Specific Plan. The traffic study addressed the following findings and recommendations:

- Projected trip generation for each designated land use on the Land Use Master Plan and for surrounding areas, with the distribution of these trips on the street system.
- Forecast future traffic volumes for all roads shown in the Specific Plan, based on the distribution and intensity of uses in the land use plan and the planned development of surrounding properties.
- Recommended street classifications, right-of-way, and cross-sections.
- Determination of future volume to capacity ratios for planning area streets.
- Intersections where the installation of traffic signal controls are expected to be warranted.

3.3.2 Major Circulation Plan Components

Street Improvements

The Circulation Master Plan for Empire Center is shown in Exhibit 3.2. The roadways identified on this plan are described below. Key elements of the circulation plan are the designation of modified street sections which accommodate dual left-turn lanes (26 foot wide medians), continuous acceleration/deceleration and right turn lanes and on-street parking and generous parkways (35 foot - 45 foot). Exhibits 3.2.1 and 3.2.2 show the expected phasing of these improvements on the anticipated sequence of development.

Sierra Avenue forms the west boundary of the site. It is shown on the General Plan as a future divided major highway with six travel lanes and an 18-foot raised median in a 120-foot right-of-way (see Exhibit 3.3.A). The Specific Plan proposes to designate Sierra Avenue as a modified major street as shown in Exhibit 3.4. (E) for the portion of Sierra north of Slover and 3.4. (F) for the portion south of Slover and to construct the eastside of the street accordingly. Between Slover and Jurupa, Sierra Avenue is proposed as a seven-lane street with three through traffic lanes in each direction plus a continuous right turn lane on northbound Sierra, along the Empire Center footage. At the Interstate 10 Freeway, Sierra is proposed to be eight lanes; three through traffic lanes and a right-turn lane (for the on-off ramps) in each direction.

~~Jurupa Avenue through the Specific Plan area east of Sierra Avenue is proposed as a modified secondary with a 74-foot curb to curb width and the 120-foot right-of-way width, which includes a 35-foot wide parkway along the Empire Center footage. However, separate right turn lanes are proposed on this road at the Empire Center Boulevard South and at Sierra Avenue. The modified secondary street section proposed for Jurupa Avenue east of Sierra is shown in Exhibit 3.4 (I)~~

Slover Avenue from Sierra Avenue to the eastern limit of the Promotional Center ~~east of Empire Center Boulevard North~~ would be a modified major with a 120-foot curb-to-curb width and 172-foot right-of-way, including 35-foot wide parkways on both sides of the street. This modified major street section is shown in Exhibit 3.4. (G).

~~Between Empire Center Boulevard North and~~ The remaining section of Slover Avenue, from the eastern limit of the Promotional Center to Tamarind Avenue, Slover Avenue would be modified secondary (74-foot wide roadway, 122-foot right-of-way) as illustrated in Exhibit 3.4. (I).

~~Santa Ana Avenue will provide for direct access through the interior of Empire Center. The existing east-west alignment of Santa Ana Avenue will be modified to produce a curvilinear, discontinuous alignment between Sierra and Tamarind. This will provide for local through traffic movement and also service to Empire Center. Santa Ana Avenue will be modified secondary and have a 74-foot curb to curb width within the 144-foot right-of-way width including 35-foot wide parkway on both sides of the street. The modified secondary street section is shown in Exhibit 3.4 (J).~~

~~Empire Center Boulevard is proposed new north south street which would have a meandering alignment separating the planned retail uses (Regional Mall, Neighborhood, Community and Entertainment Centers) from the planned Office Park and Business Park uses. Empire Center Boulevard would be divided into two segments (north and south) by a portion of Santa Ana Avenue. The modified secondary street section for Empire Center Boulevard is shown in Exhibit 3.4(J).~~

~~Tamarind Avenue, which borders Empire Center on the east, is proposed to be modified secondary. While only light to moderate traffic is expected on this street, the modified secondary cross section would provide a buffer along with a raised median to define the east edge of the Specific Plan area. Exhibit 3.4 (K) shows this specific modified secondary street section.~~

~~"A" Street is internal Empire Center street, and is also proposed as a modified secondary with a painted median, see Exhibit (K). This street is similar to Tamarind Avenue in that projected traffic demand could be handles by a lesser roadway. However, as a planning element, the painted median and separation of uses, which is part of the modified secondary cross section, is considered desirable.~~

~~Minor Internal Streets which are not shown in the Circulation Master Plan, would be developed as modified collectors with a 50 foot wide curb to curb roadway within a 74 foot right of way.~~

Traffic Signals

Future traffic volumes were forecast for the original 522 acre Empire Center development. As a result of the development of the Promotional Center and other surrounding development, the following signals were installed:

- 1. Sierra Avenue at Jurupa Ave.**
- 2. Slover Avenue at Promotional Center driveway situated east of Sierra.**

Additional signals may be required based on a new traffic study performed for the new projects.

Future traffic volumes have been forecasted for each phase of the Empire Center development (see Section 3.7, Phasing Concept Plan) and for other surrounding developments. As a result of the initial phase of project development, traffic signals may eventually be warranted at the foregoing locations:

1. Sierra Avenue at Santa Ana Avenue
2. Sierra Avenue at Jurupa Avenue
3. Sierra Avenue at Community Center driveway situated between Santa Ana and Jurupa.
4. Slover Avenue at Promotional Center driveway situated east of Sierra Avenue.

At full development of Empire Center, taking into account project, plus existing and other future development traffic, additional traffic signals may be warranted at the following Specific Plan intersections:

- ~~1. Sierra Avenue at Regional Mall driveway south of Slover Avenue.~~
- ~~2. Slover Avenue at Empire center Boulevard North.~~
- ~~3. Slover Avenue at Tamarind Avenue.~~
- ~~4. Santa Ana Avenue at Empire Center Boulevard South.~~
- ~~5. Santa Ana Avenue at Empire Center Boulevard North.~~
- ~~6. Santa Ana Avenue at "A" Street.~~
- ~~7. Santa Ana Avenue at Tamarind Avenue.~~
- ~~8. Jurupa Avenue at Empire Center Boulevard South.~~
- ~~9. Jurupa Avenue at Tamarind Avenue.~~

Traffic signals in the Specific Plan area should be implemented if and when as determined by application of the warrants set forth in the State of California Department of Transportation (Caltrans) Traffic Manual, Chapter 9.

Intersection Design

With the initial development of the Promotional Center and surrounding developments intersection at Sierra/Slover Avenue and Sierra /Jurupa Avenue have been widened as proposed in exhibits 3.5 and 3.7.

Since initial development will take place in the northwest and southwest portions of the Specific Plan area, only partial street improvements will be made. However, to accommodate forecast traffic volumes, intersection widening is proposed for the Sierra Avenue/Slover Avenue, Sierra Avenue/Santa Ana Avenue, and Sierra Avenue/Jurupa Avenue intersections. Recommended geometrics for these three intersections are shown in exhibits 3.5, 3.6, and 3.7. The recommended widening is consistent with the future cross-section proposed for these streets. Key elements of the modified cross-sections are employment of dual left-turn lanes and separate right-turn lanes.

Off-site Improvements

The existing I-10 Freeway diamond interchange at Sierra Avenue is heavily trafficked and experiences poor service levels during peak traffic hours. The Sierra Avenue overcrossing carries both freeway traffic and local traffic. There are no north-south crossings over the I-10 Freeway except where there are no on-off ramps. Hence, off-site freeway access improvements are recommended to serve existing traffic demand and future demand generated by both Empire Center and buildout of an area south of the freeway.

~~Widening of the Sierra Avenue overcrossing to accommodate six through traffic lanes (plus dual left-turn and continuous separate right-turn lanes), and modifying the existing interchange from a diamond to a partial cloverleaf, with eastbound on-off ramps on the south side of the freeway is recommended. This will involve ramps bridging over the existing railroad tracks which parallel the I-10 freeway along its south side. Because of existing commercial development, additional loop ramps on the north side of the freeway to produce a full cloverleaf do not appear to be~~

feasible and, therefore, are not recommended. Exhibit 3.8 shows the conceptual freeway access improvements.

A new freeway interchange is also recommended at Alder Avenue, a quarter mile east of the Specific Plan area. This interchange will serve future area build out and reduce the current traffic pressure on Sierra Avenue, which is the only north-south crossing of the I-10 freeway for 3.5 miles. The interchange is recommended to be a partial cloverleaf with loop ramps for westbound traffic on the north side of the freeway. This interchange will compliment the Sierra Avenue interchange and it proposed to be linked to that interchange by a fifth lane in each direction traveling between on-off ramps.

Traffic Analysis

The supplementary traffic analysis included in the environmental addendum indicates that information related to existing traffic conditions surrounding and including the site remains essentially the same and that existing plus project traffic conditions as well as cumulative traffic conditions were found to be within desirable Levels of Service, with mitigation afforded by implementation of roadway and intersection improvements as identified in the Empire Center Circulation Master Plan and City of Fontana's Circulation Plan.

The existing Sierra Interchange will be reconstructed as an urban interchange, which will eliminate the two exiting intersections and replace them with one intersection. The ramps will remain one lane ramps at the freeway merge/diverge; however, all flare to two lanes at the intersection on Sierra. The bridge widening of Sierra is symmetrical on both sides of the structure. Eight lanes are proposed for the bridge, three through each direction and two for left turns. Bridge construction will be provided by phasing, alternately closing each side of the sidewalk. The new interchange will not require any additional right-of-way. Numerous phases of construction will be planned to keep the existing interchange in service while construction occurs.

A new Alder overcrossing is proposed to span the freeway and the longitudinally adjacent railroad yard. The structure is proposed as six lanes over the freeway, two through each direction and two left turn lanes and eight lanes over the rail yard. Additionally, a new urban interchange is proposed at this location. All four ramps of this interchange are proposed as one lane ramps at the freeway merge/diverge point, with the exception of the eastbound off ramp which flares to two lanes at the intersection. All improvements at Alder should be constructed without interference to existing traffic; see Exhibit 5.14.

All mitigation measures and phased roadway improvements proposed in the Draft EIR are retained.

Rail Service

Rail service to the ~~property~~ Distribution Center south of ~~Slover~~ Santa Ana Avenue will be provided by extending a drill track to the site from the Southern Pacific Railroad tracks located north of the site and parallel to the freeway. This will require an at-grade crossings of at Slover Avenue and Santa Ana Avenue.

The R15-1 signs, W10-1 signs, and pavement markings (X RR and traverse lines) are recommended for both of the proposed railroad-highway grade crossings. Flashing light signals and automatic gates are also recommended at these grade crossings because of moderately high expected traffic volumes and the potential for the presence of school buses serving adjacent residential areas.

Because this rail service is for the benefit of the property to the south it will be the responsibility of that development to process and construct the crossing.

3.3.3 Circulation Plan Implementation

~~Implementation of the Empire Center Specific Plan will require the construction of all of the on-site streets which are shown on the Circulation Master Plan. The actual construction of the on-site master plan street improvements for Empire Center will be accomplished by the project developers. The fiscal analysis prepared for the Specific Plan has estimated the total cost of the on-site back bone improvements at \$9,000,000 for 120,000 lineal feet of street and curbs, etc. The relative phasing of these improvements, based on the anticipated sequence of development of each major land use, is shown in Exhibits 3.2.1 and 3.2.2.~~

~~Traffic generated as development of Empire Center progresses will also require the construction of off-site road improvements, in addition to those roads within the Specific Plan area itself. In several instances the construction of off-site road improvements, will require the coordinated efforts of the developer, the City, the County of San Bernardino, and Caltrans. The fiscal analysis has estimated the total cost of expected off-site improvements at \$25,000,000. A variety of funded mechanisms including tax increment funds, DGD assessments, and service assessments are proposed to finance and/or reimburse the developer for certain off-site regional-serving street improvements, i.e., the modification of the Sierra Avenue freeway interchange and the new Alder Avenue interchange.~~

Traffic signals will be installed when warranted. Maintenance of traffic signals shall be funded by a Landscape and Lighting Maintenance District. The costs of off-site street improvements, including the upgrading of the freeway interchange, will be shared according to the distribution of benefits from the improvements. The streets will be maintained by the City. The City of Fontana will be the lead agent for the design of the off-site improvements, I-10 interchanges at Sierra and Alder, with the cooperation of Caltrans. The developer will provide engineering services.

Construction of the improvements will be completed in accordance with the Phasing Concept Plan (see Section 3.4).

3.4 PLANNING AREA AND DESIGN CONCEPTS

~~The~~ Each planning area shown on the Land Use Master Plan represents a large block of land that may ~~will~~ be subdivided in the future for development of the planned land uses. The pattern of subdivision and development within each planning area of "superblock" could take many forms, based on features such as mix of uses, street layout, parcel sizes and shapes, rail access, etc.

A series of development prototypes and subdivision design concepts ~~has~~ have been prepared. ~~to illustrate future development patterns that might be achieved.~~ ~~The~~ These prototypes ~~is~~ are schematic in plan and may take different forms due to technical refinements and market conditions as the development progresses. These prototypes demonstrates how subdivision design techniques can be applied to address the issues of land use mix, access and traffic circulation, land use compatibility, etc. Development prototypes and subdivision design concepts, prepared for the major development areas of the site, are illustrated for the following Planning Area:

	<u>Exhibit #</u>
Planning Area 1 Neighborhood Center	3.9
Planning Area 2 Community Center	3.10
Planning Area 3 Entertainment Center	3.11
Planning Area 4 Regional Shopping Center	3.12
Planning Area 5 Promotional Center	3.13
Planning Area 6 Office Park	3.14
Planning Area 7 Business Park	3.15
Planning Area 8 Business Park	3.14

Exhibits ~~3.9~~ 3.13 through 3.15 illustrate the prototype design concept. these eight developments, and their phasing is shown in Exhibit 3.33.

Landscape design concepts, treatments, and guidelines throughout ~~the~~ each Planning Area are intended to promote a consistent character of landscape development that enhances the visual quality and aesthetic character of the project. Refer to the Landscape Exhibits 3.16 to 3.27.2 at the end of this Section for further descriptions

THE NEIGHBORHOOD CENTER PLANNING AREA †

The Neighborhood Center, as illustrated in Exhibit 3.9, provides retail convenience stores for the local residential neighborhood. Grocery, pharmacy, cleaners and beauty shops are among a few examples of typical uses. See Section 4.6.3.3 for additional permitted uses. The Neighborhood

~~Center is located at the southwest corner of the project area. Design considerations area as follows:~~

- ~~1. The site's prominent corner position on Sierra and Jurupa Avenues provides an opportunity for a Gateway identity.~~
- ~~2. Provides primary access to Jurupa and Sierra Avenues.~~
- ~~3. Secondary access is provided by the interior street system with direct access from the Community Center.~~
- ~~4. Parking is distributed on three sides for an ideal parking area to tenant/customer relationship.~~
- ~~5. Service access is provided by Empire Center Boulevard South.~~
- ~~6. Opportunity for project monumentation exists on the corner of Sierra and Jurupa Avenue.~~

~~COMMUNITY CENTER~~

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~~PLANNING AREA 2~~

~~The Community Center, as illustrated in Exhibit 3.10, provides retail services for a broader trade area than a Neighborhood Center. Home improvement centers, department stores and sporting goods stores are among a few examples of the types of tenants found in this type of Center. See Section 4.6.3.3 for additional permitted uses. The Community Center is located at the southwest area of the project to the north of the Neighborhood Center. Design issues are addressed as follows:~~

- ~~1. Primary access if provided by Sierra Avenue.~~
- ~~2. Secondary access is provided by an interior loop street system.~~
- ~~3. Parking is distributed front and rear for optimum tenant/user access.~~
- ~~4. Various sized free-standing pads provided opportunities for mixed-uses.~~
- ~~5. Service access is provided by Empire Center Boulevard South.~~

~~ENTERTAINMENT CENTER~~

~~PLANNING AREA 3~~

~~The Entertainment Center, as illustrated in Exhibit 3.11, provides retail, restaurant and theatre facilities for a regional trade area. See Section 4.6.3.3 for additional permitted uses. Design issues addressed are as follows:~~

- ~~1. Pivotal location on site for a high profile. Primary access is from Sierra and Santa Ana Avenues. Secondary access is from the interior road systems.~~

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- ~~2. Parking arranged for convenient ingress/egress.~~
- ~~3. Building elements modulated for highly visible artistic architectural expression with the highest architectural tower element easily visible, not only from within the project site, but, from the local community.~~
- ~~4. Special attention given to lighting effects on building and landscape.~~
- ~~5. Architectural and landscaping elements tie the Entertainment Center to the Community Center to the south and Regional Mall to the north.~~
- ~~6. A range of freestanding pad sizes will accommodate a variety of users.~~
- ~~7. Service access is provided by Empire Center Boulevard South.~~

~~REGIONAL MALL
PLANNING AREA 4~~

~~The Regional Mall, as illustrated in Exhibit 3.12, includes major department stores, mall shops, a food court and restaurant uses, along with satellite pads for offices, restaurant and hotels. See Section 4.6.3.3 for additional permitted uses. Design issues addressed are as follows:~~

- ~~1. This site's prominent corner location on Slover and Sierra Avenues allows easy access from the Interstate 10 Freeway.~~
- ~~2. Primary access is by Sierra and Slover Avenues.~~
- ~~3. Bi-level building entries and parking lot levels offer diversity to this Planning Area's land contour configuration.~~
- ~~4. Santa Ana Avenue access contributes to easy vehicular ingress/egress.~~
- ~~5. Special attention given to lighting effects on buildings and landscape.~~
- ~~6. Parking on all sides provides excellent tenant and customer access.~~
- ~~7. Strong pedestrian orientation is achieved through landscaping and modulation of building~~

~~massing, linking with a hotel pad site and on the northwest corner of Sierra and Slover Avenues and the entertainment center to the south.~~

- ~~8. A range of free-standing pad sizes will accommodate a variety of users. These may include two (2) significant hotel pad sites, anchoring the northeast and northwest centers of this Planning Area, with visibility from the Interstate 10 freeway.~~

PROMOTIONAL CENTER PLANNING AREA 5

The Promotional Center, as illustrated in Exhibit 3.13, provides major designation retailers, shops and satellite pads for office and restaurant uses. See Section 4.6.3.3 for additional permitted uses. It is located north of Slover Avenue and south of the Interstate 10 freeway. Design considerations are as follows:

1. The site's proximity to Interstate 10 provides excellent project access.
2. Primary access to this Planning Area is by Slover Avenue.
3. Alignment of street entries and exits occur between Promotional Center planning area and the Regional Mall to the south for ease of access.
4. Landscaping between Southern Pacific Railroad and the rear of the adjacent buildings soften the site.

OFFICE PARK PLANNING AREA 6

~~The Office Park, as illustrated in Exhibit 3.14, is located at the northeast portion of the project. Uses are characterized by low rise office buildings, 2 to 3 story typical, and garden offices providing professional services for the community with a high degree of quality. See Section 4.6.3.2 for permitted uses. Design issues addressed are as follows:~~

- ~~1. Primary access is by Slover, Santa Ana and Tamarind Avenues, "A" Street, and Empire Center Boulevard North.~~
- ~~2. Special attention will be focused on landscaping of site and buildings consistent with the standards established for the project.~~

BUSINESS PARK PLANNING AREA ~~7~~6

The Business Park, as illustrated in Exhibit 3.15, located at the southeastern portion of the project, addresses uses which may provide distribution, storage and warehousing with truck and rail service facilities, offices for architects, engineers, planners and other professional services. See Section 4.6.3.1 for additional permitted uses. Design issues addressed are as follows:

1. Primary access is by Slover Santa Ana Avenue, Empire Boulevard South, and Jurupa Avenues.
2. Landscape treatment at this Planning Area must be sensitive to the rural quality of the residential neighborhoods across Tamarind Avenue.
3. Special Attention will be focused on landscaping of site and buldings to create an aesthetically appealing and high quality Business Park environment. Perimeter landscaping along Tamarind Avenue will include an equestrian trail. Berming will be considered to partially screen buildings and the internal activity of the Business Park.
4. Rail service opportunities are provided by Southern Pacific Railroad by the extended drill track in this Planning Area from the Southern Pacific railway along the south side of the freeway adjacent to the Business Park (Planning Area 8).

BUSINESS PARK PLANNING AREA 8

~~The Business Park, as illustrated in Exhibit 3.14 is located on "A" Street between Slover and Santa Ana Avenues. The Business Park may provide distribution, storage and warehousing with truck and rail service facilities, office for architects, engineers, planners and other professional uses. See Section 4.6.3.1 for permitted uses. Design issues addressed are as follows:~~

- ~~1. Primary vehicular access is by Slover to "A" Street or Santa Ana Avenue to "A" Street.~~
- ~~2. Rail service is to be provided by Southern Pacific Railroad after the extension of a drill track in this area.~~
- ~~3. Special attention will be focused on landscaping of site and buildings to create an aesthetically appealing and high quality Business Park environment.~~

3.5 LANDSCAPE DESIGN CONCEPTS

This section of the Specific Plan contains a series of design concepts, treatments and guidelines that will be used to guide subsequent levels of site planning and design for individual development phases within the Empire Center project area. These concepts and guidelines are intended to promote a consistent character of landscape development that enhances the visual quality and

3.5 LANDSCAPE DESIGN CONCEPTS

This section of the Specific Plan contains a series of design concepts, treatments and guidelines that will be used to guide subsequent levels of site planning and design for ~~individual development phases within~~ the Empire Center project area. These concepts and guidelines are intended to promote a consistent character of landscape development that enhances the visual quality and aesthetic character of the project.

3.5.1 General Design Guidelines

The following guidelines are intended to promote a consistent and careful treatment of landscape areas within the Empire Center project.

1. ~~Except for Santa Ana Boulevard and Empire Center Boulevard North where more formal treatments are planned,~~ Street tree planting should generally consist of random patterns. Interesting tree massings with random spacings are encouraged to provide an undulating and varied streetscape, with view "windows" created at selected points. In some cases, often depending on adjacent architectural styles, a more formal "on-center" spacing of a single tree species may be more appropriate. Whether a formal or informal design concept is used, the selected design concept should be reflected along the entire length or substantial continuous segment of the street.
2. Street trees along project edge roadways should be planted in mounded areas of turn, ground cover, or shrubs. Mounded areas of turn should not exceed a 4:1 slope condition. Ground covers and shrubs should be planted in masses.
3. Landscape plantings will be intensified to emphasize entries, transitions and destinations. Entry monuments and signage will generally be enhanced with tree, shrub, and ground cover plantings.
4. All landscape plantings will be adequately irrigated and maintained. Automatic irrigation systems will be utilized to insure the continued growth and health of plant materials. Deep watering drip irrigation systems are encouraged to promote water conservation and to prevent rapid evapotranspiration during the hot summer months. The use of drought tolerant plant materials will also be encouraged.
5. Landscape will be used to accentuate view windows into commercial and retail areas, complementing architectural styles and mass. Trees and shrubs can be planted to frame or screen views selectively.
6. Vegetation of varying heights, textures, and colors will be used in conjunction with walls and fences to define district boundaries.
7. Walls and fences will be designated as an integral element of the streetscape design concept, enhancing and complementing the landscaped buffered setback areas.

8. Primary landscape elements will be "long-lived" trees, with perennial shrubs and/or ground covers included where appropriate. Open turf areas can serve as attractive accent elements, particularly at entry monument locations.
9. Landscape elements will complement architectural design elements. Expansive horizontal and vertical surfaces, comprised of singular materials, will be modulated or interrupted by foliage masses, especially at the ground plane.
10. Within individual retail and commercial centers, trees will be used to define and enclose exterior spaces intended for different activities. The spaces will be inviting and scaled to provide a feeling of comfort.
11. Various plant materials will be used to achieve a "park-like" rural design quality. All plant material selections will be approved by the developer.
12. Site lighting will be used to enhance and accentuate entry areas and walkways, landscaped areas and specimen tree plantings. This can be accomplished by up-lighting, recessed wall lighting, and walkway lighting.
13. Landscape and architectural features will be used to screen from view visually undesirable elements such as parking, storage, loading, refuse containers, utilities and irrigation controls.
14. Utilities will be placed underground.
15. Undeveloped site areas and building pads will be treated in a manner to provide dust and erosion control.
16. The proposed landscape edge at Sierra Avenue corridor will consist of an expanded landscape setback as described in Section 4, Development Regulations. Intersection landscaping nodes are a design element, which can be easily incorporated into future projects for design continuity north of San Bernardino freeway (I-10).

3.5.2 Conceptual Landscape Master Plan

The Conceptual Landscape Master Plan for the Empire Center identifies ~~a number of project~~ areas, which will receive special landscape treatments. The Conceptual Landscape Master Plan was developed from the following list of design program issues:

Edges

- Will be representative of the future image of Fontana.
- Will appear "comfortable" to the community while providing identity to the project.

- Will provide visual identity to perimeter uses but screen the large parking areas.
- Will not be totally opaque, but open enough to allow visual access to building massing and signage.

Gateways

- Will allow for access, both pedestrian and visual into the project.
- Will provide Opportunity for major City and Center gateway at interchange to allow project character to overlap.
- Will have a "special" architectural treatment that identifies the site as Empire Center. Identity should be carried out on opposite comers 9fthe project area.

Internal Roadways

- Will delineate retail and "Fontana" character.
- Will provide the backdrop and identification for the project and direct vehicular circulation within the center.

Parking

- Will provide canopy trees for shade and to reduce the mass of surface parking. On-center spacings will be avoided, as they may appear too formal.
- Will utilize plant materials to provide transition from the secondary roadways and parking circulation system.
- Will utilize plant materials to provide transition from parking areas to retail/commercial areas.
- Will provide trees to serve as wind baffles, to create protected microclimates on site. Plant materials selected shall be tolerant of high velocity winds.

Building Edges

- Will incorporate a landscape treatment supportive of the architectural character and building massings.
- Will incorporate a landscape treatment suitable for scale of structure and hot/sunny exposures. The landscape will be used to soften edges.

From these design program issues, a more detailed and definitive landscape concept was developed to illustrate the proposed landscape treatments. The Conceptual Landscape Master Plan is shown in Exhibit 3.16, which identifies a number of areas including gateway entries, streetscape edge treatments, buffer areas and pedestrian circulation which will receive particular landscape treatments.

The following text provides a description of the major elements of the Conceptual Landscape Master Plan. Selected areas are illustrated in Exhibits 3.2.1

Project Gateways

For the Regional Gateway (Interstate 10 and Sierra Avenue) skyline planting and pattern landscape announces the southern entry to Fontana. Refer to Exhibit 3.16.1.

For the Major Project Gateway (Sierra and Slover Avenues), a large expanse of turf is provided to draw the eye of the traveler approaching the Empire Center. A Date Palm grove placed on a raised terrace provides accent and visual continuity along the diagonal axis from the street corners. This Gateway will be further enhanced by groves of deciduous and evergreen trees, shrubs, and annual color, and may also include a water feature to enhance the entry and to create a pleasant focal element. Refer to Exhibit 3.26.

~~For the Secondary Project Gateways (Sierra, Santa Ana and Jurupa Avenues), a scaled down version of the major gateway treatment described above is provided. Refer to Exhibit 3.26.1.~~

Project Edges

Sierra and Slover Avenues provide a flowing landscape and pedestrian circulation route ("The River"). Indigenous cobble adjacent to a meandering walkway including turf, ground cover and drifts of evergreen and deciduous canopy trees. Refer to Exhibit 3.25.

Sierra Avenue and Empire Center Boulevard North

- ~~• Santa Ana connection from Sierra to Slover Avenues through the Empire Center becomes the formal backdrop to the Rail Center, which includes a skyline planting treatment of palms with an informal clustering of evergreen canopy trees to provide a canopy along the roadway. The ground plane is simple and open, with turf and hedge planting to emphasize the street scene tree line and screen adjacent parking areas. Refer to Exhibit 3.25.2.~~

Pedestrian Connection

- ~~— This is a diagonal pedestrian and visual connection from the Gateway at Sierra and Storer, to the main entrance of the Empire Center. The pedestrian connection includes a walkway flanked by a double row of Date Palms which provides a pleasant strolling experience and a visual focal element from the parking areas. Refer to Exhibit 3.35.2.~~

Grade Arms

- ~~— The grade arms provided for the grade change transition between building and parking levels, and includes major scale trees and large mounding shrub masses for buffering and erosion control. Refer to Exhibit 3.24.~~

Project Buffer

- ~~— At Jurupa and Tamarind Avenues, the streetscape treatments provided for landscape buffering between the Planning Area 7 site use and the surrounding residential land uses. These streetscapes have a more "rural" look by providing a right-of-way of conifers and large scale vertical evergreen trees, with ground covers and a mounding shrubs as the understory. Pedestrian walkways and masonry sound attenuation walls are included along the entire length of the streetscape, with an 8 ft. equestrian trail link provided along Tamarind Avenue. Refer to Exhibit 3.25.1.~~

Building Edges

- Pedestrian "friendly" edges shall be provided adjacent to the retail buildings, which will include a varied plant palette of large scale and canopy trees, along with pedestrian scale plantings, seating areas and interest amenities. ~~A centralized Entertainment Center is planned which will include a large scale outdoor "people" plaza. Refer to Exhibit 3.19.~~

Parking Areas

- The parking areas within the retail and commercial zones of the Empire Center will be bordered along the internal secondary roadways with evergreen and deciduous canopy trees similar to the treatment along the project edges. The open expanse of the parking area will include an informal grove treatment of canopy trees for shade and to reduce the mass of surface parking. The grove treatment will transition out away from the center of the retail areas towards the internal roadway. Trees shall also be planted in curbed islands within the parking area to break up large expanses of paving, filter views, provide shade and reduce glare. ~~Refer to Exhibits 3.17 to 3.21.~~

Business Park and Office Park

- ~~— The streetscape character for the Planning areas 6, 7, and 8 rail serviced development shall~~

~~consist of reduced right-of-way buffers with small scale evergreen canopy tree clusters, turf and visual barrier hedge along the parkway.~~

3.5.3 Landscape Plan Implementation

The Conceptual Landscape Master Plan will be implemented for all future development in the Specific Plan area. The objective of the Master Plan is to establish a framework for consistency of design between various land uses and individual development phases.

The guidelines and recommendations of this Specific Plan shall be applied during the review of individual landscape plans. Site specific landscape plans shall be prepared for all development phases within the Specific Plan area. Prior to or concurrent with the approval of each phase or individual project plans, a landscape plant materials palette will be finalized and approved for all or part of the affected phase, including streetscape treatments, parking areas and building edges. The landscape palette will be approved pursuant to the City's Design Review Process. A recommended plant palette for Empire Center is provided in Exhibit 3.27.2.

Design and construction of the on-site improvements described in this Conceptual Landscape Master Plan (i.e., sidewalks, mounding, landscaping, entry monuments, landscaped median islands, dedicated parkways, landscaped easements, bus stops), shall be the responsibility of the developers for each plan area. ~~The fiscal analysis prepared for the Specific Plan has identified that there will be approximately 1,247,680 square feet of landscape area within the public right-of-ways and gateway areas that form the streetscapes. Total cost upon buildout for this landscaping is estimated at \$1,708,480 and annual maintenances at \$0.09 per square foot.~~ Installation of this landscaping will be phased to be opportune to improvement of the individual right-of-ways in accordance with the Circulation Master Plan. Construction of off-site landscaping improvements shall be the responsibility of the City or the off-site landowner. In order to provide an equitable allocation of costs, it is recommended that the master streetscape improvements be included within any benefit assessment areas, which may be established for major road construction projects in the Specific Plan area. Maintenance of the improvements described in the Conceptual Landscape Master Plan will be funded by a Landscape and Lighting Maintenance District. Maintenance of bus stops will be by the transit district.

3.6 UTILITIES CONCEPT PLAN

This section describes the manner in which storm drain, sewer and water facilities will be provided for the Empire Business Center. Private utility systems providing electricity, telephone and natural gas services are not included. These utilities will be extended throughout the site during the phased construction of the project. Proposed drainage, sewer and water facilities have been designed to provide an adequate level of service for the maximum level of planned development and to tie into area wide needs.

3.6.1 Drainage Concept Plan

Drainage Systems Deficiencies and Master Planning -

The Original Specific Plan area is essentially void of organized storm drain improvements. The site slopes southerly at approximately one percent and is traversed by minor culverts, irrigation ditches and agricultural roads. A "saddle-point" exists approximately 700 feet north of the southerly property line. Runoff from the site, as well as from the mountain area to the south, concentrates at this "saddle-point" and then flows to either the east or the west. The existing Palmetto Avenue-street alignment approximates the ridgeline separating the flow to the east and west.

Storm drain master planning for the Empire Business Center is the joint responsibility of the San Bernardino County Flood Control District (regional facilities) and the City of Fontana (local facilities). The County's 1969 Master Plan of Drainage identifies the major storm drain and flood control facilities that are planned to accommodate existing and future development in the west San Bernardino Valley area.

There are no nearby existing master planned drainage facilities east of the site. West of the site, the Declez Channel has been designed to extend from the San Sevaine Channel northeasterly to the project site. The drainage system has been designed and built from the San Sevaine Channel to the Empire Business Center via the following route: Jurupa Avenue to Sierra, thence northerly in Sierra Avenue to Slover Avenue, thence easterly in Slover approximately 600'. The system also extends easterly in Jurupa Avenue to Via Larga. A 102' RCP stub has been provided approximately 800' northerly of Jurupa Avenue in Sierra Avenue for the project drainage tie-in.

An analysis of the design flow of the upper reaches of the Declez Channel has determined that the Channel will have adequate capacity to accommodate the 100-year frequency runoff from a tributary that includes the entire Empire Center site. This analysis, prepared by Hall & Foreman, Inc., and verified by Psomas & Associates (South Park's Civil Engineers) has been approved by the Flood Control District.

This drainage system has been designed to accommodate the 100-year frequency runoff from the entire Empire Business Center site.

Proposed Drainage Facilities

The existing storm drain improvements are shown on Exhibit 3.28.

Drainage Plan Implementation

On-site storm drain improvements will be constructed in accordance with the approved Master Plan of Drainage and the on-site drainage requirements.

3.6.3 Water Service Concept Plan

Water System Deficiencies and Master Planning

Potable water is supplied to the Revised Empire Center Specific Plan Area by the West San Bernardino County Water District (WSBCWD).

Proposed Water Facilities

The development of the Empire Business Center has required new water supply, storage, transmission and distribution facilities to be constructed.

A preliminary feasibility study prepared by NBS Lowry for the WSBCD, in the summer of 1988, outlined the water system improvements that would be required to satisfy the demands of the aforementioned developments.

These improvements were:

1. A 4.0 mg. reservoir (called Sierra Reservoir) to-be located above the South Park project.
2. A 20-inch line in Slover Avenue between Alder and Tamarind Avenues.
3. A 20-inch line in Tamarind Avenue between Slover and Jurupa Avenues.
4. A 20-inch line in Via Larga to the new 4.0 mg. Sierra reservoir.
5. 12-inch lines in Sierra and Slover Avenues and the interior site roadways.

These facilities have been designed and constructed in accordance with the water system design criteria as specified in the adopted WSBCWD's "Standards for Domestic Water Facilities" and should provide the minimum fire flow based on land use of:

Commercial: 3,000 gpm for 3 hours

Industrial: 5,000 gpm for 5 hours

The system should have the capacity to deliver the fire flow, plus the peak daily demands at a minimum pressure of 20 psi.

Water Facilities Implementation

The on-site water improvements will be phased to assure that sufficient flow capacity and pressure will be available to meet the W'DBCWD's design criteria.

The District will waive the expansion fee and will implement an agreement to reimburse the C.D.F. through fees collected in the future. The water system will be maintained by the District.

3.6.7 Sewer Concept Plan

Sewer System Deficiencies and Master Planning

Sewage disposal in the Revised Specific Plan area is provided by the City of Rialto. The City of Fontana is responsible for the planning, operation and maintenance of the sewage collection and transmission system. The City's adopted master sewage plan includes the location and sizing of sewer development. The master plan proposes a 21" to 24" sewer main line be constructed in Jurupa and Tamarind Avenues to provide service to the site and adjacent areas,

Existing Sewage Facilities

The proposed development of the Empire Business Center has required the construction of improvements shown in the City's master sewer plan, as well as other on-site facilities. These sewage facilities for this Specific Plan are illustrated in Exhibit 3.30.

Sewer Plan Implementation

Project development within the project site will necessitate the relocation of the existing on-site sewer collection facilities that have been constructed in the old alignment of Santa Ana Avenue and Empire Center Boulevard. These relocations will be designed and constructed per the project site plan requirements and to accommodate all existing usages. The construction will be phased to keep sewers in service for existing users at all lines.

~~3.6~~ UTILITIES CONCEPT PLAN

~~This section describes the manner in which storm drain, sewer and water facilities will be provided for the Empire Center. Private utility systems providing electricity, Telephone and natural gas services are not included. These utilities will be extended throughout the site during the phased construction of the project. Proposed drainage, sewer and water facilities have been designed to provide an adequate level of service for the maximum level of planned development and to tie into area wide needs.~~

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3.6.1 Drainage Concept Plan

Drainage Systems Deficiencies and Master Planning

The Specific Plan area is essentially void of organized storm drain improvements. The site slopes southerly at approximately one percent and is traversed by minor culverts, irrigation ditches and agricultural roads. A "saddle-point" exists approximately 700 feet north of Jurupa Avenue the southerly property line. Runoff from the site, as well as from the mountain area to the south, concentrates at this "saddle-point" and then flows to either the east or the west. The existing Palmetto Avenue street alignment approximates the ridgeline separating the flow to the east and west.

Storm drain master planning for the Empire Center is the joint responsibility of the San Bernardino County Flood Control District (regional facilities) and the City of Fontana (local facilities). The County's 1969 Master Plan of Drainage identifies the major storm drain and flood control facilities that are planned to accommodate existing and future development in the west San Bernardino Valley area.

There are no nearby existing master planned drainage facilities east of the site. West of the site, the Declez Channel has been designed to extend from the San Sevaine Channel northeasterly to Cypress Avenue, just south of Jurupa Avenue. The channel has been built from the San Sevaine Channel to Live Oak Avenue, and is being completed through the Southridge Village Planned Community to Cypress Avenue.

An analysis of the design flow of the upper reaches of the Declez Channel has determined that the Channel will have adequate capacity to accommodate the 100-year frequency runoff from a tributary that includes the entire Empire Center site. This analysis, prepared by Hall & Foreman, Inc., and verified by Psomas & Associates (South Park's Civil Engineers) has been submitted to the Flood Control District and has been accepted for the purpose of establishing the design criteria for the proposed off-site storm drain leading to the Declez Channel from Sierra and Jurupa.

The proposed underground drain will be constructed from the upstream end of the Declez Channel northerly to Jurupa and easterly to Oleander. This drain will be constructed by the Southridge development. The extension for the drain from Oleander to Sierra along Jurupa is presently the responsibility of the South Park development. That drain, currently in design, has a design flow that will accommodate the 100-year frequency runoff from the entire Empire Center site.

Proposed Drainage Facilities

The proposed storm drain improvements are shown on Exhibit 3.28. Construction of storm drain facilities will coincide with the phased development of the Empire Center. During the first phase of development, the backbone storm drain in Sierra and the downstream portion of the on-site local

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~~storm drain, will be constructed. As shown on Exhibit 3.30, the off-site Jurupa storm drain is being designed to extend from Cypress Avenue easterly to the intersection of Empire Center Boulevard South and Jurupa Avenue. The line will continue easterly along Jurupa to Via Larga. The downstream end of this system ties into the extension of Declez Channel at Oleander Avenue. The storm drain in Sierra will be designed to include runoff from lots adjoining the west side of Sierra.~~

Drainage Plan Implementation

~~Master-planned and on-site storm drain improvements were will be constructed in accordance with the development of the Promotional Center Project's Phasing Concept Plan, as described in Section 3.7, to avoid adverse effects on downstream properties. At build-out, this will require the construction of approximately 6,000 LF of 14' x 9' box storm drain and 21,000 LF of reinforced concrete pipe ranging in size from 36" to 75" in diameter.~~

~~Assessment district financing was is proposed to be used for drainage improvements, with Downstream off-site drainage improvements will be constructed through a Community Facilities District (CFD) with Redevelopment Agency assistance per the Jurupa Hills Redevelopment Plan. Storm drains will be maintained by the City. The estimated construction of the proposed regional and local storm drain improvements is summarized on Exhibit 3.32.1 with the total storm drain cost estimated at \$6.7 million.~~

3.6.7 Sewer Concept Plan

Insert Sewer (to be provided)

Sewer System Deficiencies and Master Planning

~~Existing sewage disposal in the Specific Plan area is provided by individual septic tanks. The nearest point of connection to a sewer trunk line occurs at Jurupa Avenue and Poplar Avenue, approximately 1.5 miles west of the site. An extension of this line along Jurupa to Cypress is proposed to be constructed by the Southridge development. The trunkline will subsequently be extended to Sierra Avenue by south Park. This segment, currently in design, is shown in Exhibit 3.30. The serving agency is the Chino Basin Municipal Water District (CBMWD). The CBMWD provides water treatment service to Fontana property that is outside the district's boundaries by "Extra-Territorial Agreement." Fees are charged to the City in lieu of taxes. The City of Fontana is responsible for the planning, operation and maintenance of the sewage collection and transmission system. The City's adopted master sewage plan includes the location and sizing of sewer development. The master plan proposes a 21" to 24" sewer trunk line be constructed in Jurupa and Tamarind Avenues to provide service to the site and adjacent areas.~~

Proposed Sewage Facilities

~~Development of the Empire Center will require the construction of improvements shown in the City's~~

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~~master sewer plan, as well as other on-site facilities. Proposed sewage facilities for this Specific Plan are illustrated in Exhibit 3.30 and 3.31. Off-site sewer construction will include a trunk line in Jurupa from Poplar Avenue to Via Larga.~~

~~With the type of development proposed for the Empire Center (office/business park/retail/commercial), the sanitary sewer discharge from this site is expected to be about 150 gallons per day per 1000 S.F. (office) and 170 gallons per day per 1000 S.F. (retail). Using this design flow, it is determined that the off-site sewer will need to be 24" in diameter. The Jurupa Avenue trunk sewer, as it is shown on the City's master plan, will extend along the entire Empire Center frontage to its upstream terminus at Tamarind. The sewer in Sierra will be sized to accept flow from the properties adjoining the west side of Sierra.~~

Sewer Plan Implementation

~~Developers within the plan area are required to construct on-site sewer collection facilities to the standards of the City. The backbone sewer and most on-site local sewer will be constructed in phase one. The phasing of both on-site and off-site improvements is described in more detail in Section 3.7.~~

~~A.C.F.D. is being contemplated to finance the construction of the on-site backbone sewer, as well as the off-site improvements. Approximately 15,000 LF of 24" trunk line sewer lines will ultimately be constructed. The sewer system will be maintained by the City of Fontana. The estimated construction cost of the regional and local sewer improvements is summarized in Exhibit 3.32.1. The total costs are estimated at \$4.0 million.~~

3.6.3 Water Service Concept Plan

~~Insert Water (To be provided)~~

Water System Deficiencies and Master Planning

~~Potable water will be supplied to the Empire center by the West San Bernardino County Water District (WSBCWD). Existing on-site water distribution lines are limited due to the current level of development and the site's location at the westerly limits of the district's service area. Alder Reservoir No. 1, with a capacity of four million gallons, serves the western portion of the district through a series of 12-inch transmission mains located in Slover and Santa Ana Avenues east of Palmetto and in Palmetto between Slover and Santa Ana. The existing capacity of Alder Reservoir is sufficient to serve the site for domestic flows and fire demand under the current general plan designation of residential.~~

~~The proposed project, as well as other currently proposed developments, will place an increased demand on existing water resources. New water supplies and storage facilities will have to be established. Several measures could serve to reduce the Project's demand on existing water resources~~

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and include: 1) developing a new source of water off-site and transporting the water to the proposed development; 2) utilize water from existing wells located on-site; and 3) drill new wells on the project site to provide additional water. Due to a high nitrate concentration in the local groundwater, water produced for this area will have to be blended with water imported from off-site sources. These measures are currently being investigated by the Water District and will be implemented as appropriate.

Proposed Water Facilities

The development of the Empire Center and the South Park (Tract 13323), Fontana Estates (Tract 13694) and the subdivision by William G. Kellen & Associates (Tract 13863) will require new water supply, storage, transmission and distribution facilities.

A preliminary feasibility study prepared by NBS Lowry for the WSBCD, in the summer of 1988, outlines the water system improvements, which will be required to satisfy the demands of the aforementioned developments.

These improvements include:

3. — A 4.0 mg. reservoir (called Sierra Reservoir) to be located above the South Park project.
4. — A 20-inch line in Slover Avenue between Alder and Tamarind Avenues.
3. — A 20-inch line in Tamarind Avenue between Slover and Jurupa Avenues.
4. — A 20-inch line in Via Larga to the new 4.0 mg. Sierra reservoir.
5. — 12-inch lines in Sierra and Slover Avenues and the interior site roadways.

The water system should be designed and constructed in accordance with the water system design criteria as specified in the adopted WSBCWD's "Standards for Domestic Water Facilities."

The minimum fire flow based on land use should be:

- Commercial: 3,000 gpm for 3 hours
- Industrial: 5,000 gpm for 5 hours

The system should have the capacity to deliver the fire flow, plus the peak daily demands at a minimum pressure of 20 psf.

The storage capacity is determined based on the sum of one-day demand during maximum day

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~~flow for operational storage, plus emergency storage, plus the storage for fire protection water.~~

Water Facilities Implementation

~~The on-site water improvements will be phased to assure that sufficient flow capacity and pressure will be available to meet the WDBCWD's design criteria during each phase as set forth in the Project Phasing Concept Plan in Section 3.7.~~

~~Specific mechanisms for the financing of water facilities improvements are established by the West San Bernardino County Water District. The District levies a water service expansion fee for new residential unit connections and for commercial and other uses. For the Empire Center project, the design and construction of the water system will be the responsibility of the developer and will be financed through a C.F.D. The District will waive the expansion fee and will implement an agreement to reimburse the C.D.F. through fees collected in the future. The water system will be maintained by the District.~~

~~Along with the 4.0 mg reservoir, the ultimate improvements will include approximately 17,500 LF of 20" transmission lines and 32,000 LF of 12" distribution lines. The estimated construction cost of these proposed water facilities improvements is summarized in Exhibit 3.32.1. The total estimated cost is \$9.0 million. There will be additional costs for water supply, which the District has estimated at \$4.0 million.~~

~~Delete Phasing Concept plan section entirely.~~

~~3.7 — PHASING CONCEPT PLAN~~

~~Development of Empire Center will be implemented over a number of years in phased increments. The extension of public facilities, utilities and services will be programmed to support the successive increments of retail, office, commercial and business park development. The overall~~

~~Phasing Concept Plan for the site, based on two major development phases with regard to infrastructure and six phases with regard to the buildings and their specific development requirements is illustrated in Exhibit 3.33 and summarized below:~~

~~Phase One of the development area includes the Planning Area 1 (Neighborhood Center), Planning Area 2 (Community Center), Planning Area 3 (Entertainment Center) including 6-plex theater, and portions of Planning Area 5 (Promotional Center) that are noted on Exhibit 3.33 as PC1, PC2 and PC3. Land uses in this Phase include retail and entertainment. Circulation improvements in this phase include the construction of:~~

- ~~————— Intersection widening at Sierra and Slover~~
- ~~————— Intersection widening at Sierra and Santa Ana Avenue~~
- ~~————— East side of Sierra between Santa Ana and Jurupa~~

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- ~~North side of Slover between Sierra and Empire Center Boulevard North~~
- ~~Intersection widening at Sierra and Jurupa~~
- ~~Western part of Santa Ana Avenue between Sierra and Empire Center Boulevard~~
- ~~North side of Jurupa~~
- ~~West side of Empire Center Boulevard South~~
- ~~West half of Tamarind - 2 lanes (one lane each direction)~~

~~Traffic signals included are:~~

- ~~1. Slover and Sierra (modification of existing signals):~~
- ~~2. Sierra Avenue at Santa Ana Avenue:~~
- ~~3. Sierra Avenue at Jurupa:~~
- ~~4. Sierra Avenue at Community Center driveway situated between Santa Ana and Jurupa:~~
- ~~5. Slover Avenue at Promotional Center driveway situated east of Sierra:~~

~~Major utility improvements include construction of:~~

- ~~Sewer and storm drain in Sierra from Jurupa to Slover~~
- ~~Sewer, storm drain and water in Empire Center Boulevard South~~
- ~~Water lines in Sierra, Jurupa, Slover and Tamarind Avenues~~
- ~~A loop water line around the Promotional Center~~

~~Phase IA of the development are includes pad sites on Slover Avenue as depicted in Exhibit 3.33, adjacent to Phase 1 of Planning Area 5 (Promotional Center). Also included are pad sites on Sierra Avenue adjacent to Phase 1 of Planning Area 2 (Community Center):~~

~~Phase II of the development area includes the Retail Planning Area 4 (Regional Mall) R.M. 1, 2 and 3 and Planning Area 5 (Promotional Center) P.C.4 as depicted in Exhibit 3.33. Circulation improvements in this phase include the construction of:~~

- ~~East side of Empire Center Boulevard South~~
- ~~South side of Slover between Sierra and Empire Center Boulevard North~~
- ~~Slover between Empire Center Boulevard North and Alder~~
- ~~Empire Center Boulevard North~~
- ~~Santa Ana Avenue from Tamarind to Empire Center Boulevard North~~
- ~~Street "A" (if warranted)*~~
- ~~Full improvement of Tamarind - 4 lanes (2 lanes each direction if warranted)*~~

- ~~Exact phasing will be coordinated with exact development of Planning Areas 6, 7 and 8.~~

~~Traffic signals include:~~

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- ~~1. Sierra Avenue at Regional Mall driveway south of Slover Avenue.~~
- ~~2. Slover Avenue at Empire Center Boulevard North.~~
- ~~3. Slover Avenue at Tamarind Avenue.~~
- ~~4. Santa Ana Avenue at Empire Center Boulevard South.~~
- ~~5. Santa Ana Avenue at Empire Center Boulevard North.~~
- ~~6. Santa Ana Avenue at Tamarind Avenue.~~
- ~~7. Jurupa Avenue at Empire Center Boulevard South.~~
- ~~8. Jurupa Avenue at Tamarind Avenue.~~

~~Major utility improvements include the construction of:~~

- ~~Sewer, water and storm drain in Santa Ana Avenue from Empire Center Boulevard North to Tamarind Avenue~~
- ~~Sewer and water on Street "A"~~
- ~~Sewer, water and storm drain in Empire Center Boulevard North~~

~~Phase III A, B, and C of the development area includes the Planning Area 4 (Regional Mall) R.M. 4, 5, and 6, and a Hotel located on Slover and Empire Center Boulevard North, pad sites on Sierra and Slover, and the completion of the Entertainment Center in Planning Area 3 with theaters as depicted in Exhibit 3.33.~~

~~Phase IV of the development area include Planning Areas 6 and 8 (Commercial). The land uses includes Office Park and Business Park.~~

~~Phase V of the development area includes Planning Area 8 (Business Park).~~

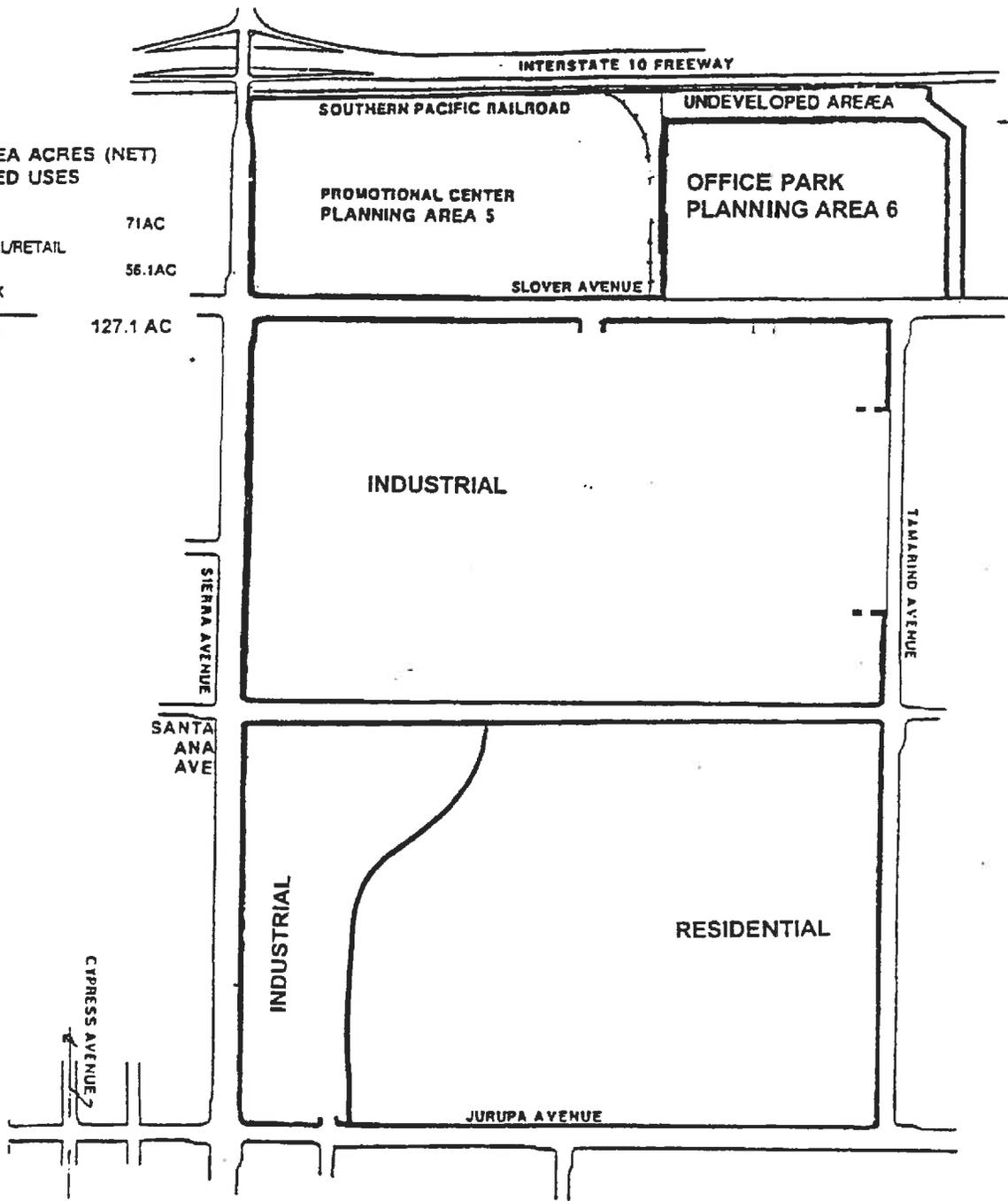
~~Phase VI of the development area includes any undeveloped lands and easements which are adjacent to any of the Phases I through V.~~

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~~The actual phasing of development of the Specific Plan area will be controlled by the timing of the necessary infrastructure improvements, and by the timing and strength of market demand for improved commercial, office, industrial and residential land. The phased development of the site will be implemented through a successive series of subdivision maps and preliminary and final development plans, as described in Chapter 4.0, the Development Standards. The separate superblocks shown on the Land use Master Plan will be progressively subdivided into smaller and smaller parcels, while still retaining some larger parcels suitable for a large business tenant. As parcels are developed, parking signage and landscape related to the parcel will be developed. Also, see Section 5.3.5.3 Mitigation Measures, Development Phasing Plan on page 5-40 of the E.I.R.~~

**PLANNING AREA ACRES (NET)
AND PERMITTED USES**

PLANNING AREA 5	71AC
COMMERCIAL/RETAIL	
PLANNING AREA 6	56.1AC
OFFICE PARK	
TOTAL NET ACRES	127.1 AC



EMPIRE CENTER

CITY OF FONTANA

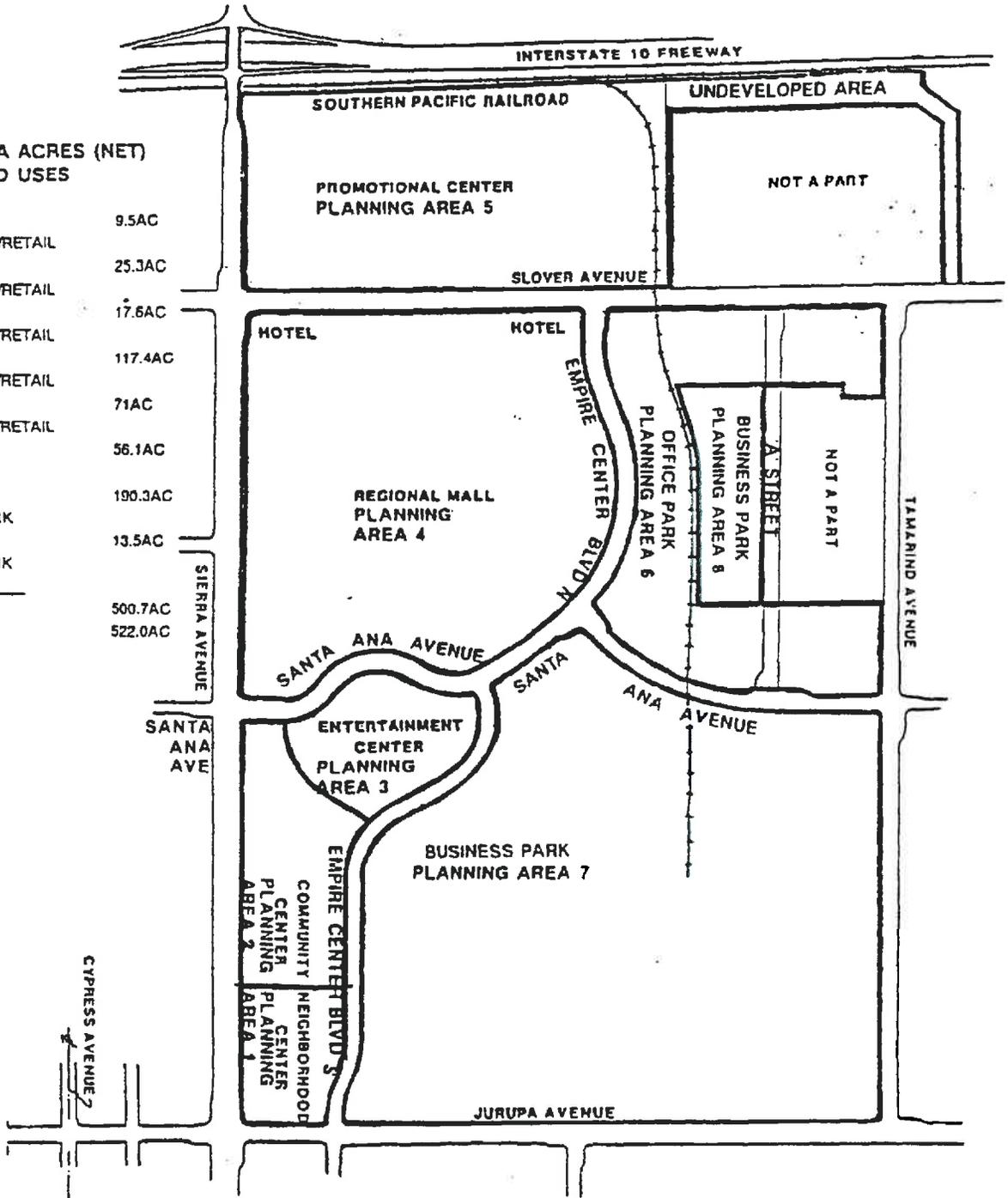
LAND USE MASTER PLAN

EXHIBIT 3.1



**PLANNING AREA ACRES (NET)
AND PERMITTED USES**

PLANNING AREA 1	9.5AC
COMMERCIAL/RETAIL	
PLANNING AREA 2	25.3AC
COMMERCIAL/RETAIL	
PLANNING AREA 3	17.6AC
COMMERCIAL/RETAIL	
PLANNING AREA 4	117.4AC
COMMERCIAL/RETAIL	
PLANNING AREA 5	71AC
COMMERCIAL/RETAIL	
PLANNING AREA 6	56.1AC
OFFICE PARK	
PLANNING AREA 7	190.3AC
BUSINESS PARK	
PLANNING AREA 8	13.5AC
BUSINESS PARK	
TOTAL NET ACRES	500.7AC
GROSS ACRES	522.0AC



EMPIRE CENTER

CITY OF FONTANA

THE ALEXANDER HAAGEN
COMPANY, INC.

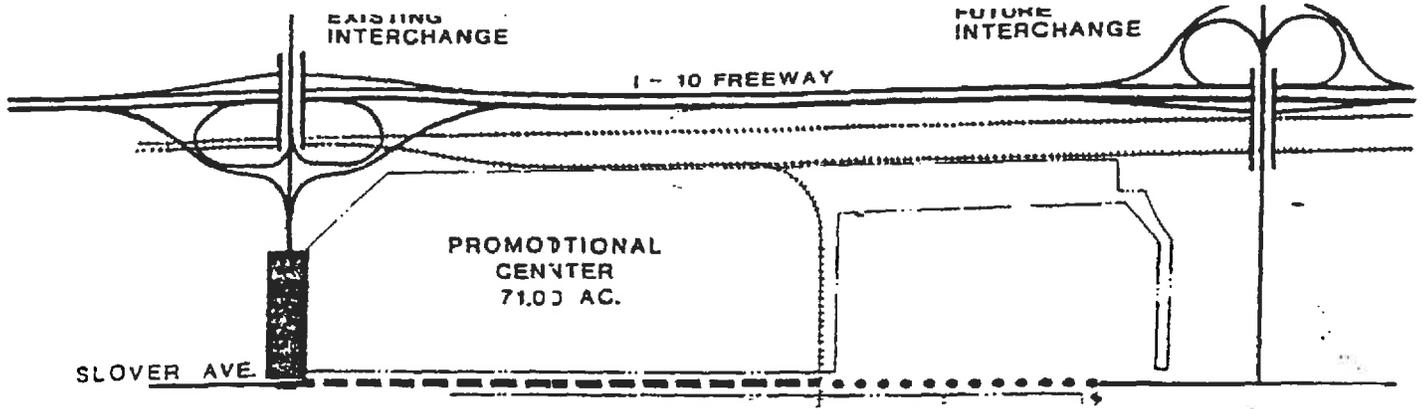
LAND USE MASTER PLAN

EXHIBIT 3.1



ARCHITECTS PACIFICA LTD

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LEGEND :

-  = MODIFIED MAJOR - 8 L LANES, 26' CURBED MEDIAN, 184' RIGHT-OF-WAY
-  = MODIFIED MAJOR - 7 L LANES, 26' CURBED MEDIAN, 172' RIGHT-OF-WAY
-  = MODIFIED MAJOR - 6 L LANES, 26' CURBED MEDIAN, 172' RIGHT-OF-WAY

EMPIRE CENTER

CIRCULATION MASTER PLAN

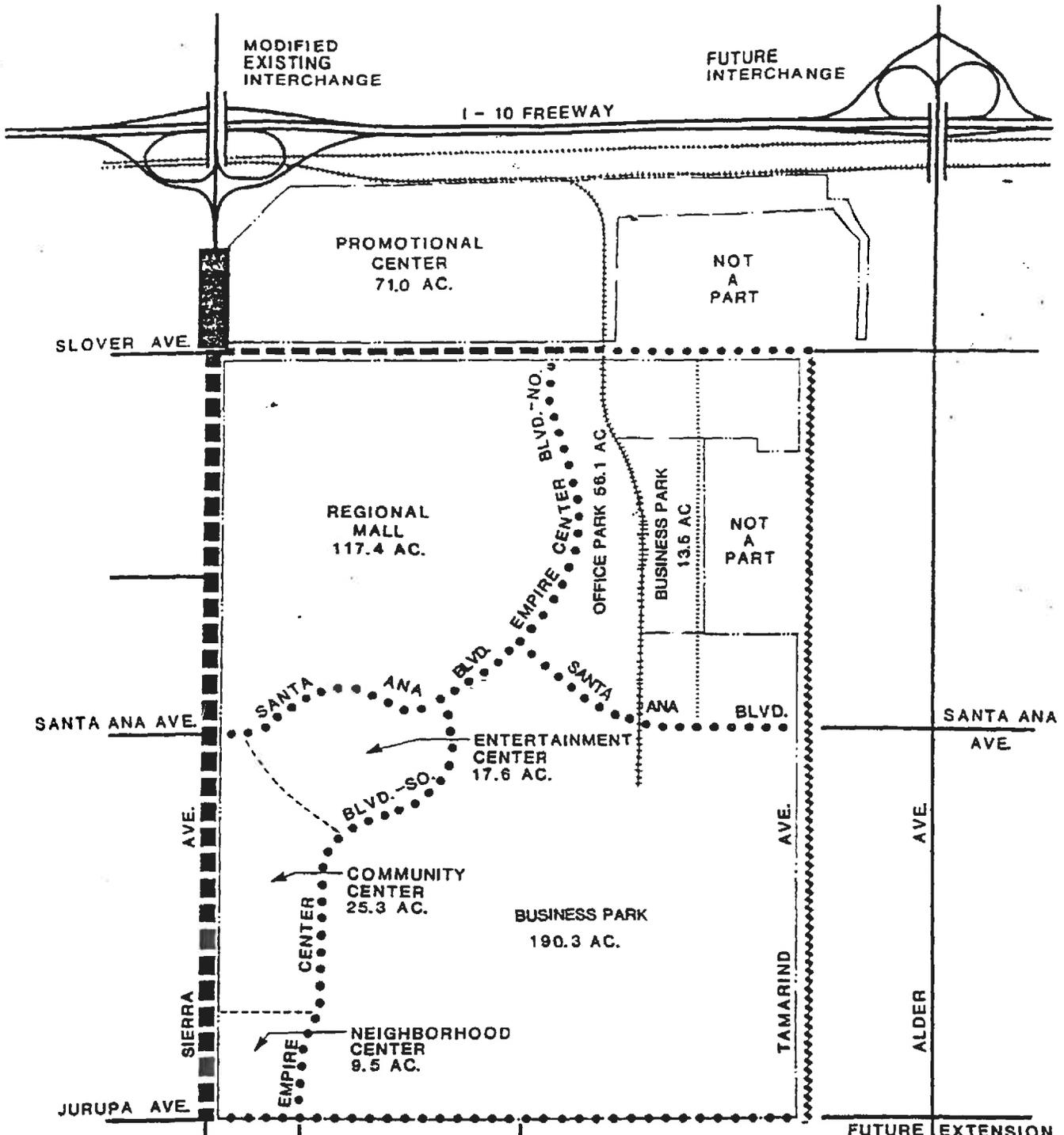
Y OF FONTANA

EXHIBIT 3.2

THE ALEXANDER HAAGEN
COMPANY, INC.



ARCHITECTS PACIFICA LTD
LINSCOTT, LAW & GREENSPAN



LEGEND :

- = MODIFIED SECONDARY - 4 LANES, 14' PAINTED MEDIAN 90' RIGHT OF WAY
- ~~~~~ = MODIFIED SECONDARY - 4 LANES, 14' CURBED MEDIAN, 124' RIGHT OF WAY
- ■ ■ ■ ■ = MODIFIED MAJOR - 8 LANES, 26' CURBED MEDIAN, 184' RIGHT-OF-WAY
- ■ ■ ■ ■ = MODIFIED MAJOR - 7 LANES, 26' CURBED MEDIAN, 172' RIGHT-OF-WAY
- ■ ■ ■ ■ = MODIFIED MAJOR - 6 LANES, 26' CURBED MEDIAN, 172' RIGHT-OF-WAY
- ● ● ● ● = MODIFIED SECONDARY - 4 LANES, 18' CURBED MEDIAN, 122'-144' RIGHT-OF-WAY

EMPIRE CENTER

CIRCULATION MASTER PLAN

CITY OF FONTANA

EXHIBIT 3.2

THE ALEXANDER HAAGEN
COMPANY, INC.



ARCHITECTS PACIFICA LTD
LINSCOTT, LAW & GREENSPAN

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4.1 INTRODUCTION

The purpose of this chapter is to provide regulations for the development and review of projects within the Empire Center 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, yet consistent with the minimum regulatory controls established for the project area under consideration.

Provisions contained herein are subject to modification only through the amendment procedures of this chapter. Provisions adopted in this manner shall be codified within Articles 2 et seq. of Chapter 34 of the City's Municipal Code.

4.2 STATISTICAL SUMMARY

Land use designations have been determined for each planning area identified on the Empire Center Land Use Master Plan. These include land use type and approximate acreage. These statistics are shown on the following Statistical Summary.

Minor modifications in the boundaries and acreage of planning areas which occur during technical refinements in the tentative map process shall not require an amendment to the Specific Plan except as indicated in this code.

Table 4.1
EMPIRE CENTER STATISTICAL SUMMARY

Planning Area	Land Use Designation	Approximate Gross Acres
4	Regional Mall	120.0
5	Promotional Center	67.7
6	Business Park	48.0
		TOTAL: 235.7 <u>115.7</u>

4.3 GENERAL PROVISIONS

This section includes general provisions which shall apply to all development projects within the Empire Center Specific Plan.

4.3.1 Relationship to Fontana City Code

Whenever the regulations contained herein conflict with Sections 33-1 through 33-175 of the City of Fontana Zoning Ordinance, the regulations contained herein shall take precedence. In the absence of such conflict or in the absence of specific provisions within this code, the requirements of Chapter 33 will prevail. 4.3~2 Process and Procedures

In any case where the processes or procedures for reserving an interpretation or implementation question are not spelled out or are not agreed to, the order of seeking direction is: City Planner, Planning Commission, then City Council. Any process of procedural determination may be appealed in the same order.

4.3.3 EIR Information

A master EIR is certified for this Specific Plan which addresses all relevant environmental issues and mitigations at the Specific Plan scale. As part of the development plan review, the City shall determine if any additional environmental information is required at the project level. If so, the developer shall be required to prepare a supplement to the master EIR focused on the subject(s) identified.

4.3.4 Enclosed Uses

All uses permitted, together with their resulting products shall be contained entirely within a completely enclosed structure except as otherwise specifically provided for in this chapter.

4.3.5 Building Design

~~The Commercial/Retail, Office Park and Business Park~~ **Developments within** the Empire Center Specific Plan will be designed to reflect the City of Fontana's new image. This architectural image will allow for a variety of evolutionary forms to be incorporated in a "California Contemporary Village" theme. A visitor to the City will find distinctive landscaped yard areas, and attractive and visually interesting buildings providing a harmonious transition between Districts.

The design concept will best illustrate the character of development that the City desires and encourages. The most representative look at this concept is a street bordered by a decoratively landscaped parkway and setback areas with attractive buildings and well-landscaped parking areas. Outdoor work and storage areas are well screened. Among the basic considerations necessary to achieve this image area are the following:

- A. Siting: Projects should present a clean and attractive streetscape while satisfying the functional needs of the owner or tenant. The focus of the project should not be on such unattractive entities as storage yards, loading activities, or mechanical equipment; but should instead be on those items that are inherently attractive or can be visually enhanced such as landscaping, natural lot features, entrances or major tenant structures.

Buildings should be oriented to the front of the site and work areas to the rear. Where the work areas remain visible to a public right-of-way, they should be screened using walls, gates, landscaping or combinations thereof. Trash should be located in the work areas and appropriately screened.

- B. Architecture: All buildings should be designed to enhance their surroundings. Variety of building design and form is encouraged, however, consideration should be given to patterns of neighboring development so that no project interferes with the privacy, quiet, view or function of its neighbors, or is at such architectural variance that its design detracts from the district as a whole.

Buildings shall be expected to employ treatments, such as the staggering of planes along exterior walls to create pockets of light and shadow, to break up the mass and provide relief from monotonous, uninterrupted expanses of wall. Other features, such as the use of curbed corners and varying roof lines should also be considered as means to dramatically change the appearance. The rear elevation of structures facing the right-of-way should receive special architectural enhancement. Screen walls and accessory structures (i.e. canopies, etc.) which adjoin the building shall be treated as extensions of the building and therefore employ design elements reflective of the primary architecture.

Building design should allocate space for the logical and integrated placement of signs (including address).

- C. Colors and Materials: Sensitive alteration of colors and materials should be used to produce diversity and enhance architectural effects. The use of a particular material should, as a rule, exemplify the special characteristics of the product or be demonstrative of its unique application. For example, the use of tilt-up panels employing formed designs or With exposed aggregate is preferable to smooth-surfaced or painted panels. Metal as an enhancement material is acceptable while plain metal buildings are not.

- D. Ancillary Equipment: All roof equipment should be screened from view from adjacent streets; and the required screening should be provided as an integral aspect of the building's design. Where design necessitates the use of add-on, screening shall be constructed of anodized aluminum or similar durable material (wood screens are not acceptable).

Wall mounted items such as roof-ladders and electrical panels should be located within the interior of the building or in specially designed areas. Where downspouts are visible from a public right-of-way, they too should be located within the interior of the building.

- E. Entrances: Project design shall incorporate special architectural and landscape enhancement features at entry areas to serve to focus the attention of visitors. Such features shall include measures to separate and ease pedestrian access from parking areas and to separate the entries from the more intense work areas.
- F. Loading Areas: Provide adequate truck maneuvering area for the size of truck anticipated. Loading and maneuvering shall be performed on-site and trucks utilizing loading docks should not encroach upon drive aisles or parking spaces. In no case should trucks have to use public right-of-way to maneuver into a loading space.

Loading decks should be screened to prevent direct visibility into them from adjacent streets, highways and residential areas. Such screening should be provided as an aspect of the integral design of the building. Landscaping may be used to provide supplemental screening provided sufficient quantities and proper types of material are utilized.

4.3.6 Trash and Storage Areas:

All storage, including cartons, containers, materials, products or trash, shall be shielded from view within a building or area enclosed by a solid masonry wall not less than six (6) feet in height. Trash enclosures shall be constructed pursuant to the City's standard design on file with the Department of Building and Safety unless alternate design is submitted by developer and is reviewed and approved by the City Planning Department. Said enclosures shall be provided based on a minimum ratio of one, three-cubic-yard-container enclosure for each:

1. 5,000 square feet of total floor area for units up to 20,000 square feet.
2. 10,000 square feet of total floor area for units larger than 20,000 square feet and up to 50,000 square feet.
3. 15,000 square feet of total floor area for units larger than 50,000 square feet.

In determining the number of enclosures to be provided, all resultant numbers shall be rounded up to the next whole number. The Planning Department may allow reduction of the minimum number of containers based on shared use when the developer shows that shared use requires fewer containers.

4.3.7 Screening

- a. Abutting residential area. An opaque screen shall be installed along all site boundaries where the premises abuts residential areas. Except as otherwise provided, the screening shall have a minimum height of not less than six (6) feet. Where there is a difference in elevation on opposite sides of the screen, the height shall be measured from the highest elevation.
- b. Notwithstanding the requirements listed above, where the finished elevation of the property at the boundary line, or within five (5) feet inside the boundary, is lower than an abutting property elevation, such change in elevation may be used in lieu of, or in combination with additional screening to satisfy the screening requirements for this section.
- c. A screen, as referred to in a) and b) above, shall consist of one or any combination of the following types:
 1. Walls, including retaining walls: A wall shall consist of concrete, stone, brick, tile, or similar type of solid masonry material in a minimum of six (6) inches thick. Only decorative walls shall be used along project boundaries and streets or between separate use types.
 2. Berms: Berms shall be constructed of earthen material and shall be landscaped.
 3. Fences: A fence shall be constructed of wood, or other material a minimum nominal thickness of two (2) inches and it shall form an opaque screen.
 4. Landscaping: Vegetation, consisting of evergreen or deciduous trees or shrubs.
- d. Mechanical equipment at and above grade. All mechanical/electrical equipment such as, but not limited to, air conditioning, electrical panels, gas meters, electrical transformers, heating, ventilation ducts and exhaust shall be screened from public view from adjacent streets. Screening shall be provided as an integral aspect of the building design.

4.3.8 Landscaping

A minimum of fifteen (15) percent of any improved building site shall be devoted to landscaping. Landscaping, consisting of evergreen or deciduous trees, shrubs, ground cover, and which may also include sidewalks, shall be installed and maintained subject to the following standards.

- a. Boundary landscaping abutting major arterial streets. As specified in the landscape guidelines contained in Section 3.5 of the Specific Plan.
- b. Boundary landscaping along public streets, other than arterial highways, is required to an average depth often (10) feet measured from property line.
- c. Side and rear setback areas. All unpaved, non-work areas not utilized for parking or storage shall be landscaped.

- d. **Parking Lot Landscaping.**
 - 1. The intent of providing landscaping in parking areas is to offer relief to the monotony of rows of parked cars and to create an overhead canopy, thus providing a vertical dimension to an otherwise predominantly horizontal element of the landscape.
 - 2. A minimum of fifteen (15) percent of that portion of the site devoted to parking shall be landscaped. Planter islands shall be a minimum of five (5) feet in width and shall be located every ten (10) linear parking spaces and shall be counted as part of the fifteen (15) percent requirement. These may be modified, by the City Planner when design solutions indicate conformance with the intent of this ordinance.
- e. **Separation.** Any landscaped area shall be separated from an adjacent vehicular area by a wall or curb at least six (6) inches higher than the adjacent vehicular area, or in some manner shall be protected from vehicular damage.
- f. **Watering.** Permanent automatic watering facilities shall be provided for all landscaped areas
- g. **Maintenance.** All landscaping shall be maintained in a neat, clean and healthy condition. This shall include proper pruning, mowing or lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.

4.3.9 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 recommendation by the engineering geologist and soils 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.

4.3.10 Dust and Erosion Control

On all properties which are to be developed in phases but for which mass grading is proposed, measures shall be taken to provide for proper dust control and erosion control. To ensure compliance with this section, the Planning Commission, pursuant to Design Review, may require the vacant areas to be landscaped (including irrigation), cash bonds to be posted to pay for water trucks, the soil to be treated with sealers, or any combination thereof.

4.3.11 Historical Resources

Prior to the commencement of any construction, a walkover and cultural resources survey shall be done if requested by the City, to determine if any historical or archaeological significance exists. If any significant resources are found, methods to preserve them will be explored by the project sponsor in accordance with the archaeologist's recommendations. A qualified archaeologist shall be consulted if any known or suspected archaeological remains are encountered during development.

4.3.12 Safety Services

As part of development plan review, the development shall document conclusions reached with the Police Department and all the Central Valley Fire Protection District about means of providing safety services.

4.3.13 Gasoline Dispensing Establishments

Gasoline dispensing establishments may be permitted in any land use subject to approval of a conditional use permit. The provisions of this section shall apply to all new construction and reconstruction of service stations and other places where motor fuels are dispensed and shall be included as requirements for any conditional use permit approvals.

- a. **Site:** Sites for Gasoline Dispensing Establishments shall have a net lot area of 15,000 square feet and a frontage of 125 feet on any street having a driveway.
- b. **Pumps:** All gasoline pumps and pump islands upon which they are placed shall set back a minimum of forty (40) feet from any property line.
- c. **Canopies:** Canopies shall observe the same setback as required for the primary structures on the site.
- d. **Activities:** The following activities may be permitted: Dispensing of gasoline, oil, grease, tires, batteries, and replacement parts and installation of the items enumerated.
- e. **Repair and Servicing:** All repair equipment including hydraulic hoists, portable jacks, pits, alignment equipment, and tire equipment and all servicing other than dispensing of fuel and oil shall be entirely enclosed within a building.
- f. **Circulation:** No more than two points of ingress shall be allowed to any street; however, the Planning Commission may find two points of ingress to be inappropriate and therefore not permitted at all locations due to traffic considerations. No driveway shall be allowed to encroach into a corner radius; further, the driveway locations may be further restricted by the Planning Commission to reduce traffic problems and protect pedestrian and vehicular traffic.
- g. **Parking:** Vehicles shall not be parked on the premises other than in designated parking spaces.
- h. **Walls:** A decorative masonry wall a minimum of six (6) feet in height shall be constructed and maintained along all interior property lines. Said wall shall be reduced to forty-two (42) inches within required yards adjacent to a public right-of-way.

- i. Signs: Price signs shall be limited to the minimum size and number required by State law. All such signs shall be incorporated as an integral part of the business' permanent signage in such a manner as not to detract from the appearance of the primary sign. Price signs shall not be affixed to light standards or other non-sign structures. Advertising displays and devices other than approved signs shall be prohibited. Also, see Section 4.8. Towing Operations:
- j. Towing operations, clearly incidental to, and in conjunction with, a permitted Gasoline Dispensing Establishment may be permitted provided tracks, when on site, are parked within approved parking spaces.
- k. Design: Except as otherwise provided in this section, Gasoline Dispensing Establishments shall be expected to comply with the design concepts and standards contained in this chapter and within the individual District Chapters for all other commercial businesses.
- l. Restrooms: Men's and women's restrooms shall be provided and made available to customers.
- m. Alcoholic Beverages: The sale of alcoholic beverages shall be prohibited at establishments where gasoline is dispensed.
- m. Automobile Storage: Automobiles parked in any required parking space shall be driveable, clearly operational in general, and have current license and registration.

4.3.14 Outdoor Lighting

Conceptual lighting plans shall be submitted with each development plan. All lighting, interior and exterior, shall be designed and located to minimize power consumption and to confine direct illumination to the premises.

4.3.15 Drill Track Rail Extension

Rail service may be provided within Planning Area 6, and extended south of Slover for future development.

4.3.16 Schools

Payment of developer/builder fees to the Colton Joint Unified School District at the time of issuance of building permits. The amount of such fees to be that which is customary and appropriate at the time of issuance of said permits.

4.3.17 Air Quality

All operations shall comply with the emissions standards of the South Coast Air Quality Management District.

4.3.18 Infrastructure

A will serve letter will be issued for water, sewer, telephone, electric and gas utilities prior to issuance of all building permits.

4.3.19 Environmental Pollution Control

Any permitted business or industrial use shall be performed or carried out so that the operations and uses do not cause or produce a nuisance to adjacent sites, such as but not limited to the following: radio frequency interference, sound, vibration, electro mechanical disturbance, electromagnetic disturbance, radiation, air pollution, dust emission of toxic or nontoxic odors, or toxic or nontoxic matter.

4.4 LAND USE DISTRICTS

Land Use Districts within the Specific Plan are designated by the Land Use Master Plan. District regulations as contained in this chapter shall maintain the regulatory powers of zoning. Where uncertainty exists as to the Land use District Boundaries on an official district map, the following roles shall apply:

- a. Boundaries indicated as approximately following the center lines or right-of-way limits of streets, highways or alleys shall be construed to follow such center lines or right-of-way limits. In the event of change in the center line, the boundary shall be constructed as moving with the center line.
- b. Boundaries indicated as approximately following platted lot lines shall be construed to follow such lot lines.
- c. 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.
- d. In case any further uncertainty exists, the Planning Commission shall determine the location of such boundaries.

4.5 GEOLOGIC HAZARDS

Prior to final tract map approval, detailed geologic investigation reports shall be submitted to the Planning Department, if requested, 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.

4.6 DEVELOPMENT REGULATIONS

4.6.1 Purpose and Intent

This section sets forth use and development regulations for the land use specified in the Specific Plan. These regulations are to be applied in conjunction with the General Provisions contained in Section 4.3, 4.4, and 4.5.

4.6.2 Uses and Operations Prohibited in All Districts

The following uses and operations are prohibited in all districts because of their adverse impacts on properties within and adjacent to the Specific Plan area, and because of their conflict with the goals and objectives of this Specific Plan:

- A. Any operation, which is hazardous to the health, safety or welfare of employees or residences in the area.
- B. Any vibration, noise sound or disturbance detectable off-site that is objectionable due to intermittence, beat, frequency, shrillness or loudness.
- C. Any lighting which is not shielded and confined within site boundaries.
- D. Any electrochemical or electromagnetic disturbance or radiation.
- E. Any emission of odorous gases or other odorous matter in such quantities as to be readily detectable off-site.
- F. Any litter, dust, dirt or fly ash in excessive quantities.
- G. Any unusual firing, explosion or other damaging or dangerous hazard, including the storage, display or sale of explosives or fireworks.
- H. Any drilling for, excavation, refining and/or removal of earth materials, oil, gas, hydrocarbon substances, water, geothermal steam or any other subsurfaces except as part of normal grading operations in connection with construction of approved improvements.
- I. Any dumping, disposal, incineration or reduction of garbage or refuse, other than handling or reducing any such waste matter if actually produced on the premises from authorized uses and if handled in a reasonably clean and sanitary manner.
- J. Any smelting of ores.

4.6.3 PERMITTED LAND USES

4.6.3.1 Business Park Use

A: Purpose and Intent

The Business Park Use is intended to allow for the careful combination of industrial, warehousing, service, office, and limited commercial and business uses in a high-quality, amenity-oriented setting. The various uses are to be combined into an integrated park environment through consistent landscaping requirements and standards for setbacks, screening, signage, building materials and appearance.

B: Permitted Uses

The Business Park District permits industrial, general business, office, commercial and other uses as described below. Each business shall be evaluated in terms of its operational characteristics and specific site plan location. Should the City Planner find that the business has the potential to impact adjacent uses adversely, then a conditional use permit may be required.

1. Light manufacturing.
2. Assembly.
3. Distribution, storage and warehousing.
4. Research laboratories and facilities.
5. Product development facilities.
6. Testing laboratories and facilities.
7. Service businesses including but not limited to the following:
 - a. Repair, maintenance or servicing of appliance, component parts, etc.
 - b. Tooling and small engine shops.
 - c. Testing shops.
 - d. Photo finishing and photographic processing facilities.
 - e. Blueprinting, reproduction and copying services, photo-engraving, printing, publishing and bookbinding.
 - f. Dry cleaning and laundry facilities.
8. Wholesale businesses not engaged in retail sales to the general public.
9. Offices for architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.
10. Financial institutions, including banks, savings and loan associations, finance companies and credit unions.
11. Restaurants, sandwich shops, delicatessen, and similar businesses without drive-in or drive-through service.
12. Health and athletic facilities.

13. **Accessory Uses** - The following accessory buildings and uses may be located on the same lot in conjunction with a permitted use, provided that they remain clearly incidental and secondary to the primary permitted use, are found to be compatible with the character of the Business Park district in which they are located, and that any buildings or structures are harmonious with the architectural style of the main buildings(s). No accessory structure shall be located in a front setback area.

a.) Outdoor storage areas subject to the following:

1. Outdoor storage areas shall be permitted only in conjunction with and as an integral aspect of a permitted use and shall not be the primary use of the property.
 2. All the storage yards shall be enclosed on all sides with a screen a minimum of six (6) feet in height as measured from the highest grade elevation either side of the screen. The screen shall be decorative, solid masonry wall; except chain link with redwood or cedar slats or wood fencing may be permitted where the storage yard is not visible from a public thoroughfare.
 3. No materials shall be stored higher than the screen.
 4. Storage areas shall not encroach upon parking, landscaping, drive aisles, required truck loading areas or required yard areas.
 5. No storage of scrap, waste or other material not utilized in the production process is permitted.
 6. No storage area shall be located within fifty (50) feet of a property upon which there is a residential use.
- b.) General offices.
- c.) Guard offices; excluding those with living facilities.
- d.) Employee's cafeterias.
- e.) Retail sales of products produced on the premises and incidental retail sales relevant to businesses permitted in Section 4.6.3.1.
- f.) Showroom for exhibition of products produced on the premises or available for wholesale distribution.

14. **Other Compatible Uses**

a.) Other similar uses which the City Planner finds compatible with the permitted uses described herein, consistent with the purpose and intent of district and not a type to affect adversely the use of adjoining properties. Application for determination of similar uses shall be made in writing to the City Planner and shall include a detailed description of the proposed use, reasons for justification and such other information as may be required by the City Planner to facilitate the determination. A list of uses shall be kept on file in the Planning Department.

C. Uses Subject to a Conditional Use Permit

1. Any use listed in subsection B, Permitted Uses, which because of operational characteristics specific to that particular business is found the City Planner to have the potential to impact negatively adjoining properties, businesses or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
2. Any use listed in Section 4.6.3.2, Office Park Use or Section 4.6.3.3, Retail/Commercial use which is found to be consistent with the purpose and intent of this district and which complies with the provision of Section 4.10.6, Conditional Use Permits.
3. Structures exceeding height maximum permitted by Section 4.6.3.1 .d, 2.
4. Businesses with drive-in or drive-through service.
5. Gasoline dispensing establishments. See Section 4.3.13. Standards

D. Development Standards

1. Building site area. Minimum of one acre, except master planned developments may have smaller lot areas provided they share reciprocal facilities such as parking and access and provided it can be shown that development upon these lots can comply, with the exception of street frontage width, with all of the standards of this chapter.
2. Building height limit. 50'. Higher structures may be permitted with a use permit.
3. Building Setbacks. All setbacks shall be measured from public right-of-way lines.
 - a.) Adjacent to streets: Buildings shall be set back from public right-of-way lines as specified below.

BUSINESS PARK BUILDING SETBACKS

	Freestanding Commercial Between 25' & 50' in Height	Any commercial building over: 50,000 s.f. or 50' in height'	Freestanding Commercial Building up to 25'
Slover Avenue	10 ft.	75 ft. (50%)*	0 ft. (50%)*

* A maximum of fifty (50) percent of the lot frontage may have the minimum setback as indicated. A minimum of fifty (50) percent of the lot frontage shall have a minimum setback as stated for buildings between 25' and 50' in height.

- b.) Abutting parcels:
- 1) Abutting a business park parcel. Along side and rear property lines that separate business park uses there shall be no required minimum setback.
 - 2) Abutting an office parcel there shall be a minimum landscaped setback of ten (10) feet.
 - 3) Abutting a commercial parcel there shall be a minimum landscaped setback of ten (10) feet.
 - 4) Abutting a residential parcel there shall be a minimum landscaped setback of fifteen (15) feet or a distance equal to the height of building, whichever is greater.
 - 5) Abutting a railroad drill track easement, there shall be a minimum setback from the easement line of zero (0) feet.
4. Site coverage. No maximum, provided however, projects shall demonstrate full compliance with all development criteria of the Specific Plan.
 5. Off-street parking. Off-street parking shall be provided in accordance with Section 4.7 herein.
 6. Signs. Signs shall be permitted in accordance with Section 4.8 herein.

4.6.3.2 OFFICE PARK USE

A. Purpose and Intent

~~The Office Park Use is intended to allow for a combination of offices for the practice of a profession, administration of a business, or offering of a service, and certain limited general business and commercial uses. These uses must be carefully planned because of their important role in creating a strong design statement and high quality image. The Office Park Use also~~

~~serves as a transition zone between more intensive retail uses and less intensive residential uses. Consistent with this transition role, certain limited Business Park uses may be conditionally permitted within the Office Park Use.~~

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~~B. Permitted Uses~~

~~The Office Park permits office, certain limited general business and commercial uses as described below. Each business shall be evaluated in terms of its operational characteristics and specific site plan location. Should the City Planner find that the businesses has the potential to impact adjacent uses adversely, then a conditional use permit may be required:~~

- ~~1. Offices for accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, and public relations consultants.~~
- ~~2. Administrative or executive offices of any type of business.~~
- ~~3. Offices for architects, landscape architects, planners, engineers and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.~~
- ~~4. Employment agencies, travel agencies, and airline ticket agencies.~~
- ~~5. Media shops including books, newsstands and computer supplies.~~
- ~~6. Barber shops, beauty shops.~~
- ~~7. Quick copy and printing establishments.~~
- ~~8. Schools and studios for arts, music and dance.~~
- ~~9. Office supplies and stationary stores.~~
- ~~10. Financial institutions, including banks, savings and loan associations, finance companies and credit unions.~~
- ~~11. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.~~
- ~~12. Medical, dental, and health-related services of all types for humans, including laboratories.~~
- ~~13. Offices for oculists, opticians, and optometrists.~~
- ~~14. Prescription pharmacies located in a building containing the offices of four (4) or more medical practitioners and devoting more than fifty percent (50%) of the total~~

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- ~~pharmacy floor space to prescription compounding.~~
- ~~15. Restaurants, sandwich shops and delicatessens, freestanding or located in office buildings and incidental to the office use, businesses without drive-in or drive-through service.~~
- ~~16. Research and product development and testing laboratories and facilities. (Scientific research of experimental development of materials, methods of products, including engineering and laboratory research, together with all administrative and other related activities and facilities in conjunction therewith. Assembly, storage and testing uses are permitted when clearly accessory to the~~

principal permitted use).

- ~~17. Health and athletic facilities.~~
- ~~18. Accessory Uses. The following accessory buildings and uses may be located on the same lot in conjunction with a permitted use, provided that they remain clearly incidental and secondary to the primary permitted use, are found to be compatible with the character of the Office Park district in which they are located, and that any buildings or structures are harmonious with the architectural style of the main building(s). No accessory structure shall be located in a front setback area.
 - ~~a) Guard offices, excluding those with living facilities.~~
 - ~~b) Employees' cafeterias.~~
 - ~~c) Distribution, assembly and storage as an incidental and secondary use associated with a principal permitted use, subject to the following restrictions. Such uses shall be set back according to the Building Setback Table for the District.~~~~
- ~~19. Other Compatible Uses.
 - ~~a) Other similar uses which the City Planner finds compatible with the permitted uses described herein, consistent with the purpose and intent of~~~~

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~~the district and not of a type to affect adversely the use of adjoining properties. Application for determination of similar uses shall be made in writing to the City Planner and shall include a detailed description of the proposed use, reasons for justification and such other information as may be required by the City Planner to facilitate the determination. A list of uses shall be kept on file in the Planning Department.~~

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

- ~~1. Any use listed in subsection b., Permitted uses, which because of operational characteristics specific to that particular business is found by the City Planner to have the potential to impact negatively adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.~~
- ~~2. Trade Schools.~~
- ~~3. Any uses listed in Retail Use (Section 4.6.3.3) that are not listed in this Use District which may be found to comply with the purpose of the Office Park Land Use Area.~~
- ~~4. Businesses with drive-in and/or drive-through service.~~
- ~~5. Structures exceeding maximum height permitted in Section 4.6.3.2.c2.~~
- ~~6. Gasoline dispensing establishments. See Section 4.3.13.~~

~~D. Development Standards~~

- ~~1. Building site area. Minimum of one-acre except master planned developments may have smaller lot areas provided they are master planned and share reciprocal facilities such as parking and access and provided it can be shown that~~

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~~development upon those lots can comply, with the exception of street frontage width, with all of the standards of this chapter:~~

- ~~2. Building height limit. 50'. Higher structures may be permitted subject to a use permit.~~
- ~~3. Building Setbacks. All setbacks shall be measured from public right-of-way.~~
- ~~a) Adjacent to streets:~~
- ~~Buildings shall be set back from public right-of-way as specified herein.~~

OFFICE PARK BUILDING SETBACKS

	Freestanding Commercial	Any Commercial building over 50,000 sf. or 50' in height	Freestanding Commercial Building 25' in height
Slover Avenue (35' dedicated parkway)	10 ft.	75' *	0 ft. *
Slover Avenue (35' dedicated parkway)	10 ft.	75 ft. *	0 ft. *
Santa Ana Avenue (35' dedicated parkway)	10 ft.	10 ft.	0 ft.
"A" Street (and any future internal streets)	25 ft.	25 ft.	15 ft. *
Tamarind Avenue (35' dedicated parkway east side)	0 ft.	0 ft.	0 ft.
Empire Blvd. (35' dedicated parkway)	10 ft.	30 ft.	0 ft. *
Jurupa	15 ft.	75 ft. *	15 ft.

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~~(35' dedicated parkway north side and adjacent to Business Park)~~

Jurupa (35' dedicated parkway north side and adj. to Retail/Commercial)	15 ft.	15 ft.	15 ft.
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~~* A maximum of fifty (50) percent of the lot frontage may have the minimum setback as indicated. A minimum of fifty (50) percent of the lot frontage shall have a minimum setback as stated for buildings between 25' and 50' in height.~~

~~b) Abutting to parcels:~~

- ~~1) Abutting to an Office park parcel. Along side and rear property lines that separate business park uses there shall be a minimum landscaped setback of ten (10) feet.~~
- ~~2) Abutting a business park parcel. Abutting a business park parcel there shall be a minimum landscaped setback of ten (10) feet.~~
- ~~3) Abutting to commercial parcel. Abutting a commercial parcel there shall be a minimum landscaped setback of ten (10) feet.~~
- ~~4) Abutting a residential parcel there shall be a minimum landscaped setback of fifteen (15) feet or a distance equal to the height of building, whichever is greater.~~
- ~~5) Abutting to Southern Pacific Railroad Property line. Abutting Southern Pacific Railroad Easement line, there shall be a minimum setback of zero (0) feet.~~

~~4. Site coverage. No maximum, provided however, projects shall demonstrate full compliance with all development criteria of the Specific Plan.~~

~~5. Off-street parking. Off-street parking shall be provided in accordance with Section 4.7 herein.~~

~~6. Signs. Signs shall be permitted in accordance with Section 4.8 herein.~~

4.6.3.3 COMMERCIAL/RETAIL USES

A. Purpose and Intent

The purpose and intent of this use is to accommodate the development of a retail shopping center, at a regional, community or neighborhood scale, together with compatible office, general business and commercial uses. The retail center is referred to as the "Promotional Center." intended to be located at preferred Planning Areas 1 through 5. See Exhibit 3.1 for Planning Area identification.

B. Permitted Uses

The Commercial/Retail use permits commercial, office and general business uses as described below. Each business shall be evaluated in terms of its operational characteristics and specific site plan location. Should the City Planner find that the business has the potential to impact adjacent uses adversely, then a conditional use permit may be required.

1. Antique shops, stamp and coin shops, gift shops, hobby shops, and greeting card stores.
2. Apparel, jewelry, leather goods, luggage and sporting good stores.
3. Art and artist supply stores, music stores.
4. Bakeries, candy, delicatessen, food and grocery stores.

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The Commercial/Retail use permits commercial, office and general business uses as described below. Each business shall be evaluated in terms of its operational characteristics and specific site plan location. Should the City Planner find that the business has the potential to impact adjacent uses adversely, then a conditional use permit may be required.

1. Antique shops, stamp and coin shops, gift shops, hobby shops, and greeting card stores.
2. Apparel, jewelry, leather goods, luggage and sporting good stores.
3. Art and artist supply stores, music stores.
4. Bakeries, candy, delicatessen, food and grocery stores.
5. Barber shops and beauty shops, health studios.
6. Book, camera, and record and video stores.
7. Business equipment, business and office services.
8. Cleaning establishments.
9. Carpet, draperies, home furnishings, household appliance, furniture sales and repair, and upholstery stores.
10. Department stores.
11. Drugstores and pharmacies, opticians and optometrists.
12. Electrical and electronic parts and equipment agencies, ticket agencies and travel agencies.
13. Employment agencies, realtors and real estate agencies, ticket agencies and travel agencies.
14. Banks and other financial institutions.
15. Florists.
16. Liquor stores.
17. Paint, glass and wallpaper stores.
18. Pet and bird stores, toy stores.
19. Restaurants, food service facilities and cocktail lounges.
20. Swimming pool sales.
21. Theaters and auditoriums within buildings.
22. Variety stores.
23. Health and athletic facilities.
24. Rental and sale agencies for garden and home equipment.
25. General home improvement centers.
26. Retail nurseries and garden shops.

36. Other Compatible Uses

- a. Other similar uses which the City Planner finds compatible with the permitted uses described herein, consistent with the purpose and intent of the district and not of a type to affect adversely the use of adjoining properties. Application for determination of similar uses shall be made in writing to the City Planner and shall include a detailed description of the proposed use, reasons for justification and such other information as may be required by the City Planner to facilitate the determination.

C Uses Subject to a Conditional Use Permit.

1. Any use listed in subsection b., Permitted uses, which because of operational characteristics specific to that particular business is found by the City Planner to have the potential to impact negatively adjoining properties, businesses, or residents and, therefore, requires additional approval and consideration. Said impacts may be related to, but not necessarily limited to, impacts of traffic, hours of operation, assemblages of people, noise, or site location.
2. Gasoline Dispensing Establishments. See Section 4.3.13.
3. Rental and sales agencies for automobiles, recreational vehicles, trucks, trailers, boats and motorcycles and service in connection therewith.
4. Churches, convents, parish houses, parochial schools and other religious institutions.
5. Structures exceeding maximum height permitted in Section 4.6.3.2.c2.
6. Businesses with drive-in and/or drive-through service.

D. Development Standards

1. Building site area. Minimum of one-acre except master planned developments may have smaller lot areas provided they are master planned and share reciprocal facilities such as parking and access and provided it can be shown that development upon those lots can comply, with the exception of street frontage width, with all of the standards of this chapter.
2. Building height limit. 50'. Higher structures may be permitted subject to a use permit.
3. Building Setbacks. All setbacks shall be measured from property lines.
 - a. Adjacent to streets: Buildings shall be set back from public right-of-way as specified herein.

COMMERCIAL/RETAIL USE BUILDING SETBACKS

	Any Building Between 25' & 50' in Height	Any building over: 50,000 s.f. or 50' in height'	Any Building up to 25'
Sierra Avenue (45' dedicated parkway – east side)	10 ft.	70 ft. (50%)*	0 ft. (50%)*
Slover Avenue (35' dedicated parkway)	10 ft.	70 ft. (50%)*	0 ft. (50%)*

* A maximum of fifty (50) percent of the lot frontage may have the minimum setback as indicated. A minimum of fifty (50) percent of the lot frontage shall have a minimum setback as stated for buildings between 25' and 50' in height.

b) Abutting to parcels:

- 1) Abutting to commercial parcel. Along side and rear property lines that separate commercial uses there shall be no minimum setback required.
 - ~~2) Abutting a business park parcel. Abutting a business park parcel there shall be ten (10) feet setback required.~~
 - ~~3) Abutting to office park parcel. Abutting an office parcel there shall be ten (10) feet setback required.~~
 - 4) 2 Abutting to railroad drill track. Abutting a railroad drill track easement, there shall be a minimum setback from the easement line of zero (0) feet.
4. Site coverage. No maximum, provided however, projects shall demonstrate full compliance with all development criteria of the Specific Plan.
 5. Off-street parking. Off-street parking shall be provided in accordance with Section 4.7 herein.
 6. Signs. Signs shall be permitted in accordance with Section 4.8 herein.

4.7 OFF-STREET PARKING REGULATIONS

4.7.1 Purpose and Intent

These regulations are established to provide for on-site, off-street parking of motor vehicles that are attracted by the use or uses on the premises. The parking facilities for motor vehicles required by this section are assumed to be the minimum which will be required by the various land use categories. It is intended that these regulations will result in the installation of properly designed parking facilities of sufficient capacity to reduce traffic congestion, provide safe and convenient facilities for motorists and pedestrians, and generally provide for the parking of motor vehicles at locations other than on streets.

4.7.2 General Requirements

Except as otherwise specified herein, off-street parking for the Specific Plan area shall be in accordance with the Off-Street Parking Regulations of the City Zoning Code, which is adopted by reference as a part of this section.

- a. Location of off-street parking. Required parking spaces and garages shall be located on-site conveniently close to the use or uses they serve. However, pursuant to Design Review Process, off-site parking is allowable, if safe and convenient access is available.
- b. Required parking spaces
 1. Retail commercial uses shall have one (1) parking space per two hundred (200) square feet of gross floor area. However, in retail/commercial uses, in which ten (10) percent or more of the gross floor area is for merchandise, storage and warehousing, said gross square footage shall be deducted for the purposes of computing the required parking spaces.
 2. Office uses (professional, administrative, real estate and business offices) shall have one (1) parking space per two hundred fifty (250) square feet of gross floor area.
 3. Light industrial, research and development activities shall have a minimum of one (1) parking space per seven hundred fifty (750) square feet of gross floor area. Office space within these uses shall require one space per two hundred fifty (250) square feet. A minimum of 15 percent of all manufacturing, light industrial, and research and development activities shall be considered office use.
 4. Warehouses shall have a minimum of one (1) parking space per one thousand (1,000) square feet for the first twenty thousand (20,000) square feet, one (1) space per two thousand (2,000) square feet and for the next twenty thousand (20,000) square feet, and one (1) space per four thousand (4,000) for any additional building square feet. A minimum of five percent of warehouse facility shall be considered office use when calculating parking requirements.
 5. Restaurants - Ten (10) parking spaces per 1,000 square feet of gross area.
 6. Theaters - Ten (10) parking spaces per 1,000 square feet of gross auditorium area.
 7. Bowling alleys and skating rinks - per City Ordinance.

Pursuant to energy conservation and air quality goals promulgated by State and Federal agencies, whenever, in the opinion of the Planning Commission, a commercial center, office, business park use or project is designed to encourage and facilitate the circulation of public transit vehicles, and the on-site, convenient and a safe loading and unloading of passengers, a reduction in the required number of parking spaces may be permitted upon the approval of a Development Plan by the Planning Commission as provided in Section 4.9, herein.

Among others, the following are examples of facilities, which may justify a reduction in required off-street parking:

1. Community tram/bus system.
 2. Preferential bus lanes and bus stops.
 3. Dial-a-ride.
 4. Internal tram/people mover system.
 5. Park and ride facilities.
 6. Disincentives to individual vehicle use.
- c. Prior to issuance of business permits, parking requirements for specific uses shall be met.
- d. Compact car spaces. Up to 25 percent of the required number of parking spaces may be designated for use by compact cars. Compact space allowance may go up to 30% when square footage of building off parcel is 500,000 or above. Compact car spaces may be a minimum of eight (8) feet in width and sixteen (16) feet in depth. Compact spaces shall be interspersed and mixed with standard spaces.

No changes proposed in section four beyond this point!

4.8 SIGN REGULATIONS

4.8.1 Purpose and Intent