

ORDINANCE NO. 1715

AN ORDINANCE OF THE CITY OF FONTANA, APPROVING SPECIFIC PLAN AMENDMENT NO. 14-002, A REQUEST TO REVISE THE ZONING BOUNDARY BETWEEN THE SLOVER EAST DISTRICT (SED) AND JURUPA NORTH DISTRICT (JND) TO INCLUDE THE AREA OF LAND SOUTH OF SANTA ANA AVENUE, WEST OF OLEANDER AVENUE AND NORTH OF JURUPA AVENUE TO BE CONSISTENT WITH THE BOUNDARIES CURRENTLY WITHIN THE SWIP SPECIFIC PLAN. THE ADJUSTMENT WILL ADD ACREAGE (APPROXIMATELY 90.45 ACRES) TO THE SLOVER EAST INDUSTRIAL DISTRICT (SED) AND JURUPA NORTH DISTRICT (JND).

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

Section 1. On December 16, 2014, the Planning Commission duly conducted a noticed public hearing on Specific Plan Amendment No. 14-002, received testimony and information from any and all parties, and recommended its approval to the City Council by resolution.

Section 2. After the publication of notice as required by law, the Planning Commission and City Council of the City of Fontana, California conducted a public hearing on Specific Plan Amendment No. 14-002.

Section 3. Based on the information presented to the City Council at the public hearing held for Specific Plan Amendment No. 14-002, on January 13th, 2015, the testimony received, and the supporting documents in evidence, the City Council found that the proposed amendment is in conformance with the goals and policies of the 2003 General Plan as referenced herein.

Section 4. Specific Plan Amendment No. 14-002 is consistent with the goals and policies of the City of Fontana, 2003 General Plan to provide for a total of 2,151,919 square feet of warehouse space.

Section 5. Based on the information contained in the Initial Study (Environmental Checklist) prepared for Specific Plan Amendment No. 14-002, an Environmental Impact Report has been prepared and circulated for the project and has been submitted with the inclusion of a Statement of Overriding Consideration and a Mitigation Monitoring Program with a recommendation for certification by the City Council.

Section 6. Specific Plan Amendment No. 14-002 is hereby approved and the zoning for approximately 90.45 gross acres (Assessor Parcel No. 0255-071-01, -02, -03, -04, -08, -10, -11, -12, -13, -16, -17, -19, -20, -21, -22, -23, -24, -25, -29, -30, -32, -33, -34, -35, -38, -39, -40, -42, -43, -44, -45, -48, -50, -51, -52, and -53) is expanded to Slover East District (SED) and Jurupa North District (JND), as shown in Exhibit "A".

Ordinance No. 1715

The changes to the SWIP Specific Plan are shown in Exhibit "B".

Section 7. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Herald News, a local newspaper of the general circulation, published and circulation in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

APPROVED AND ADOPTED this 27th day of January, 2015.

READ AND APPROVED AS TO LEGAL FORM:



City Attorney

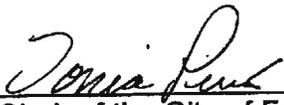
I, Tonia Lewis, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 13th day of January, 2015, and was finally passed and adopted not less than five days thereafter on the 27th day of January, 2015, by the following vote to wit:

AYES: Mayor Warren, Mayor Pro Tem Tahan, Council Members Roberts, Salazar-Wibert and Sandoval

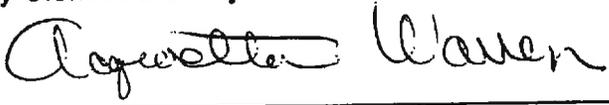
NOES:

ABSENT:

ABSTAIN:

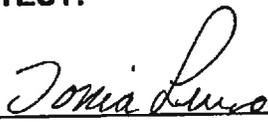


City Clerk of the City of Fontana



Mayor of the City of Fontana

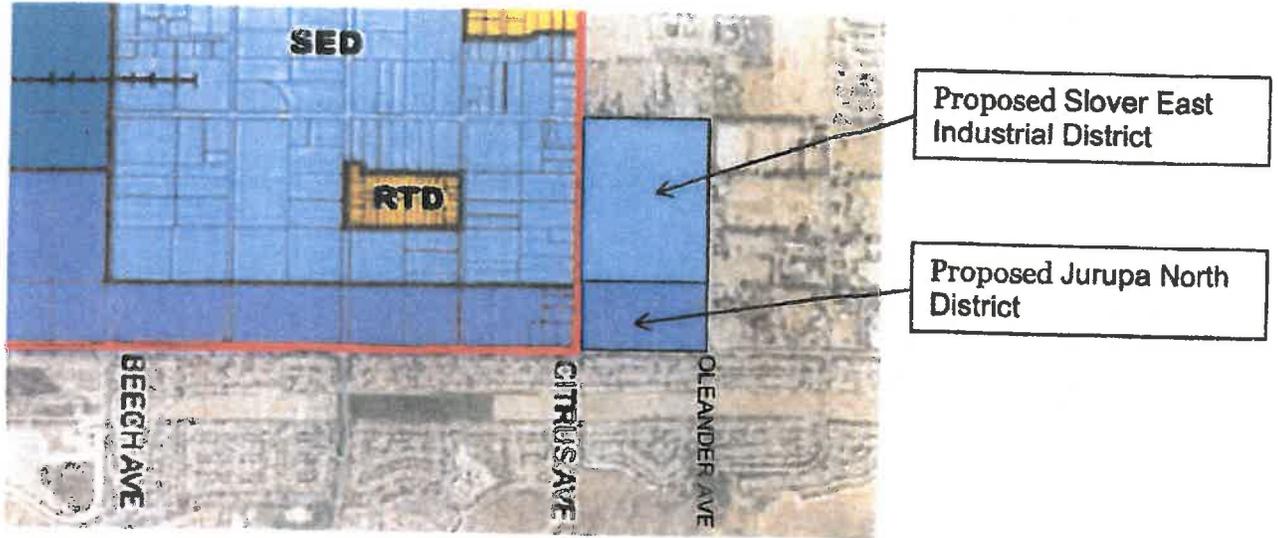
ATTEST:



City Clerk

Ordinance No.-

EXHIBIT "A"



PROPOSED NEW SPECIFIC PLAN AREAS FOR THE JURUPA NORTH DISTRICT (AREA 7) AND SLOVER EAST INDUSTRIAL DISTRICT (AREA 10)

Legend



JND (Jurupa North District)



SED (Slover East Industrial District)

Ordinance No.-

EXHIBIT "B"

Chapter 1.0-Introduction



Southwest Industrial Park Specific Plan

Introduction

1.3 Land Use Concept

The SWIP Specific Plan ("Specific Plan") includes nine land use districts with approximately 3,203 acres of industrial, manufacturing, office, commercial, research and development, and flex-tech development. Some existing residential areas will be preserved. Exhibit 1-3 – Land Use Map depicts the boundaries for each land use district within the Specific Plan project area and Table 1-1 – Build-Out provides build-out statistics for each of them.

Table 1-1 – Build-Out

SWIP Land Use District	Acres	Commercial (SF) ²	Office (SF)	Industrial (SF) ²	Residential (DU)	Existing Development to Remain (SF)	Total (SF)/DU
Freeway Industrial/Commercial	333.7	2,185,057	546,264	2,731,321		478,645	5,462,642
Speedway Industrial	126.2	762,191		1,778,446		31,508	2,540,637
Slover West Industrial	289.1			5,025,953		88,068	5,025,953
Slover Central Manufacturing	423.7			3,710,006		960,325	3,701,006
Slover East Industrial	529.09	503,074		3,595,573		1,025,461	4,099,647
Jurupa North Research and Development	542.82	2,033,109	1,219,865	5,447,104		392,934	8,700,078
Jurupa South Industrial	535.6			2,249,874		7,241,326	2,249,874
Residential Trucking	51.7				180*		180
Public Facilities (Kaiser High School)	37.7						N/A
Right of Way	334.7						N/A

Assumptions:

1. The Commercial Category includes service commercial and retail commercial land uses
 2. The Industrial Category includes industrial and manufacturing uses, including but not limited to warehousing, flex-tech developments.
- * Existing residential units to remain within the Specific Plan area.

Chapter 7.0 – Jurupa North Research and Development District



Southwest Industrial Park Specific Plan

Jurupa North Research and Development District

Table 7-3 – Intensity and Dimensional Standards

Lot Size and Building Placement		
	Industrial Use	Commercial Use
INTENSITY		
Floor Area Ratio (3)	0.55 max. FAR	1.0 max. FAR
LOT DIMENSIONS		
Lot Size	45,000 sq ft min.	35,000 sq ft min (4)
Lot Width (C)	200 ft min.	150 ft min.
Lot Depth (D)	200 ft min.	200 ft min.
BUILDING SETBACKS		
Front Setback (1)		
Major Highway (Cherry and Jurupa) (G)		
without building setback	30 ft min. (5)	20 ft min. (5)
with 15 ft min building setback	30 ft min. (5)	15 ft min. (5)
Primary Highway (Beech and Mulberry) (F)		
without building setback	25 ft min. (5)	20 ft min. (5)
with 15 ft min building setback	25 ft min. (5)	25 ft min. (5)
Secondary Highway/Collector Street (Citrus and Poplar/Almond, Banana, Calabash, Catawba, Elm, Hemlock, Live Oak, Oleander, and Redwood) (E)		
without building setback	20 ft min. (5)	15 ft min. (5)
with 15 ft min building setback	20 ft min. (5)	20 ft min. (5)
Side (Street) Setback (1)		
Major Highway (Cherry and Jurupa) (G)	20 ft min. (5)	20 ft min. (5)
Primary Highway (Beech and Mulberry) (F)	25 ft min. (5)	20 ft min. (5)
Secondary Highway/Collector Street (Citrus and Poplar/Almond, Banana, Calabash, Catawba, Elm, Hemlock, Live Oak, Oleander and Redwood) (E)	20 ft min. (5)	15 ft min. (5)
Side (Interior) Setback (2)		
Rear Setback (2)	None	None
Adjacent to Public Facilities District (2)	50 ft min.	50 ft min.
Railroad Setback (1)	Comply with Public Utilities Commission Regulations	Comply with Public Utilities Commission Regulations
Accessory Buildings (H)	Rear 50% of lot depth	Rear 50% of lot depth
Building Height and Mass		
	Industrial	Commercial
HEIGHT		
Primary Building	60 ft max (I)	60 ft max (I)
Accessory Building	1-story or 14 ft max. to eave/parapet line	1-story or 14 ft max. to eave/parapet line
Interior (Floor-to-Floor, excluding parking levels)	Ground floor – 12 ft min	Ground floor – 12 ft min
UPPER STORY SETBACKS		
All buildings regardless of street frontage	Allowed.	Allowed.
Adjacent to Major Highways (Cherry and Jurupa) and residential zones for buildings that have a front setback of between 15 and 30 feet from the public right-of-way line.		Required: 15-foot upper-story setback for part of buildings above 30 feet from finished grade (H) (I) (J)

Notes:

- (1) Setback is measured from public right-of-way line.
- (2) Setback is measured from property line.
- (3) See Section 7-10 Development Incentives
- (4) Lots in commercial center may have a minimum lot size less than 40,000 square feet.

Southwest Industrial Park Specific Plan*Jurupa North Research and Development District***7.8 Public Right-of-Way Streetscape**

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

A. Street Classifications

Streets within the JND are classified as follows:

1. Major highways:
 - a. Six-lane major highway – Cherry Avenue
 - b. Modified six-lane residential adjacent major highway – Jurupa Avenue.
 - c. Modified six-lane no median major highways – none within JND.
 - d. Eight-lane major highways – none within JND.
2. Primary highways – Beech Avenue and Mulberry Avenue.
3. Secondary highways – Citrus Avenue, Poplar Avenue, and Santa Ana Avenue.
4. Collector streets – Almond Avenue, Banana Avenue, Calabash Avenue, Catawba Avenue, Elm Avenue, Hemlock Avenue, Live Oak Avenue, Oleander Avenue and Redwood Avenue.

B. General Design Criteria

The following general design criteria are intended to articulate consistent landscape treatments on similar classifications of corridors and provide a hierarchy of conceptual treatments for district gateway/intersection enhancements.

1. Landscaping should be used to accentuate and frame important view corridors.
2. Landscaping shall employ a common three-tiered approach to design:
 - a. Trees
 - b. Shrubs, vines and tall grass-like materials
 - c. Groundcovers (does not include turf)
3. Landscaping should be consistent and accentuated along arterial corridors and gateway intersections to emphasize district areas.
4. Street trees on major highways and primary highways shall consist of on-center planting of deciduous trees in medians (whenever medians are required) and evergreen trees in parkways to provide seasonal variations of views during fall and winter months (clearer air and snow-capped peaks).

Chapter 10.0 – Slover East Industrial District



Southwest Industrial Park Specific Plan

Slover East Industrial District

Table 10-3 – Intensity and Dimensional Standards

Lot Size and Building Placement

	Industrial
INTENSITY	
Floor Area Ratio (3)	0.55 max. FAR
LOT DIMENSIONS	
Lot Size	40,000 sq ft min.
Lot Width (C)	200 ft min.
Lot Depth (D)	175 ft min.
BUILDING SETBACKS	
Front Setback (2)	
Major Highway (Not applicable) (E)	Not applicable
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Catawba, Citrus, Elm Poplar, Oleander and Santa Ana) (E)	20 ft min. (4)
Side (Street) Setback (2)	
Major Highway (Not applicable) (G)	Not applicable
Primary Highway (Beech and Slover) (F)	25 ft min. (4)
Secondary Highway/Collector Street (Catawba, Citrus, Elm Poplar, Oleander and Santa Ana) (E)	20 ft min. (4)
Side (Interior) Setback (2)	None
Rear Setback (2)	None
Adjacent to Residential Truck District (2)	50 ft min
Accessory Building Setbacks	Comply with setbacks applicable to primary structure

Table 10-3 – Intensity and Dimensional Standards

Building Height and Mass

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

Notes:

- (1) Setback is measured from public right-of-way line.
- (2) Setback is measured from property line.
- (3) See Section 10.1.0 Development Incentives.
- (4) Corner cut-off setbacks per Specific Plan.

10.8 Public Right-of-Way Streetscape

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

A. Street Classifications

Streets within the SED are classified as follows:

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

B. General Design Criteria

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

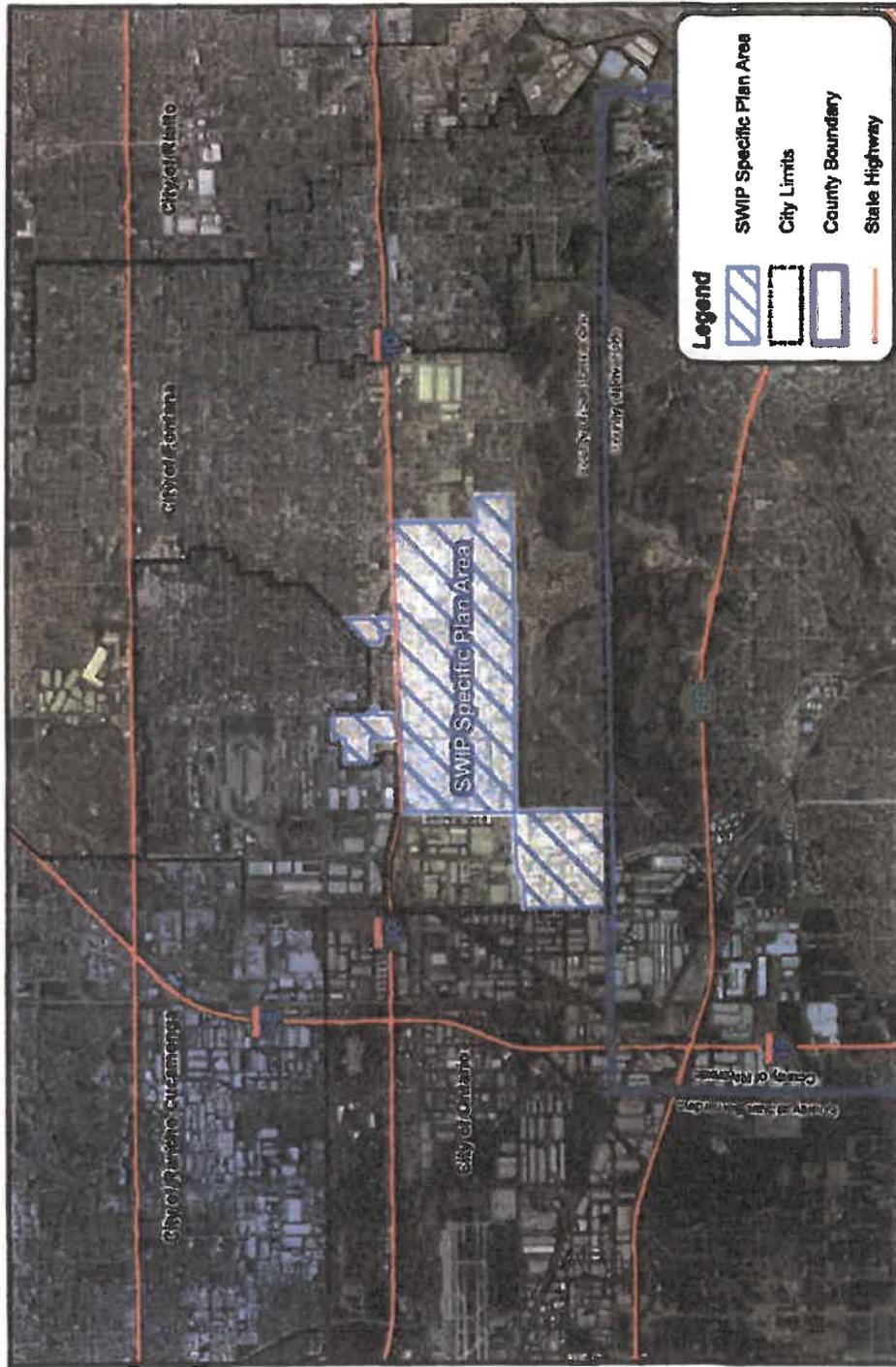


Exhibit 1-2 – Local Vicinity Map

Southwest Industrial Park Specific Plan
Transportation and Circulation

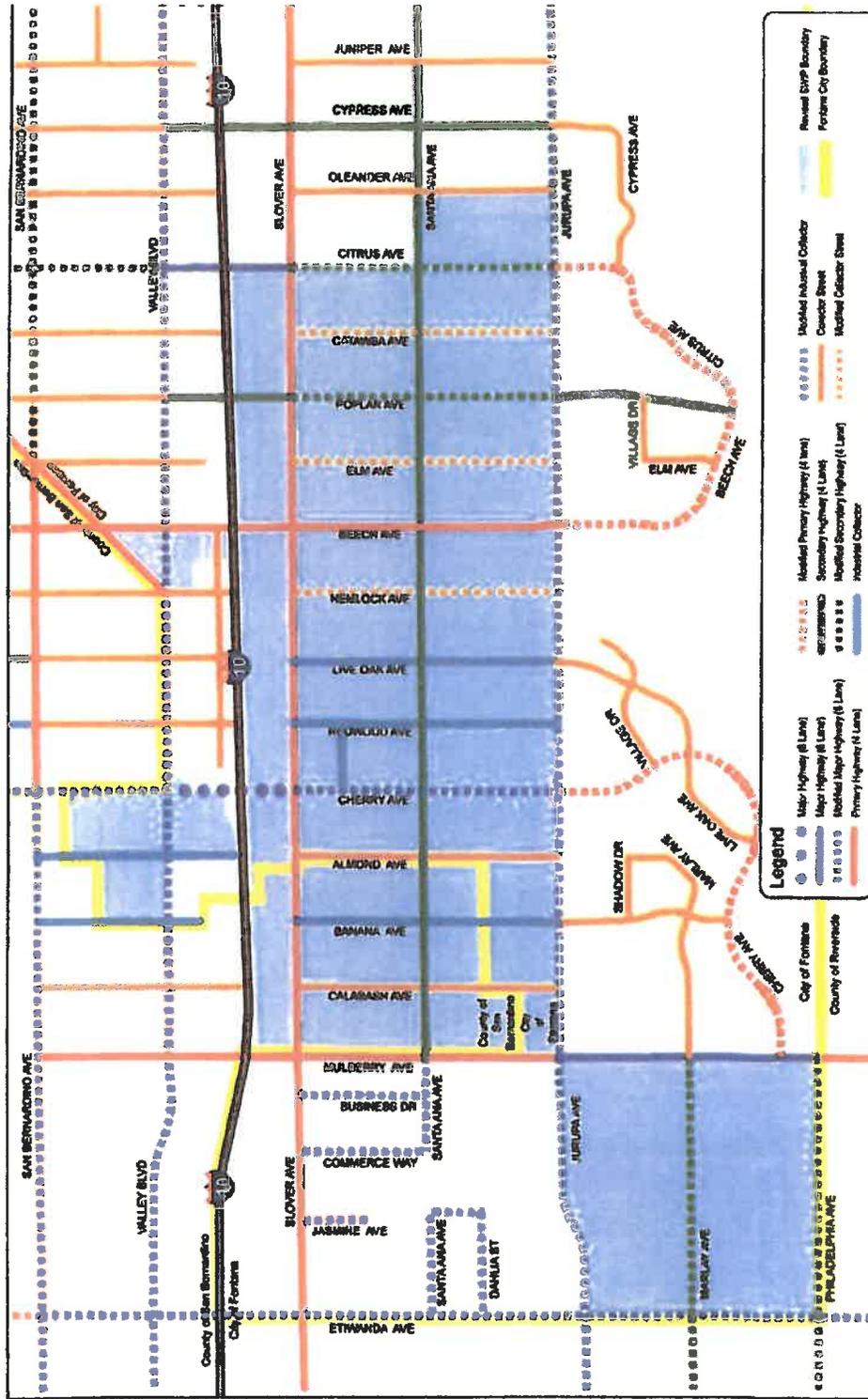


Exhibit 3-1 – Circulation Master Plan

Southwest Industrial Park Specific Plan
Transportation and Circulation

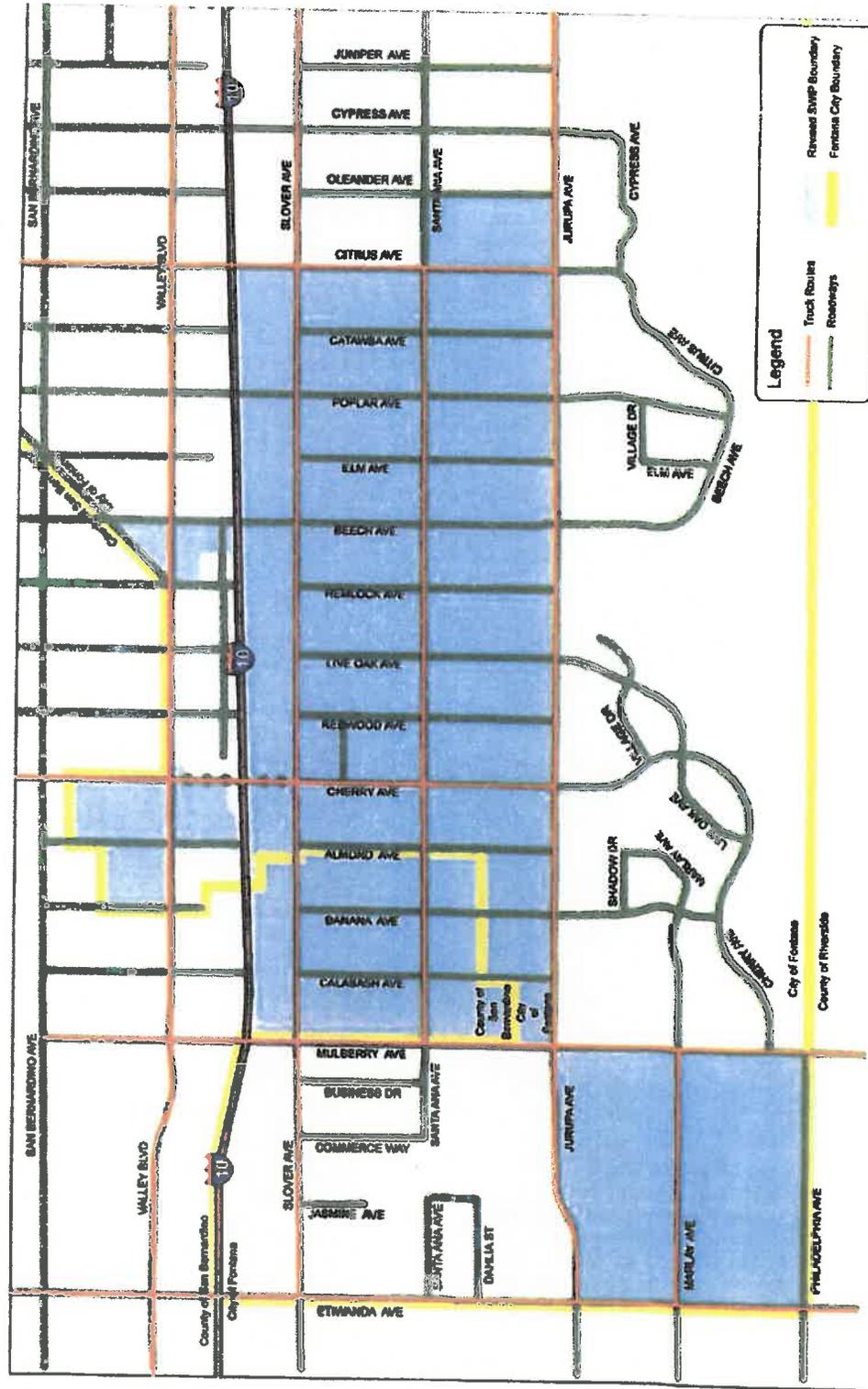


Exhibit 3-2 – Truck Routes

Southwest Industrial Park Specific Plan
Transportation and Circulation

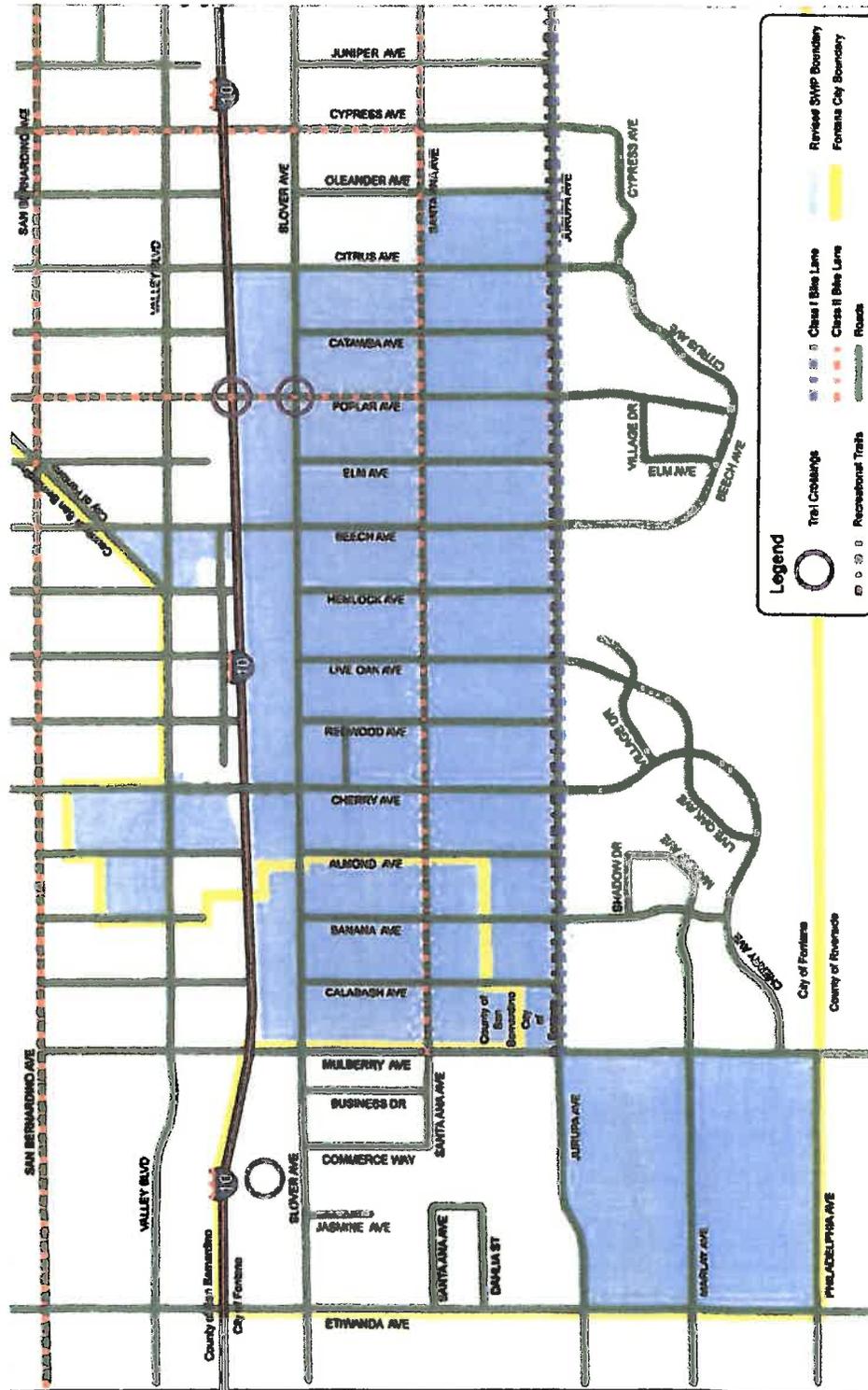


Exhibit 3-3 – Pedestrian and Bicycle Circulation Plan

Southwest Industrial Park Specific Plan
Infrastructure Improvements

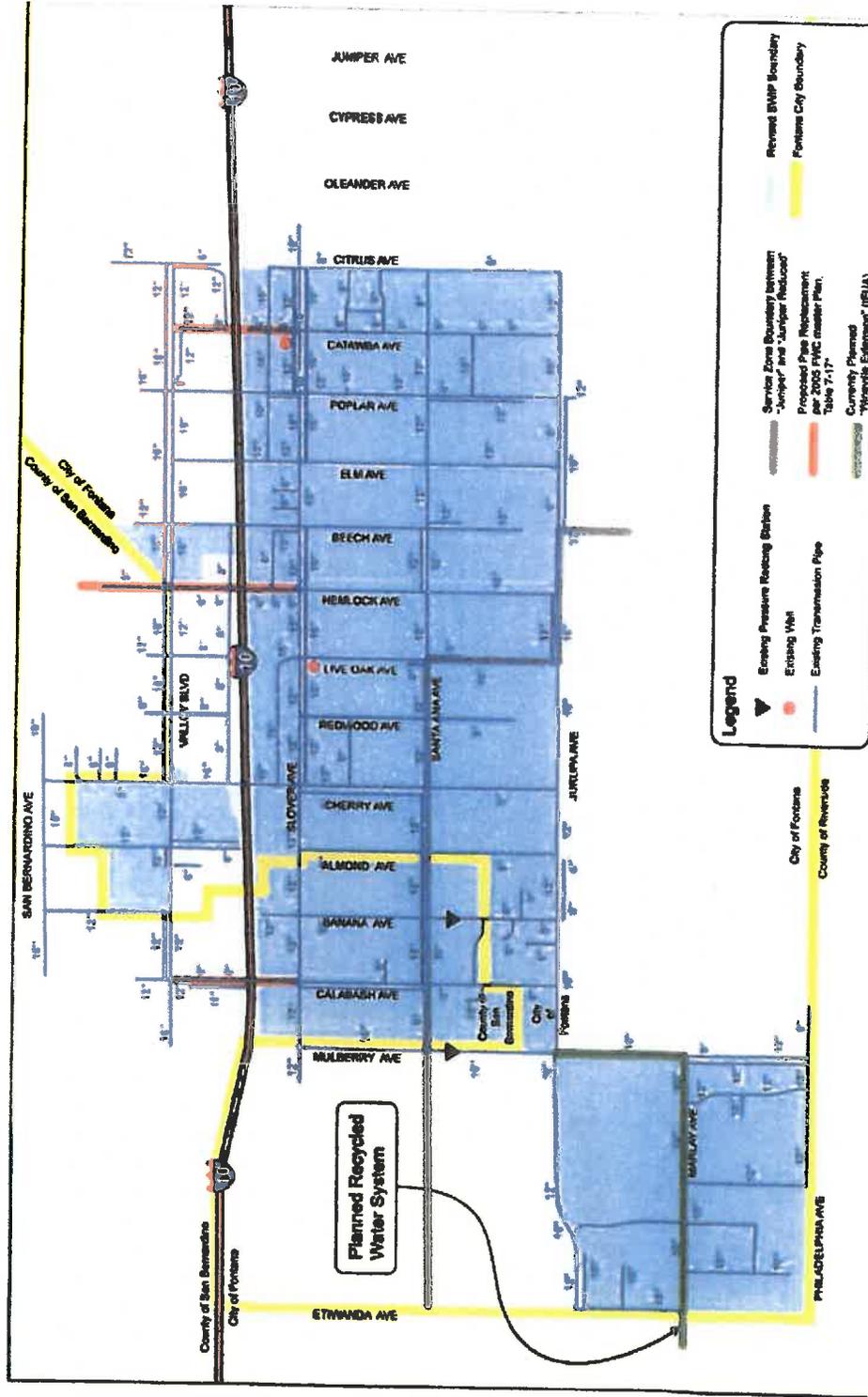


Exhibit 4-1 – Water Master Plan

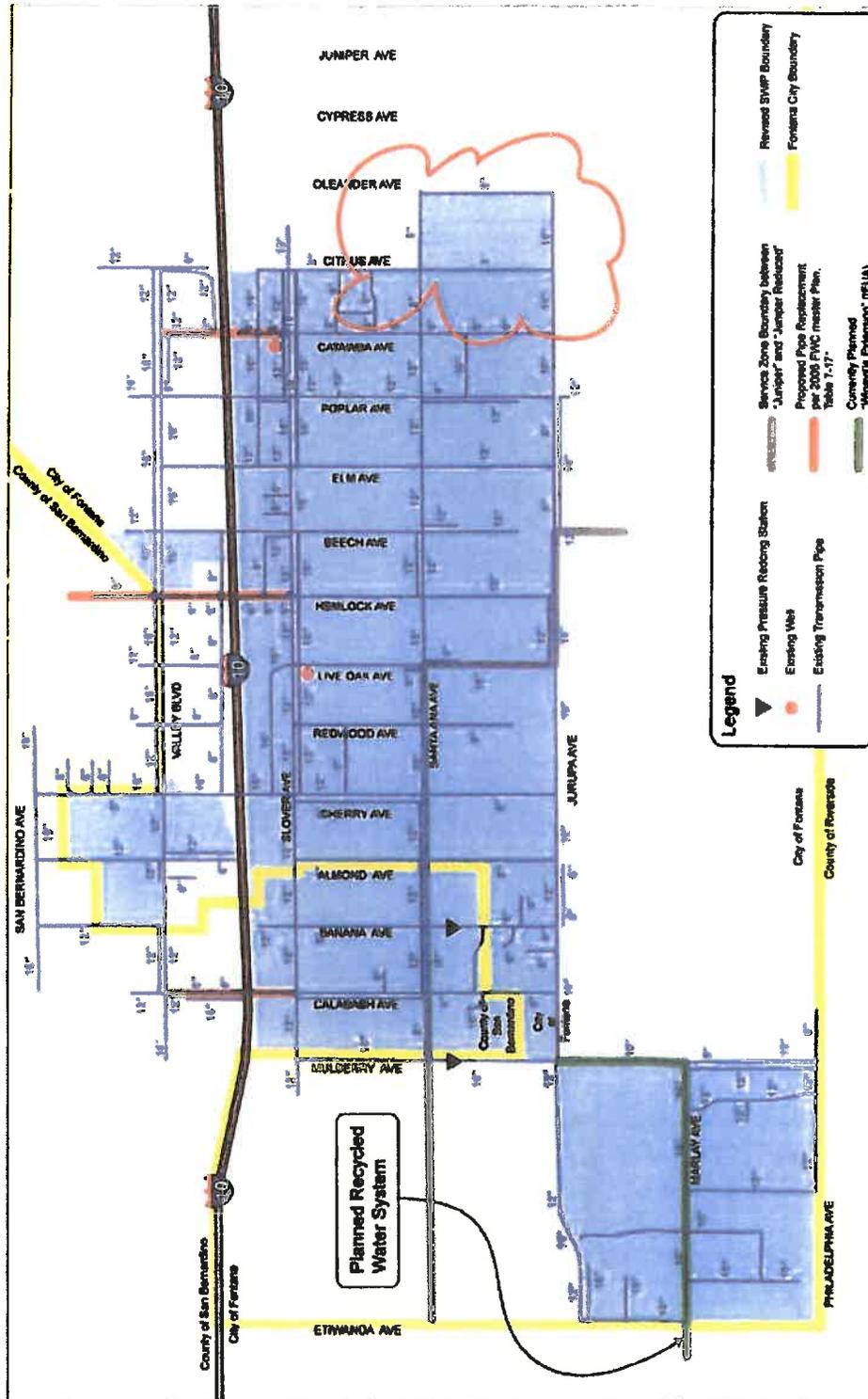


Exhibit 4-1 – Water Master Plan

Southwest Industrial Park Specific Plan
Infrastructure Improvements

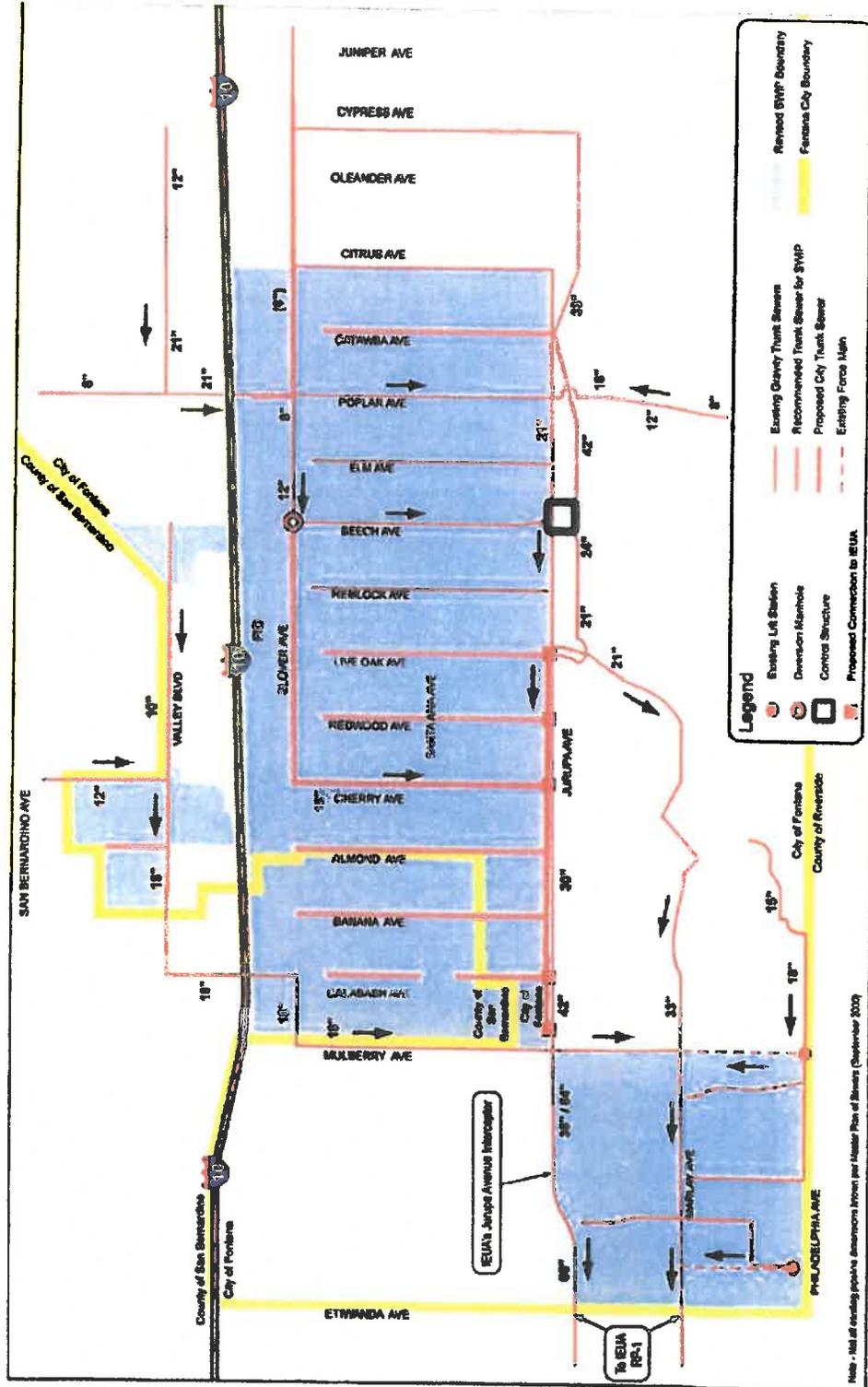


Exhibit 4-2 – Sewer Master Plan

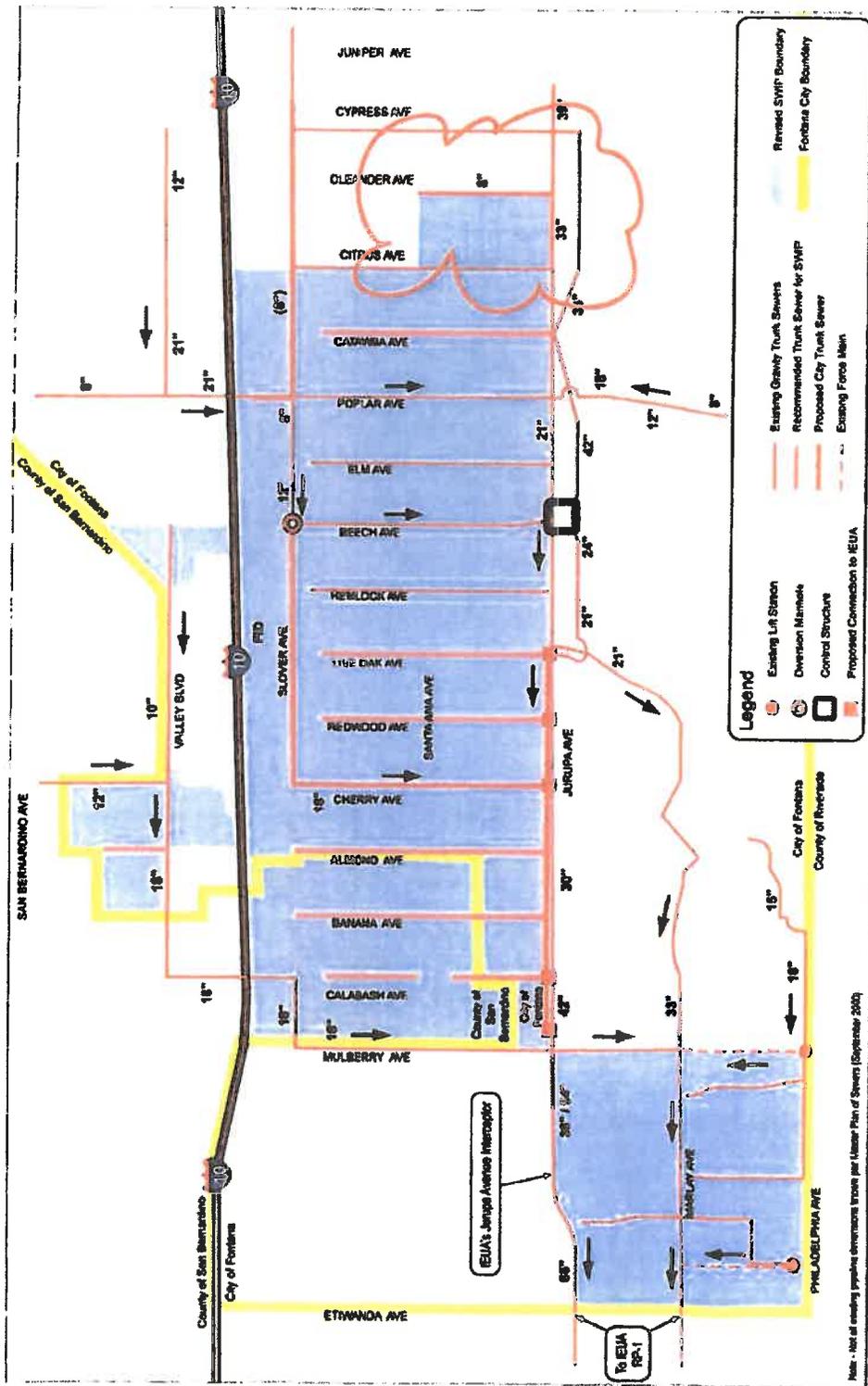


Exhibit 4-2 – Sewer Master Plan

Southwest Industrial Park Specific Plan
Infrastructure Improvements

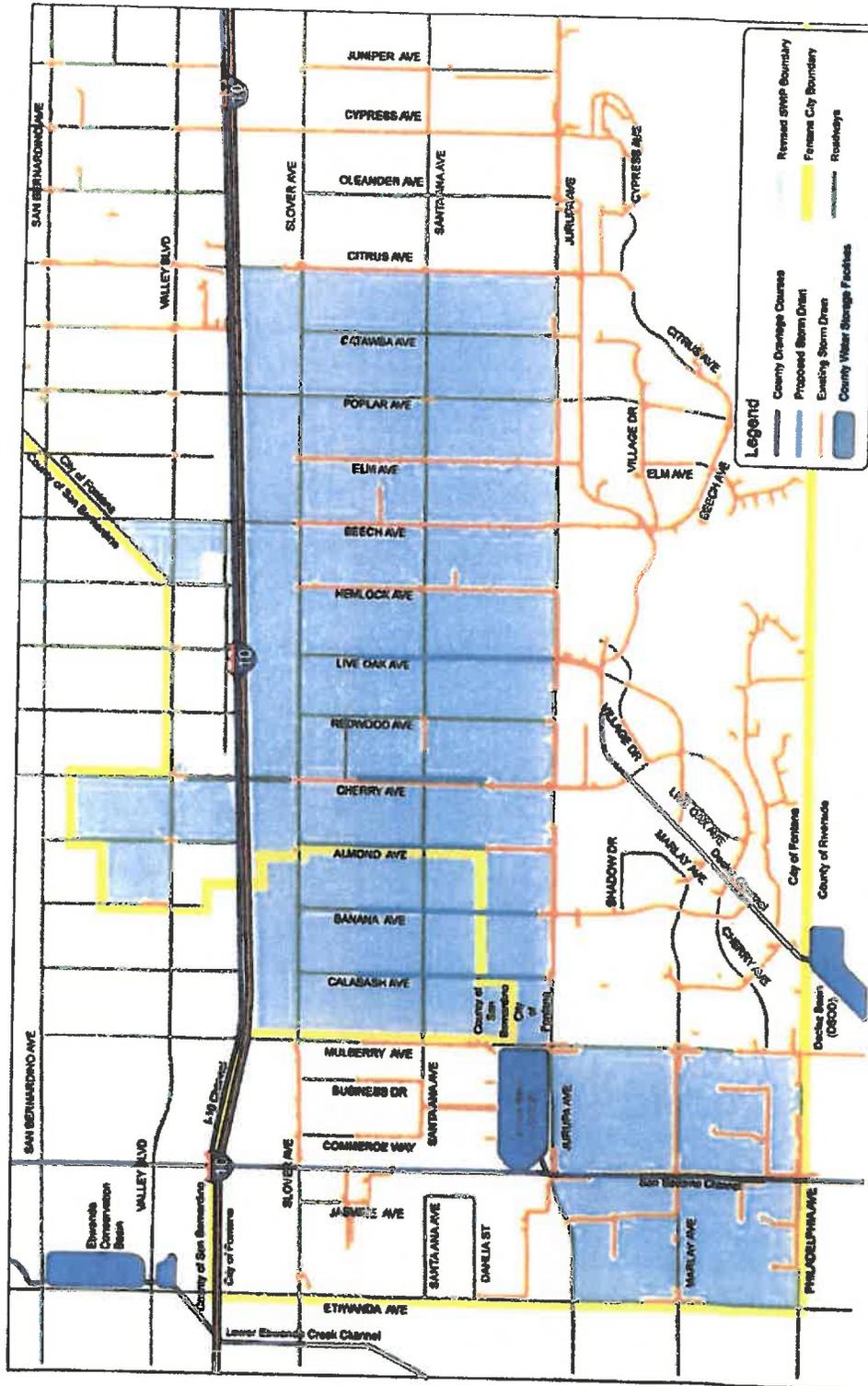


Exhibit 4-3 – Storm Drain Master Plan

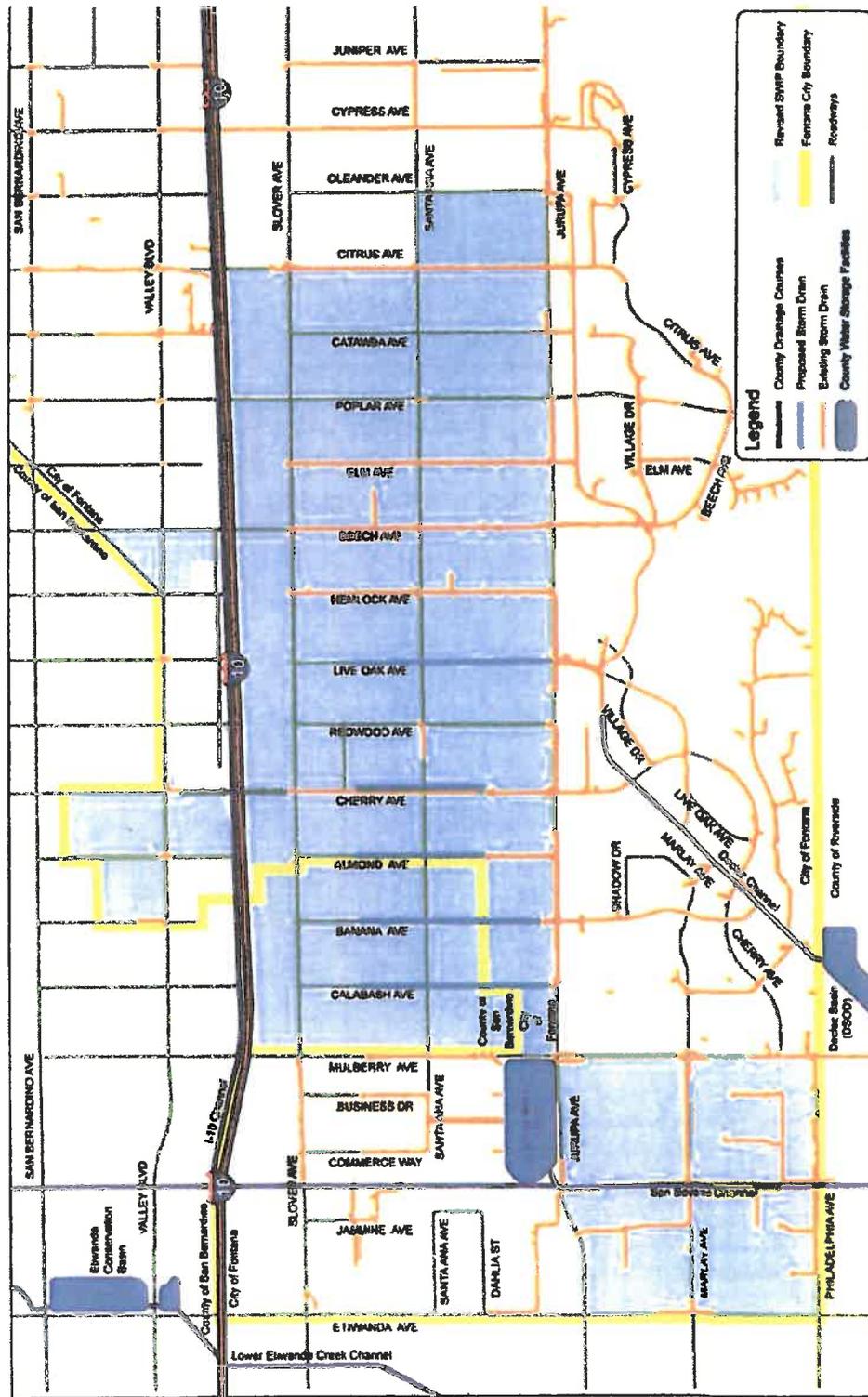


Exhibit 4-3 – Storm Drain Master Plan

Southwest Industrial Park Specific Plan
Freeway Industrial/Commercial District

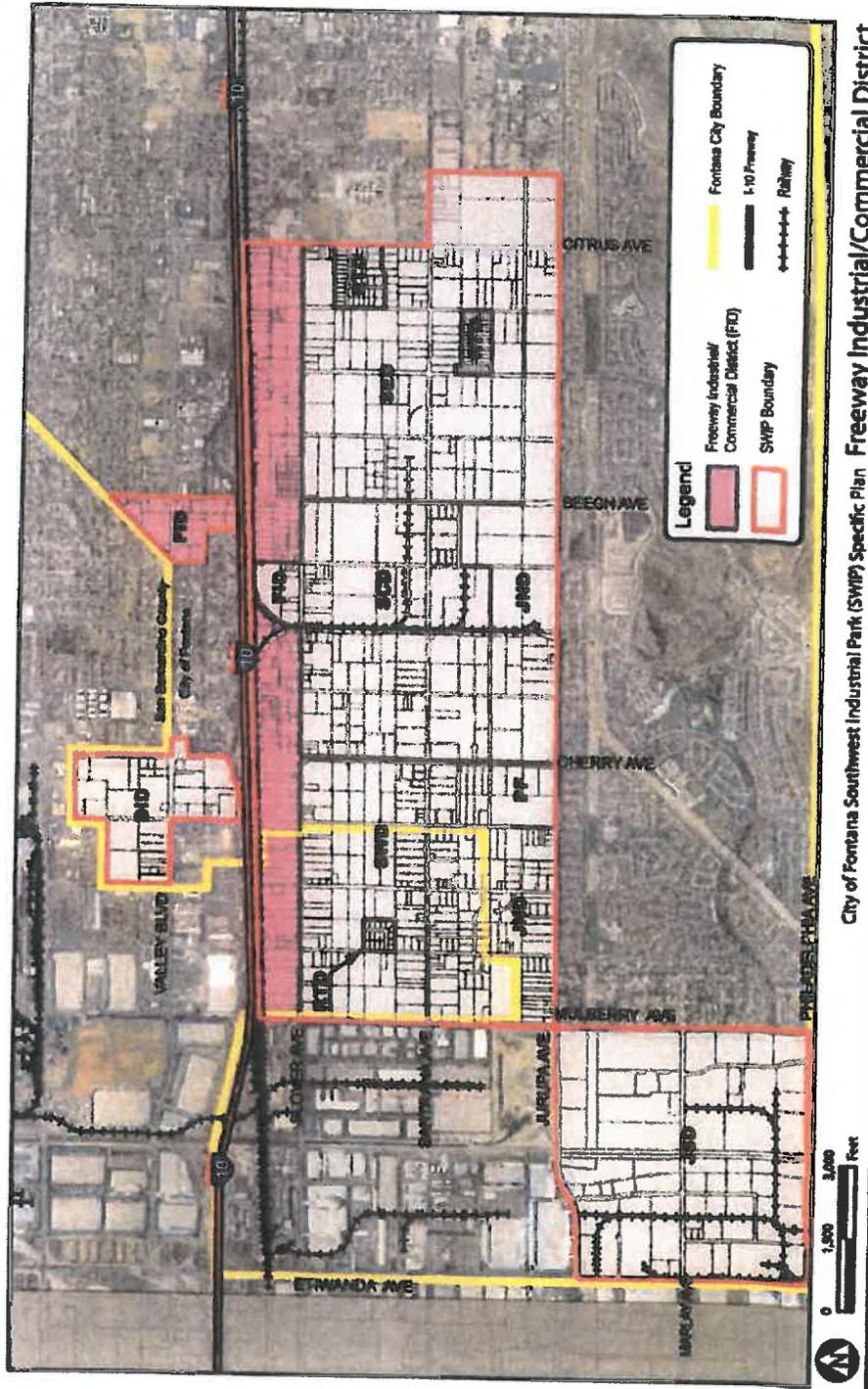


Exhibit 6-1 – Land Use Plan

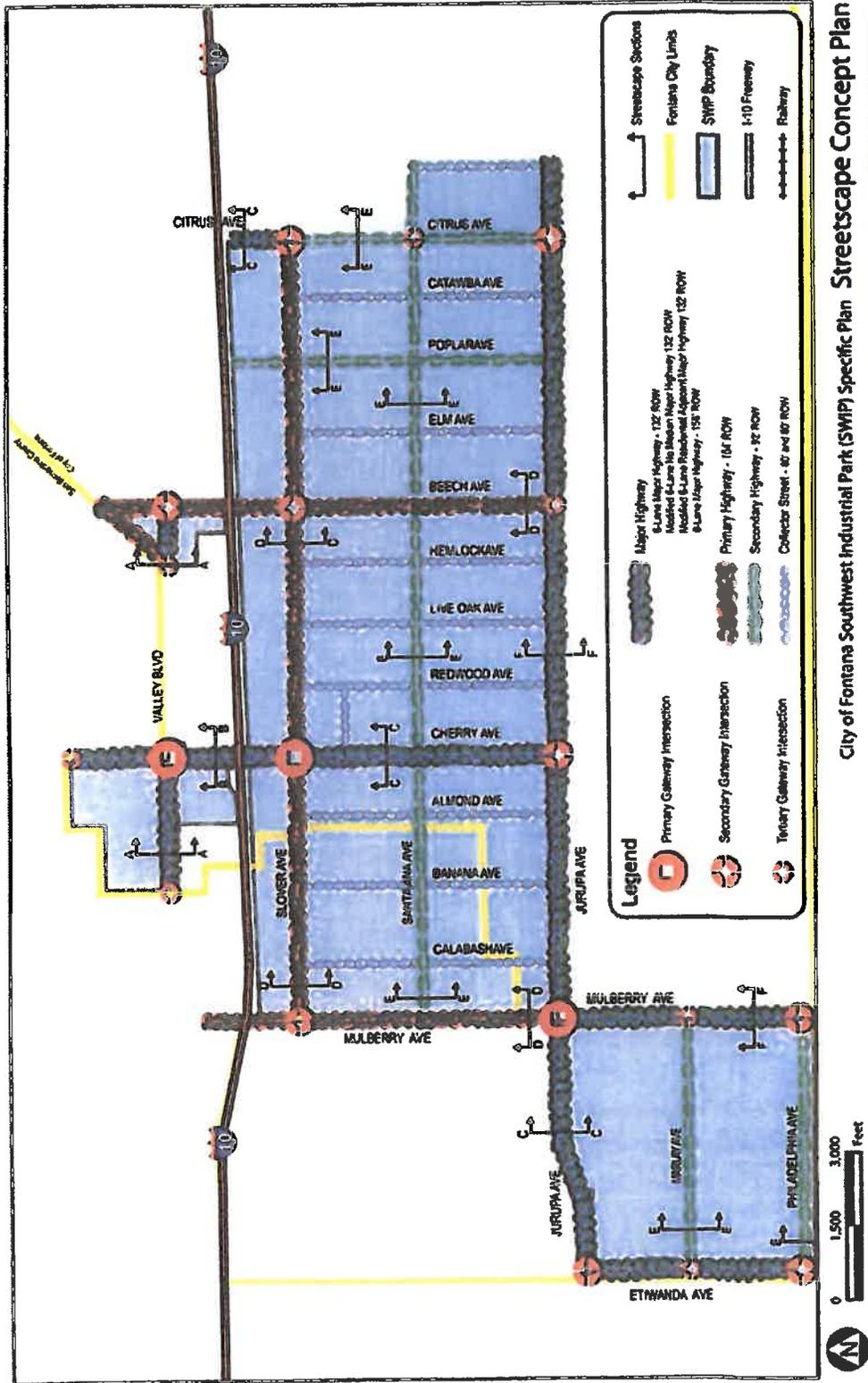


Exhibit 6-5 – Streetscape Concept Plan

Southwest Industrial Park Specific Plan
Jurupa North Research and Development District

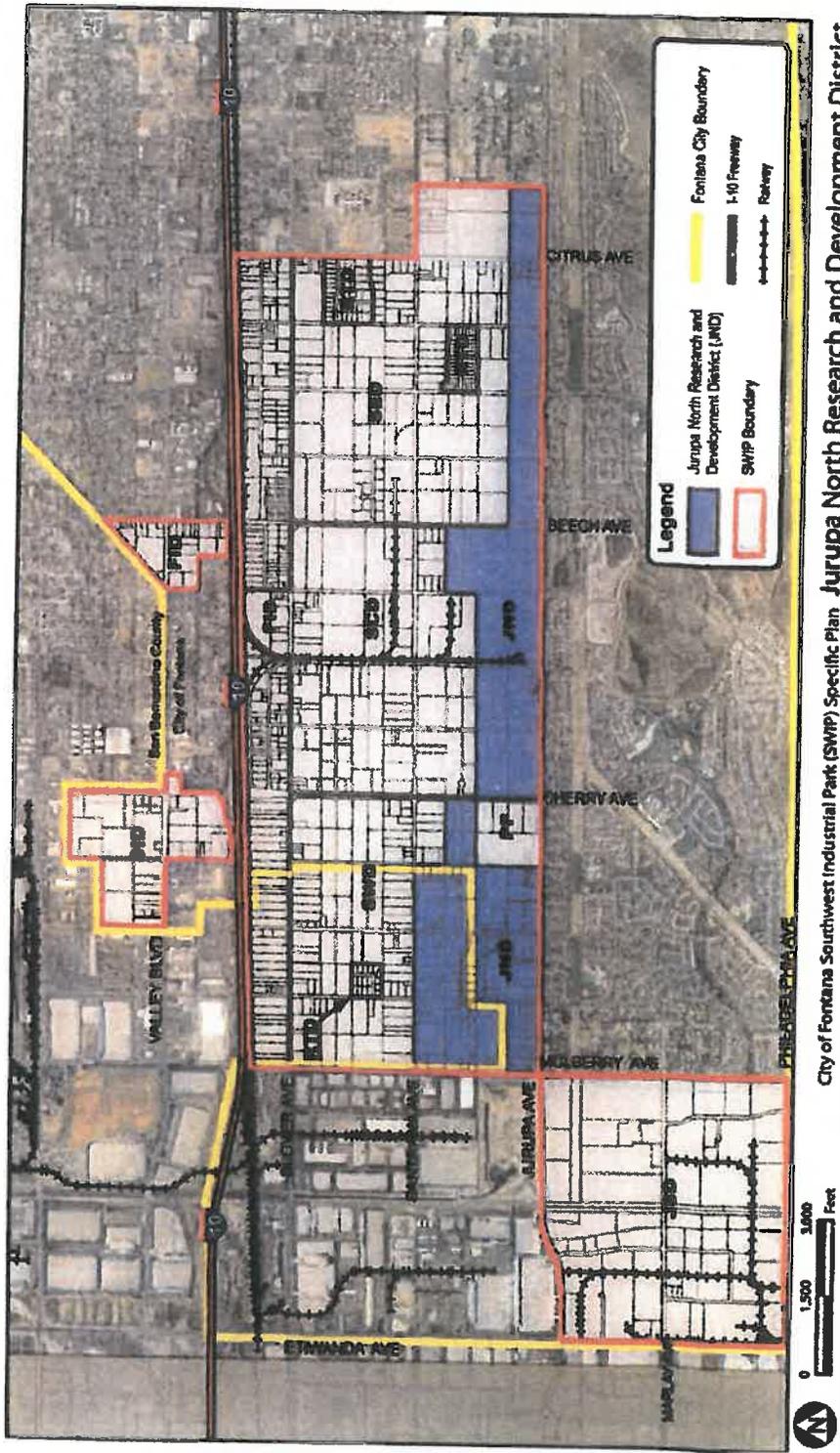
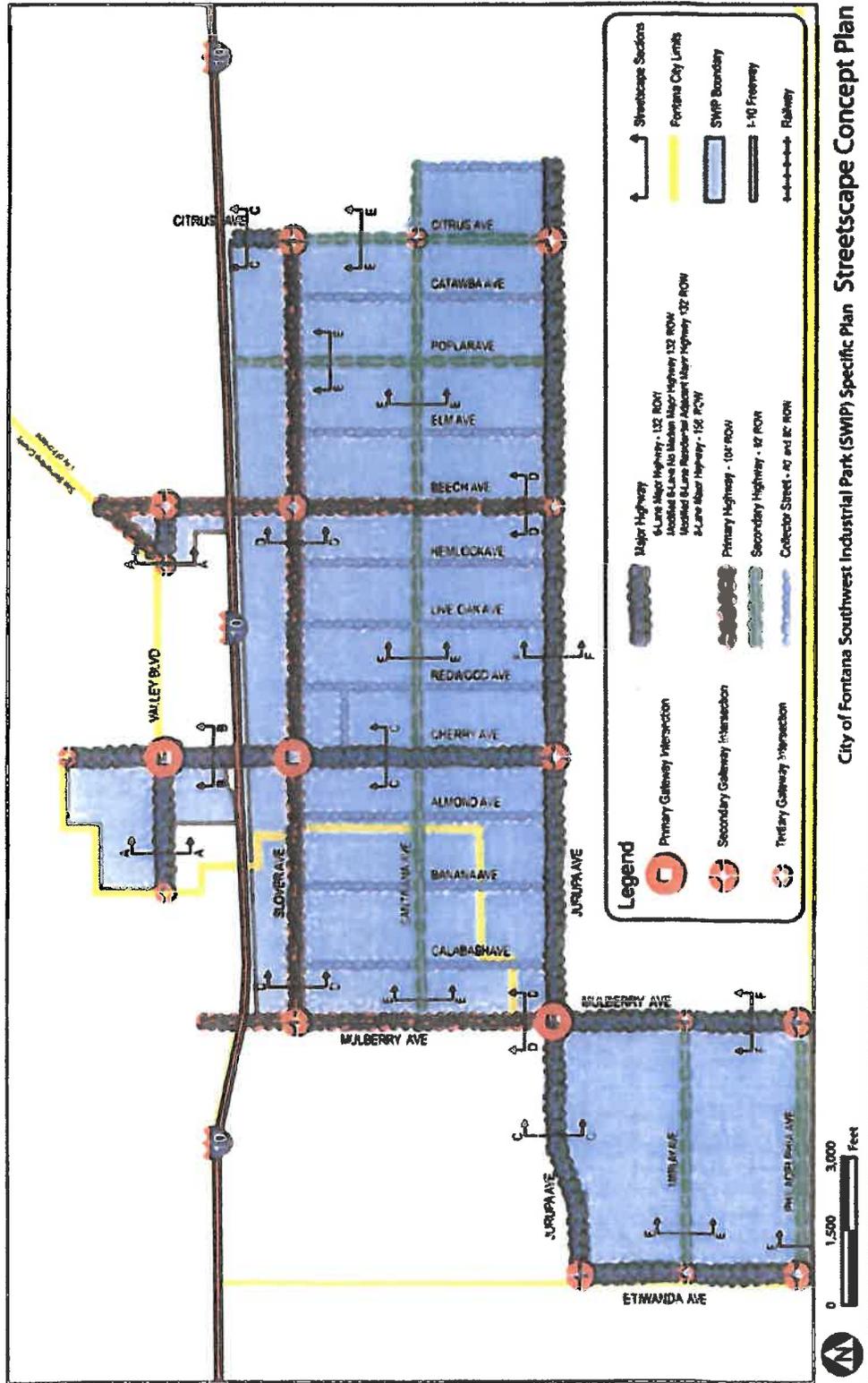


Exhibit 7-1 – Land Use Plan.



City of Fontana Southwest Industrial Park (SWIP) Specific Plan Streetscape Concept Plan

Exhibit 7-5 – Streetscape Concept Plan

Southwest Industrial Park Specific Plan
Jurupa South Industrial District

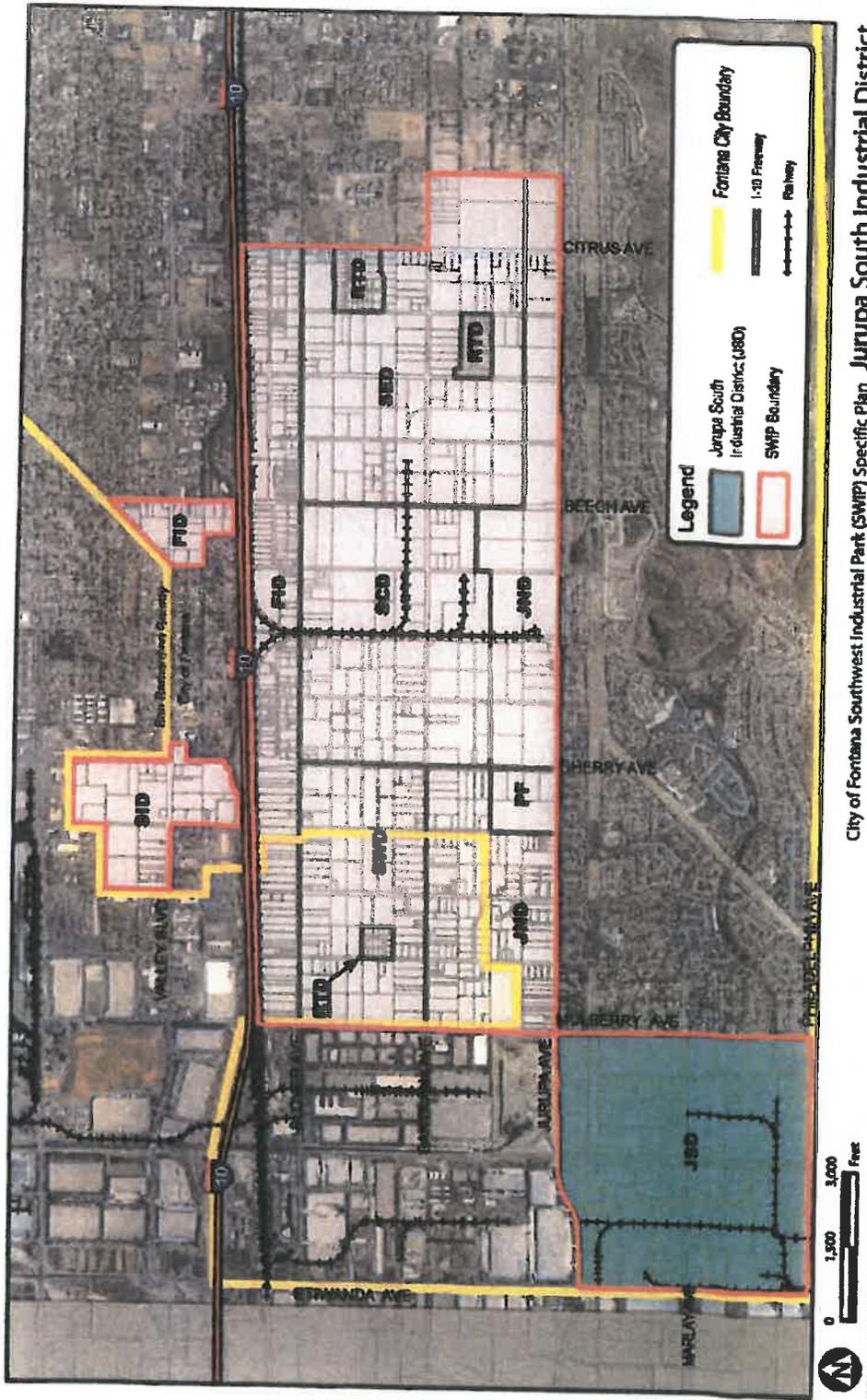
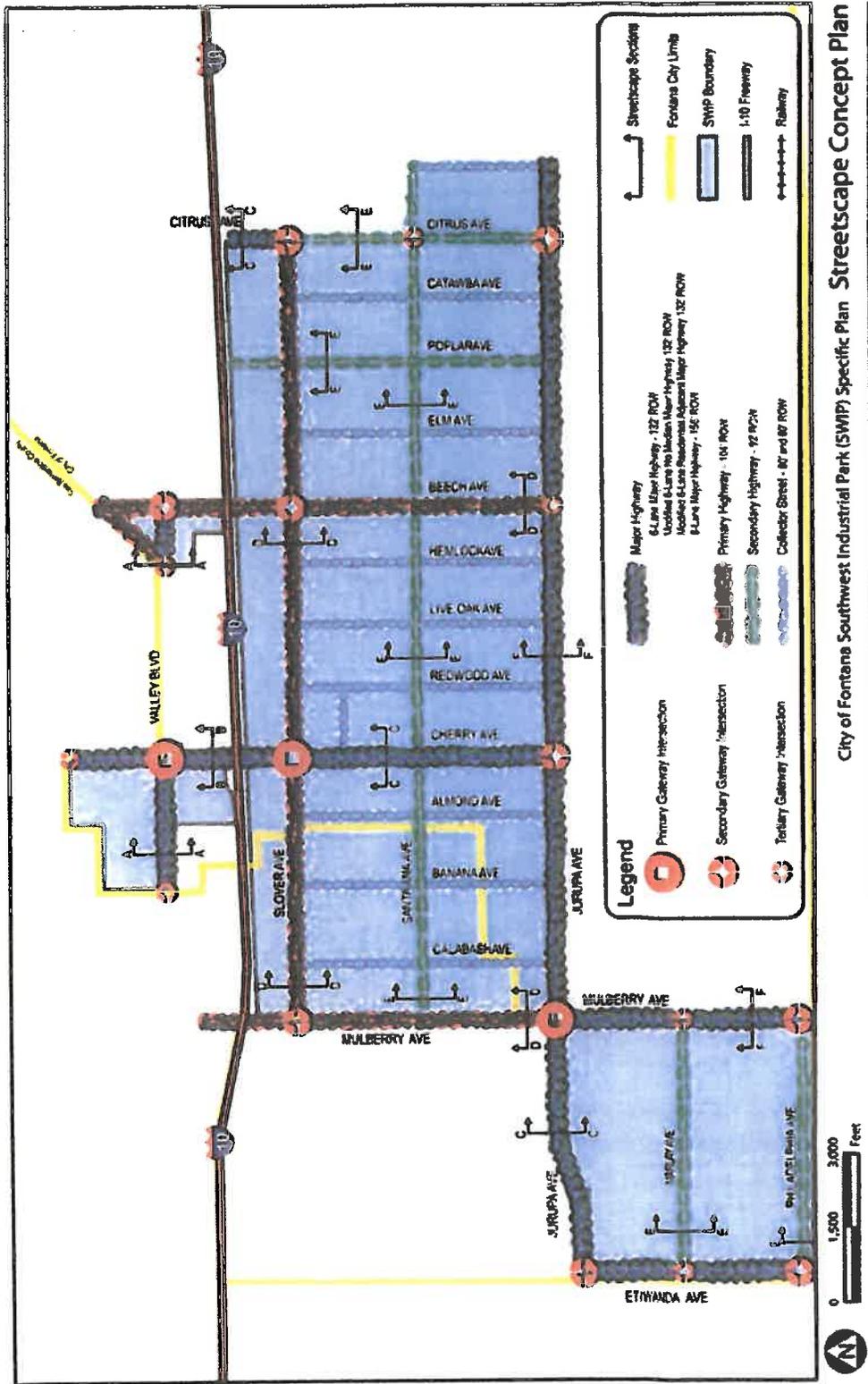


Exhibit 8-1 – Land Use Plan

Southwest Industrial Park Specific Plan
Jurupa South Industrial District



City of Fontana Southwest Industrial Park (SWP) Specific Plan Streetscape Concept Plan

Exhibit B-5 - Streetscape Concept Plan

Southwest Industrial Park Specific Plan
Slover Central Manufacturing District

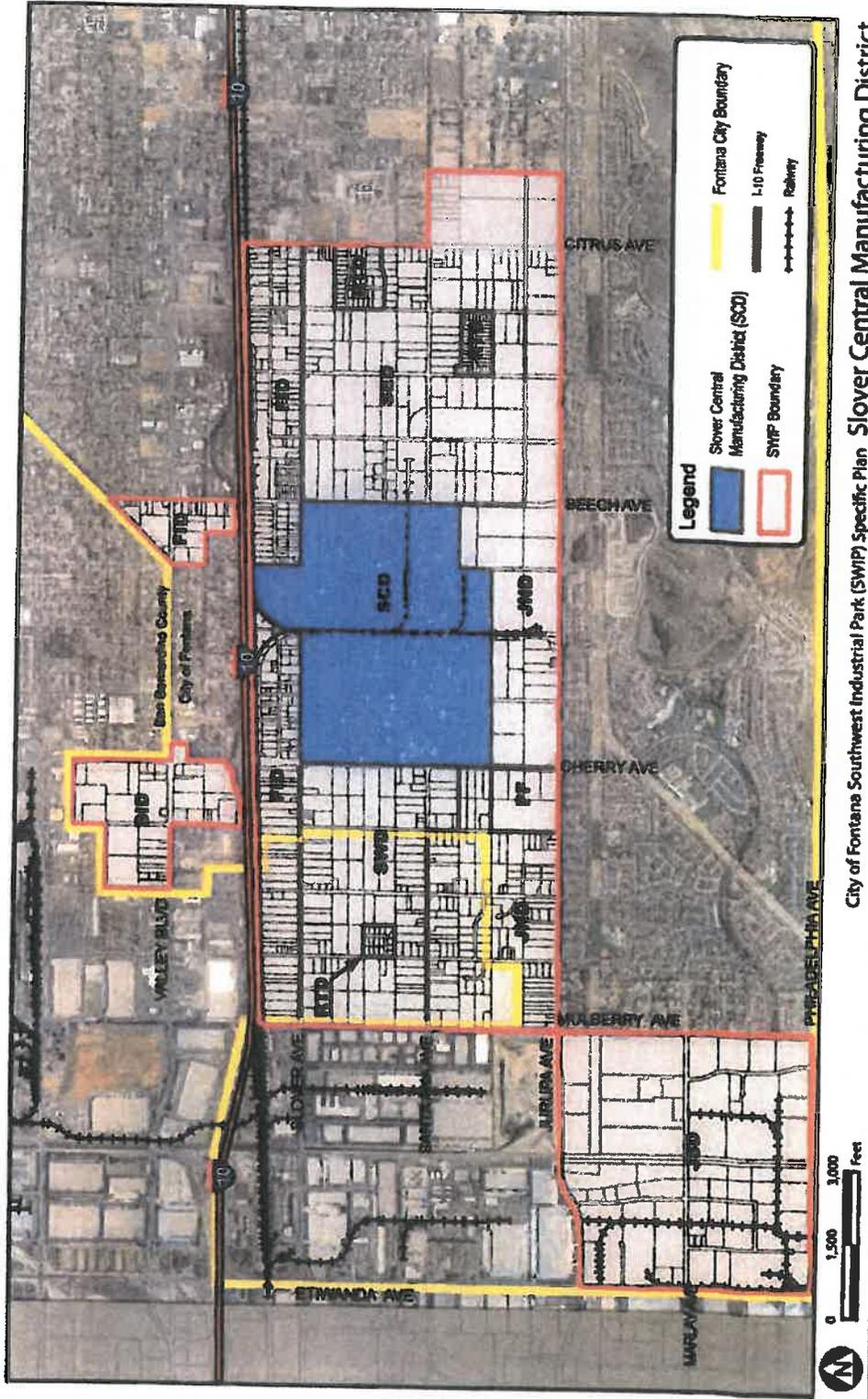


Exhibit 9-1 – Land Use Plan.

Southwest Industrial Park Specific Plan
Slover Central Manufacturing District

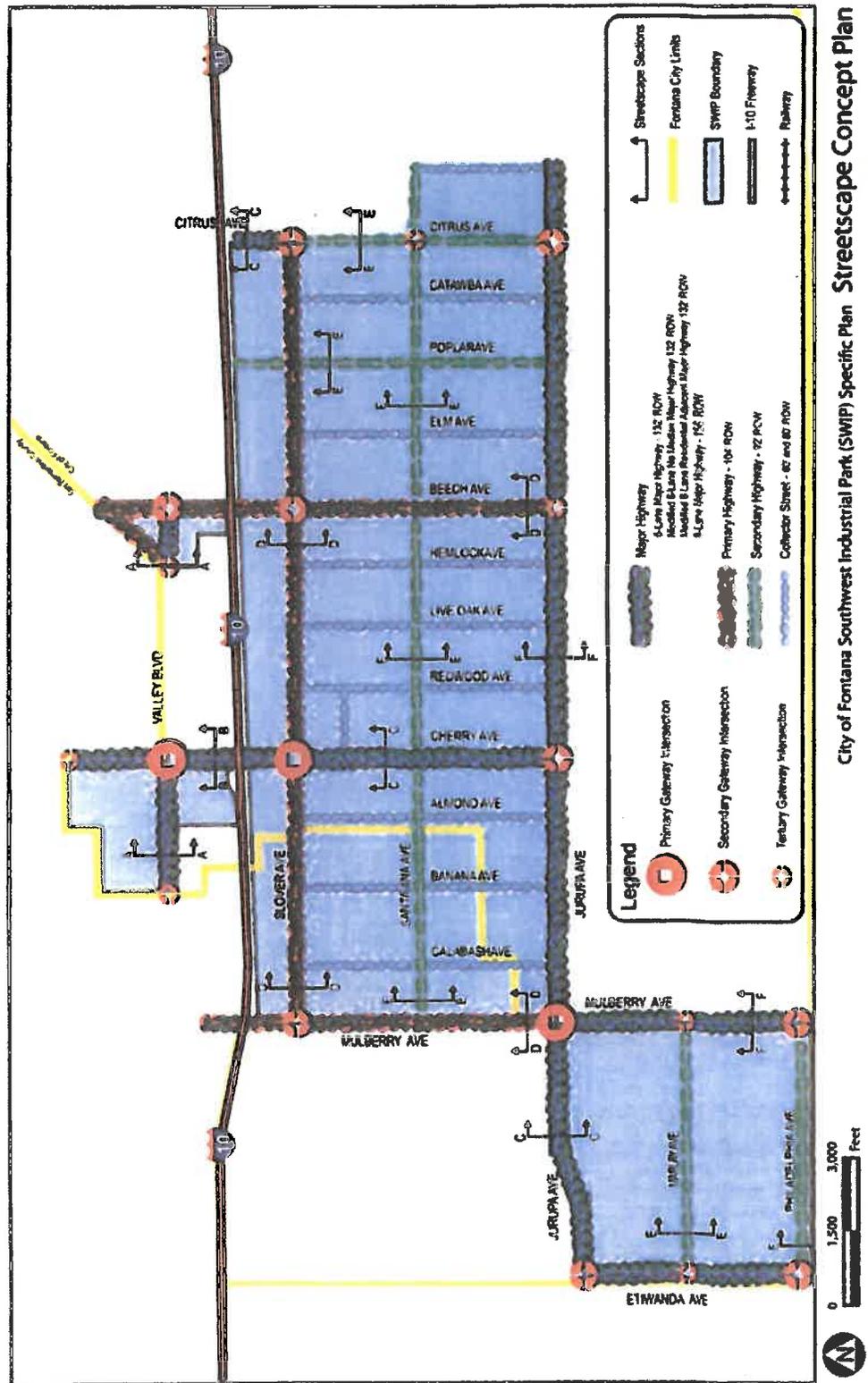


Exhibit 9-5 – Streetscape Concept Plan

Southwest Industrial Park Specific Plan
Slover East Industrial District

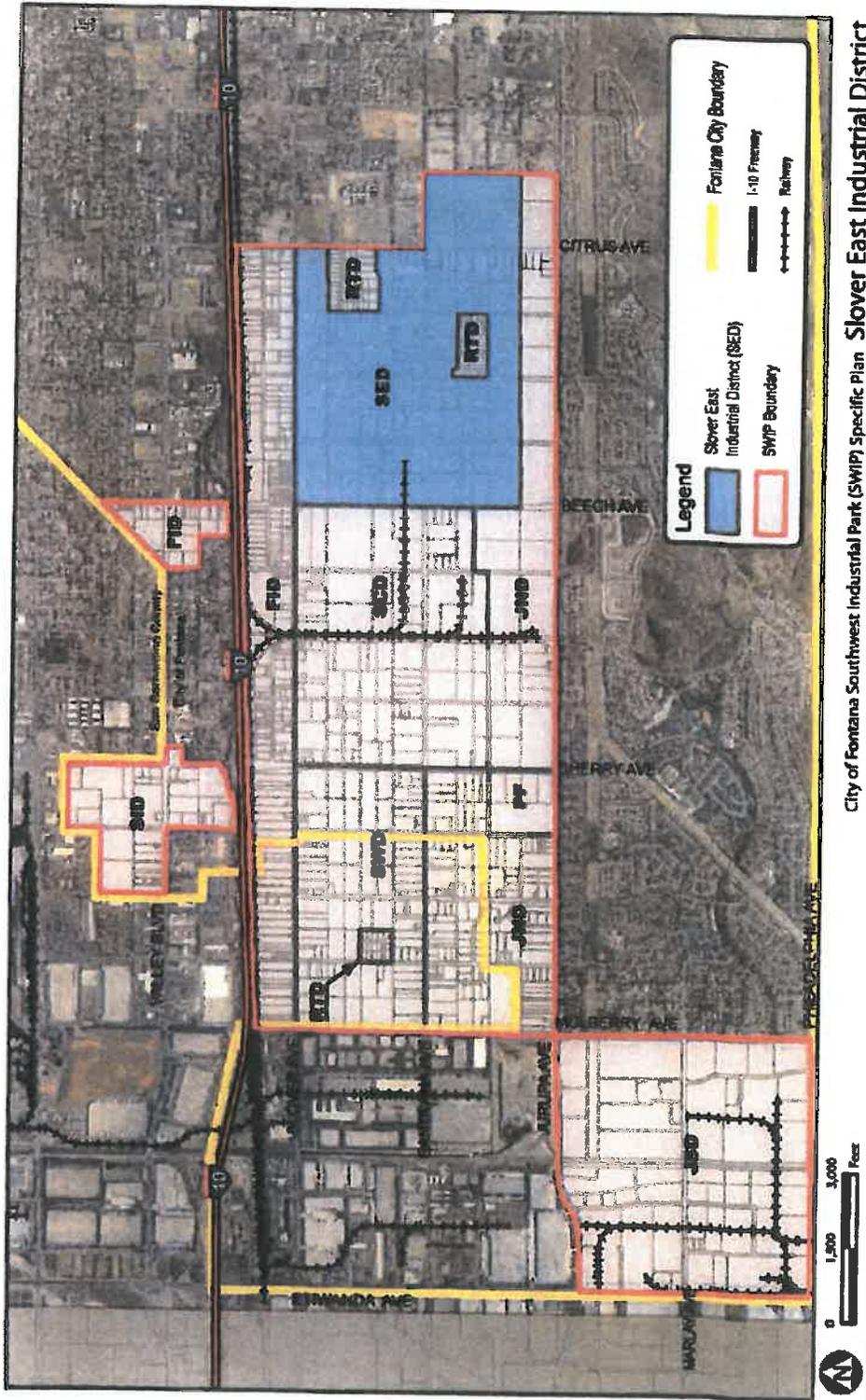
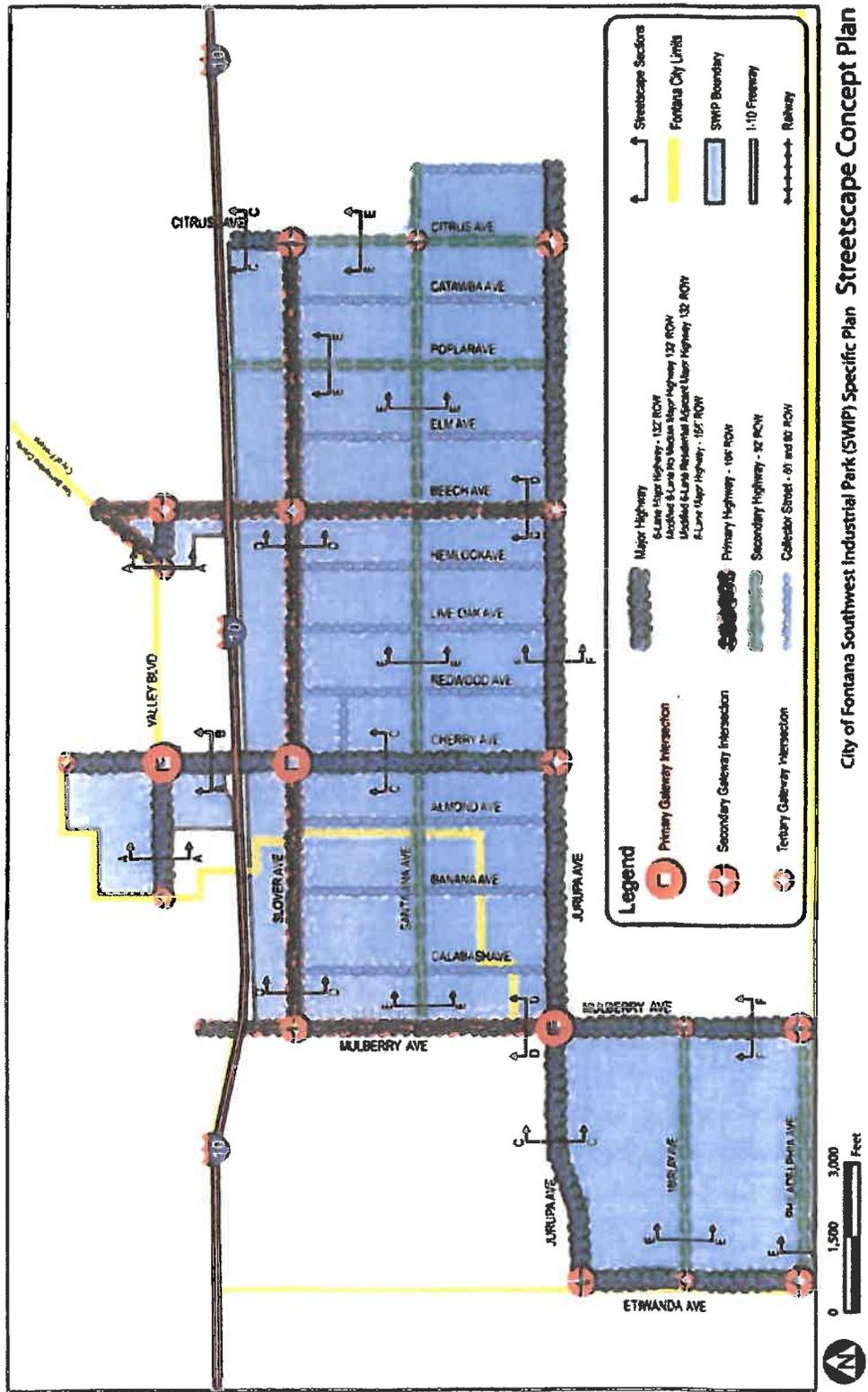


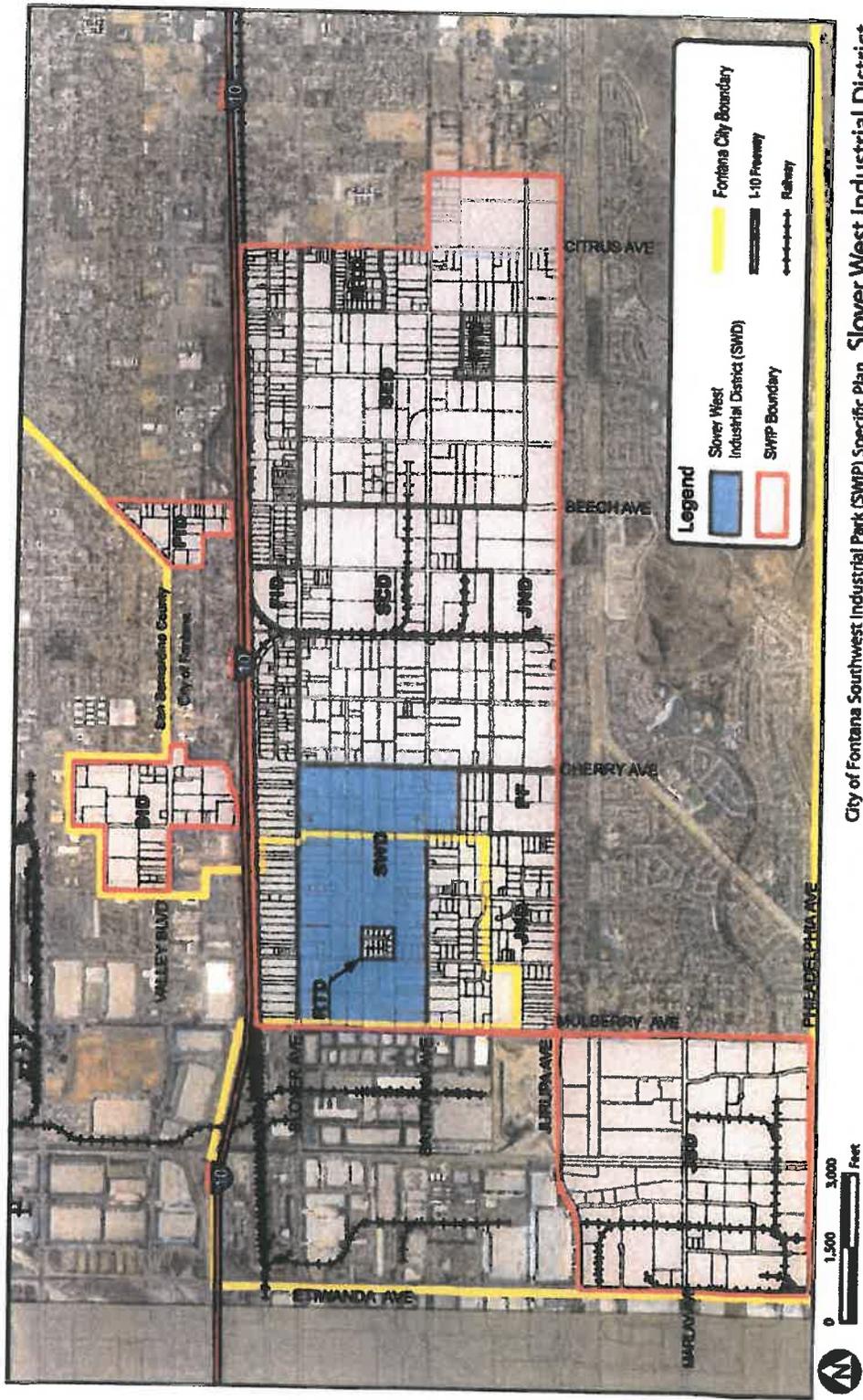
Exhibit 10.1 – Land Use Plan



City of Fontana Southwest Industrial Park (SWIP) Specific Plan Streetscape Concept Plan

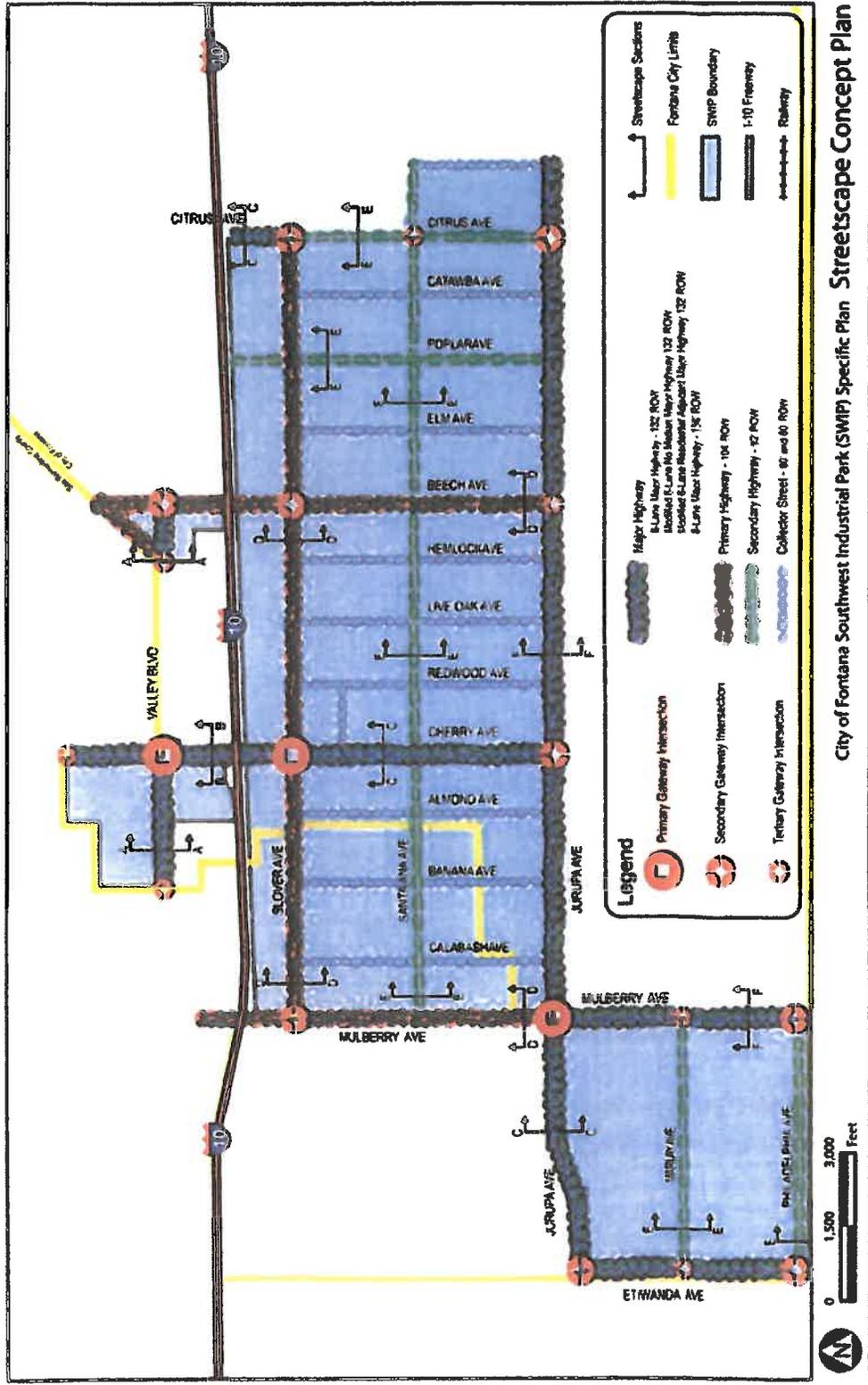
Exhibit 10-5 – Streetscape Concept Plan

Southwest Industrial Park Specific Plan
Slover West Industrial District



City of Fontana Southwest Industrial Park (SWIP) Specific Plan Slover West Industrial District

Southwest Industrial Park Specific Plan
Slover West Industrial District



City of Fontana Southwest Industrial Park (SWIP) Specific Plan Streetscape Concept Plan

Exhibit 11-5 – Streetscape Concept Plan

Southwest Industrial Park Specific Plan
Speedway Industrial District

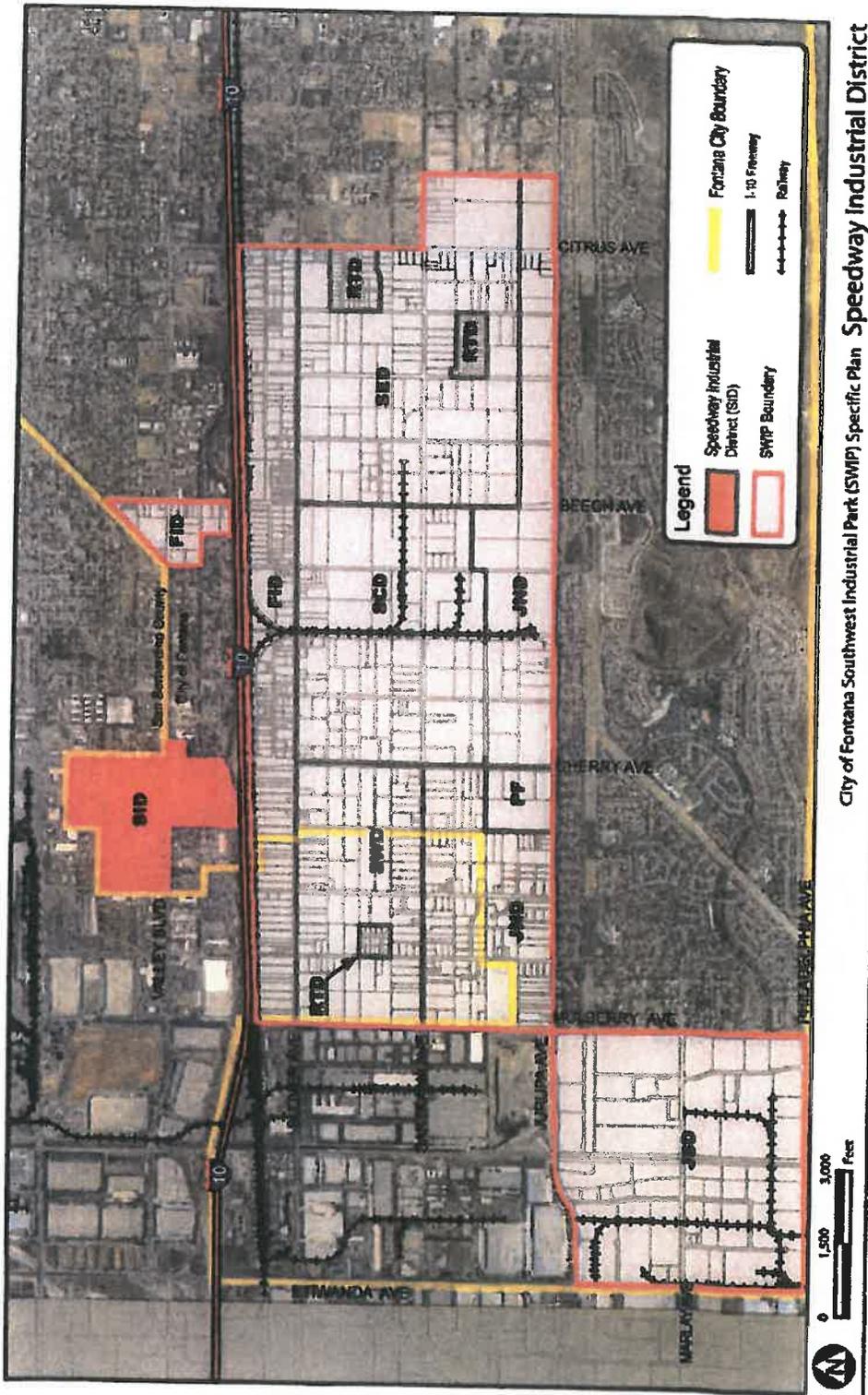


Exhibit 12.1 – Land Use Plan

Southwest Industrial Park Specific Plan
Speedway Industrial District

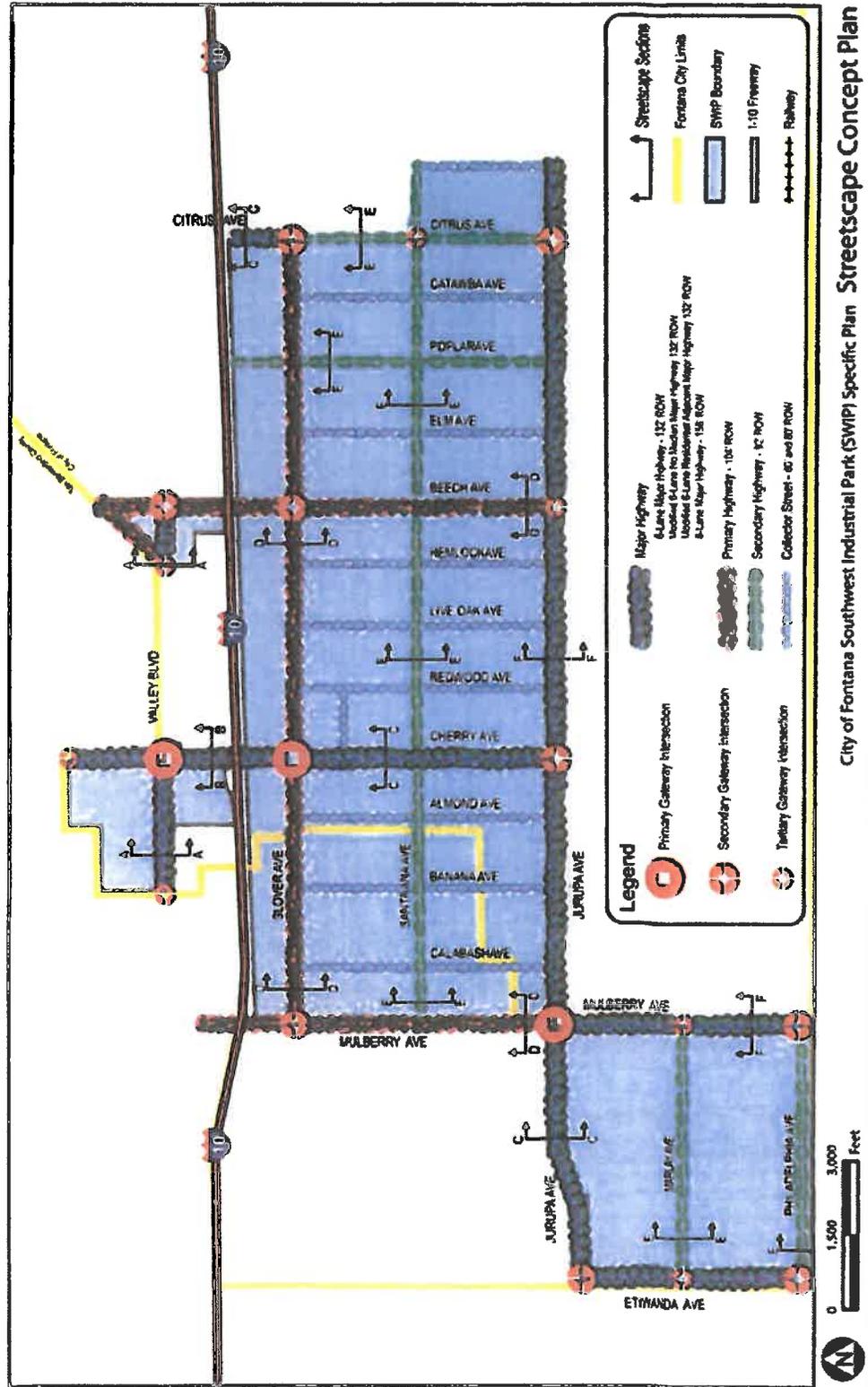


Exhibit 12-5 – Streetscape Concept Plan

Southwest Industrial Park Specific Plan
Residential Truck District

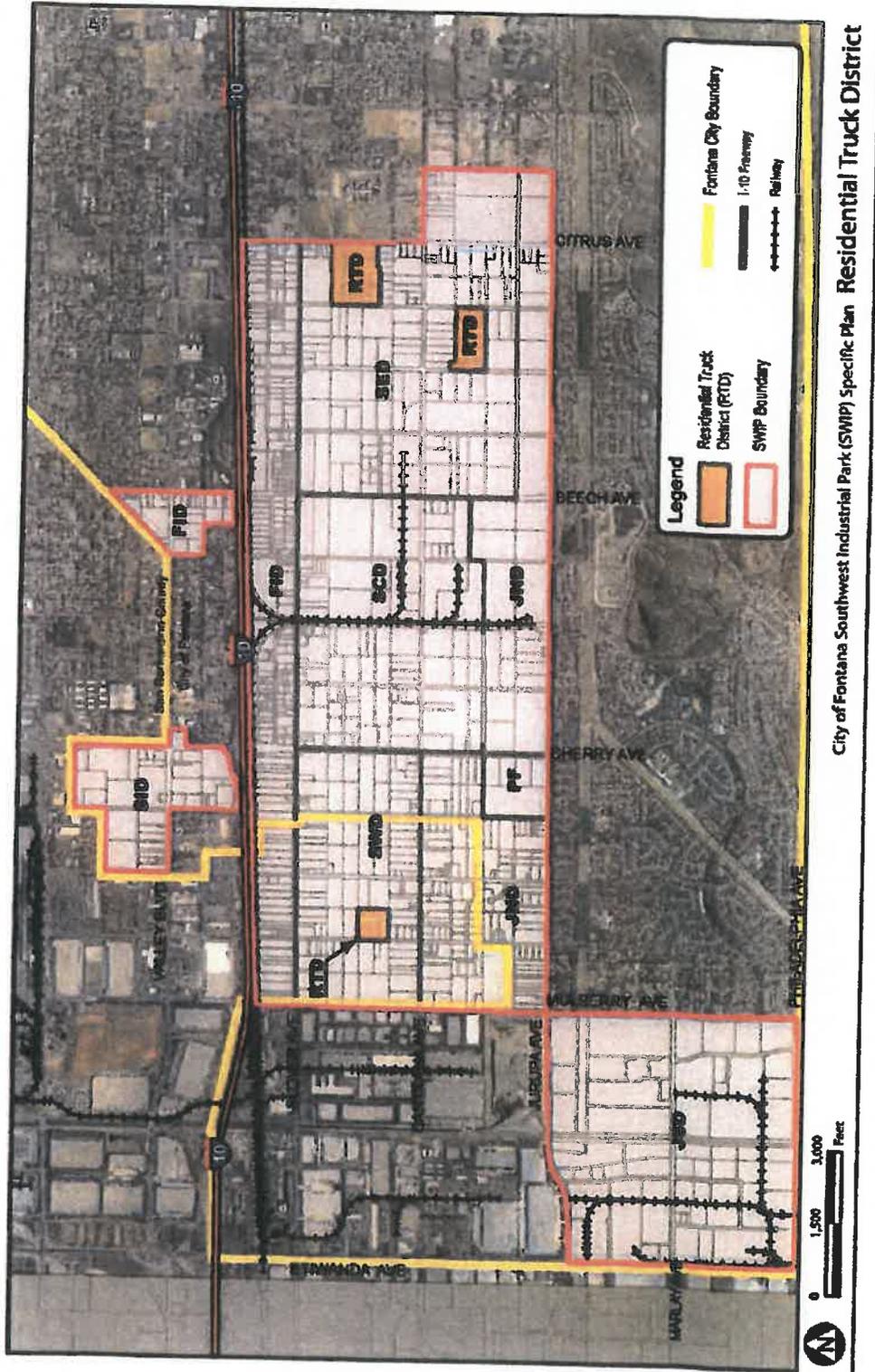


Exhibit 13-1 – Land Use Plan.

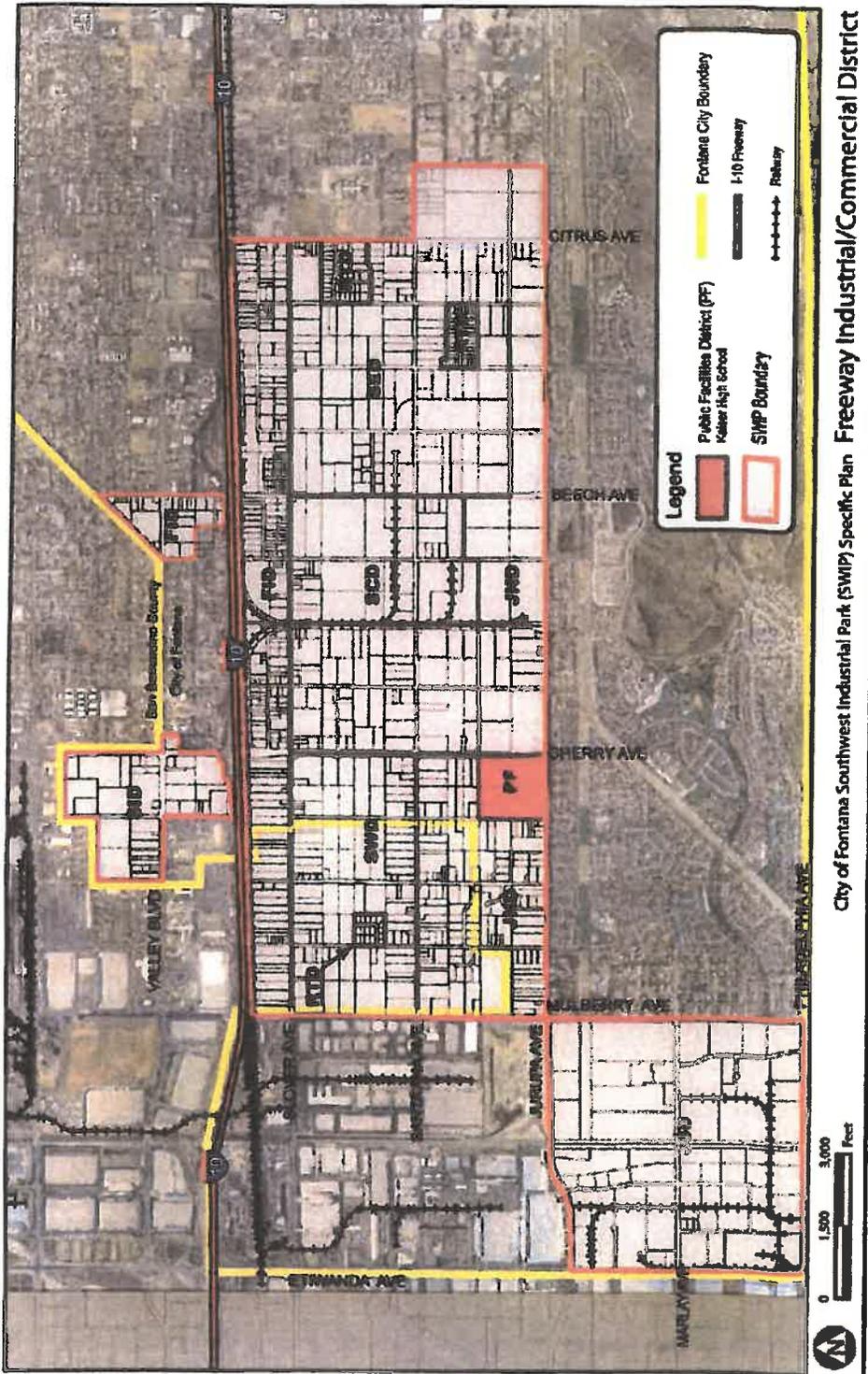


Exhibit 14-1 – Land Use Plan

TO: HERALD NEWS
EMAIL: LEGALS@FONTANAHERALDNEWS.COM
FROM: FONTANA CITY CLERK'S DEPARTMENT
DATE: January 14, 2015

PUBLICATION OF SUMMARY OF PROPOSED ORDINANCE NO. ~~1717~~

PUBLISH ONE TIME ONLY ON OR BEFORE JANUARY 23, 2015. ONE AFFIDAVIT PUBLICATION REQUESTED.

SUMMARY OF PROPOSED ORDINANCE NO. ~~1717~~

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting held on January 13, 2015 in the City Council Chambers, 8353 Sierra Avenue, Fontana, California, considered adoption of **Ordinances:**

Ordinance No. 1714 an Ordinance of the City of Fontana approving Zone Change No. 13-012, a zone change to the Zoning District Map to change approximately 90.45 gross acres of property (APNs: 0255-071-01, 02, 03, 04, 08, 10, 11, 12, 13, 16, 17, 19, 20, 21, 22, 23, 24, 25, 29, 30, 32, 33, 34, 35, 38, 39, 40, 42, 43, 44, 45, 48, 50, 51, 52, and 53, from Residential Planned Community (R-PC) to the Southwest Industrial Park Specific Plan (SWIP), located east of Citrus Avenue encompassing the entire block between Santa Ana Avenue and Jurupa Avenue and Citrus Avenue and Oleander Avenue ; and that the reading of the title constitutes the first reading thereof; and,

Ordinance No. 1715 an Ordinance of the City of Fontana approving Specific Plan Amendment No. 14-002, a request to revise the zoning boundary between the Slover East District (SED) and Jurupa North District (JND); the adjustment will add acreage (approximately 65.9 acres) to the Slover East Industrial District and acreage (approximately 27.7 acres) to the Jurupa North District and that the reading of the title constitutes the first reading thereof; and,

Ordinance No. 1716 an Ordinance of the City of Fontana approving Development Agreement No. 13-001, and that the reading of the title constitutes the first reading thereof; and,

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

CITY COUNCIL OF THE CITY OF FONTANA
Acquanetta Warren, Mayor

Tonia Lewis
City Clerk

TO: HERALD NEWS
EMAIL: LEGALS@FONTANAHERALDNEWS.COM
FROM: FONTANA CITY CLERK'S DEPARTMENT
DATE: January 28, 2015

PUBLICATION OF SUMMARY OF ADOPTED ORDINANCE NO.1714, 1715 and 1716

PUBLISH ONE TIME ONLY ON OR BEFORE FEBRUARY 6, 2015. ONE AFFIDAVIT PUBLICATION REQUESTED.

SUMMARY OF ADOPTED ORDINANCE NO. 1714, 1715 and 1716

NOTICE IS HEREBY GIVEN that the City Council of the City of Fontana, at a Regular Meeting held on January 27, 2015 in the Grover W. Taylor City Council Chambers, 8353 Sierra Avenue, Fontana, California, adopted

Ordinance No. 1714 an Ordinance of the City of Fontana approving Zone Change No. 13-012, a zone change to the Zoning District Map to change approximately 90.45 gross acres of property (APNs: 0255-071-01, 02, 03, 04, 08, 10, 11, 12, 13, 16, 17, 19, 20, 21, 22, 23, 24, 25, 29, 30, 32, 33, 34, 35, 38, 39, 40, 42, 43, 44, 45, 48, 50, 51, 52, and 53, from Residential Planned Community (R-PC) to the Southwest Industrial Park Specific Plan (SWIP), located east of Citrus Avenue encompassing the entire block between Santa Ana Avenue and Jurupa Avenue and Citrus Avenue and Oleander Avenue; and

Ordinance No. 1715 an Ordinance of the City of Fontana approving Specific Plan Amendment No. 14-002, a request to revise the zoning boundary between the Slover East District (SED) and Jurupa North District (JND); the adjustment will add acreage (approximately 65.9 acres) to the Slover East Industrial District and acreage (approximately 27.7 acres) to the Jurupa North District; and

Ordinance No. 1716 an Ordinance of the City of Fontana approving Development Agreement No. 13-001.

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

CITY COUNCIL OF THE CITY OF FONTANA
Acquanetta Warren, Mayor

Tonia Lewis
City Clerk

cf
P.O. #800496