

Etiwanda Heights Neighborhood & Conservation Plan

CITY OF RANCHO CUCAMONGA | ADOPTED OCTOBER 2019

Relationship to General Plan and Other Documents

adopted either by ordinance or by resolution.

This Plan is a regulatory plan that provides the vision and zoning for the parcels in the Plan Area. Subsequent tract or parcel maps, development agreements, local public work Heights Neighborhood & Conservation Plan.

California Code Section 65302.4 authorizes the General Plan, and the zoning ordinances that implement the General Plan, to express community intentions regarding urban form and design. This means that the Etiwanda Heights Neighborhood & Conservation Plan may be used to express those intentions and that it may also provide the zoning and standards for implementation.

General Plan. The current City of Rancho Cucamonga General Plan (General Plan) was last updated in 2010.

The Etiwanda Neighborhood & Conservation Plan is Municipal Code. The provisions contained in this Plan established through the authority granted to the City of constitute the primary land use and development Rancho Cucamonga by California Government Code, Title standards for the Plan Area. These regulations are 7, Division 1, Chapter 3, Article 8, Sections 65450 through applied in addition to the provisions as set forth in the 65457 (Plans). As expressed in California law, Plans may be City of Rancho Cucamonga Municipal Code. As part of the implementation of this Plan, the Etiwanda North Specific Plan (ENSP) shall be amended to excise this Plan Area from the ENSP. The General Plan shall also be amended for consistency with this Plan.

projects, zoning text or map amendments, and any action **CEQA.** The Etiwanda Heights Plan has been prepared requiring ministerial or discretionary approval related to in compliance with the requirements of the California Etiwanda Heights must be consistent with the Etiwanda Environmental Quality Act (CEQA). Pursuant to State and Local CEQA Guidelines, the City of Rancho Cucamonga has prepared an environmental impact report (EIR). The EIR is available for review in the Rancho Cucamonga Planning Department.

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The Making of the Plan

Purpose and Intent of the Plan

This Plan has been prepared to guide land use and shape new development within the Etiwanda Heights Neighborhood & Conservation Plan Area. **The Plan and its regulations, standards and guidelines have been prepared to predictably implement a communitybased vision** for the future of the uniquely valuable foothill area of the City of Rancho Cucamonga.

This Chapter presents the circumstances leading to the preparation of this plan, the process by which analysis, public engagement, planning, and conceptual design work led to the community-based vision for this area, and the planning principles that were derived from that process to inform this plan for balanced conservation and neighborhood development.



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The Opportunity 1.1

The City of Rancho Cucamonga's identity is defined by many factors, key among them its family-centered quality of life, wide range of good housing and employment options, recreational open space amenities, agricultural and rural heritage, and location at the foot of the San Gabriel Mountains with dramatic views of Mt. Baldy and other peaks.

The Etiwanda Heights Plan Area represents a unique opportunity to permanently preserve unspoiled views of the San Gabriel foothills and mountains, permanently conserve rural open space and habitat resources, secure recreational access to the foothills, while providing unique new neighborhoods that reflect Rancho Cucamonga's heritage.

This area has long been under San Bernardino County's jurisdiction, and the County must manage millions of acres of rural land. The City has the interest and the focus to prepare and implement a very special plan for the future of this portion of rural land, taking control of it for future generations

2007: County Declares its Property as Surplus of 1,148 Acres

Starting in the early 20th century, San Bernardino County completed a series of flood control improvements to direct storm water from the San Gabriel Mountains into man-made flood control channels, enabling the development of present-day Rancho Cucamonga. With the completion of the Deer Creek and Day Creek debris basins in 1983, and the flood control channels, and the completion of the Day Creek Diversion Levee, the area to the south of that levee is protected from storm flows and no longer needed for flood control purposes. In 2007, San Bernardino County declared that property surplus and initiated efforts to sell its property.



2008: County Receives Proposals for Surplus Property

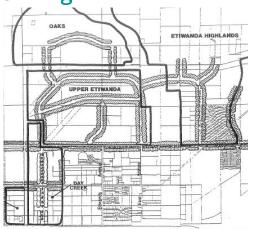
In 2008, the County issued an Request for Proposals (RFP) to solicit proposals from land developers interested in purchasing and developing the surplus property. A number of proposals were received, offering a range of prices for the land and proposing a number of combinations of residential and commercial development, along with open space amenities of various types including golf courses, equestrian centers and various types of parks. However, the Great Recession of 2008-2011 intervened and the County placed the land sale process on hold.



2008: City and County Agree – City to Lead Planning

In the early 1990s, the City of Rancho Cucamonga prepared the Etiwanda North Specific Plan to guide development of the foothill neighborhoods and conservation of foothill open spaces. The City's 2010 General Plan also called for conservation and very low intensity rural development within most of the Plan Area, whereas County zoning is much more permissive.

In 2008, the City approached the County, proposing to lead the planning effort, as this area is in any case perceived as a part of Rancho Cucamonga. The County agreed, creating a partnership in which the City's interest in conserving the foothills aligned with the County's interest in selling their property in the lower Plan Area.



City Goal: Connect and Protect Neighborhoods

Additional City priorities - long part of the City's General Plan - include the completion of Wilson Avenue as a critical east/west corridor through the gap between Day Creek Boulevard and Milliken Avenue, and the extension of a trail network from the foothill neighborhoods into the open space resources of the foothills and San Bernardino National Forest above.

Also, the lower portion of the Plan Area represents a major gap in the existing roadway and trail network, and a large intrusion of very high fire hazard area deep within the existing foothill neighborhoods.

City Goal: Conserve Foothills

The City has long wanted to protect the foothills from patchwork development, and conserve the foothills' unique habitat resources. The cooperative planning process led by the City offered a path to realizing those goals.

Conservation has been underway within this area, including the National Forest to the north, the North Etiwanda Preserve, and other lands conserved as natural open space to mitigate individual development projects in the area. However, the conserved lands are fragmented and the quality of those conservation efforts has been hampered by a lack of financial resources. A plan for the entire area offers the potential for more comprehensive, efficacious and better funded resource management.

Strategy: New Neighborhoods to Fund Conservation

Through the planning and public outreach process outlined in the following pages, it became clear that residents were not interested in being taxed to compensate the County for their surplus property, and fund open space conservation.

Neighborhood development within a limited portion of the lower Plan Area was determined to be the most practical way for the City to take control of the Area and generate funds to help conserve large portions of the upper Plan Area.







1.2 The Planning Process

1. Plan Area Analysis (2015-2016)

In 2015, the City conducted a competitive Request for Proposal (RFP) process and selected a team of consultants to assist City staff in studying the Plan Area and preparing a community-based plan for its future. The team included planners, designers, environmental scientists, transportation planners, engineers and economists.

Starting in May of 2015 and continuing into 2017, City staff and consultant team (collectively, the Team) undertook a comprehensive analysis of existing conditions that must be considered in making a new plan for Etiwanda Heights. This included extensive mapping, field reconnaissance, land and biological surveys and reviews of the General Plan, Etiwanda North Plan and existing City and County zoning regulations.

Those reports are on file with the City Planning Department and available for public review. An overview of the opportunities and constraints identified through that analysis is provided in *Chapter 2*.

2. Interviews & Consultation (2015-2020)

During the same time period, the Team also met with a range of local stakeholders and public agencies to gain a clear understanding of the issues that a plan must resolve. Consultations included representatives of all City departments, County Flood Control and Real Estate, Etiwanda and Alta Loma Elementary School Districts, Chaffey Joint High School District, Cal Fire, California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, Army Corps of Engineers, CalFire, Cucamonga Valley Water District, Inland Empire Utility Agency, Local Agency Formation Commission (LAFCO), the Alta Loma Riding Club, the Ling Yen Mountain Temple and others.

Based on those consultations, expanded environmental surveys were completed, including vegetation mapping of the entire 4,393-acre Plan Area, vegetation surveys, and focused small mammal trapping within the lower Plan Area to determine the presence or absence of the threatened San Bernardino Kangaroo Rat (SBKR), topographic surveys and stormwater flow modeling.

3. Initial Planning Concepts

Based on initial information received, to enable a more focused discussion of issues and alternatives, the Team prepared a series of diagrams and conceptual studies for review and evaluation by City staff, the City's Planning Commission and City Council, the County, and State and Federal regulatory agencies.

The purpose of these studies was to better understand the opportunities and constraints for open space conservation, completion of the street and trail network through the lower Plan Area, and for limited neighborhood development within that area.

4. Community Workshops (2017)

In the fall of 2017, the Team hosted four public workshops within the foothill neighborhoods, intended to share with the community the results of the Plan Area analysis and some initial planning concepts. It became clear during those workshops that the community wanted to take a more active role in defining the planning concepts and alternatives for the Area, so beginning in January 2018 City staff began reaching out to the community to start a fresh conversation about the alternatives for the Area's future. These events are expanded upon in *Chapter 1.3*.

5. Community Re-engagement (2018)

From January - April of 2018, City staff conducted an intensive program of meetings and online surveys to gain a clearer understanding of community concerns and preferences.

The two clearest outcomes of that process were that a) the community favored taking local control of the Plan Area, and b) there was very little support for new taxes to pay for open space conservation. The conclusion was that some neighborhood development in the lower Plan Area would be needed to gain local control, and in May 2018 the City Council directed the Team to work with the community over the summer of 2018 to define a new community-based plan.

Over the course of the summer the Team conducted additional meetings and surveys, prepared new plan alternatives, and surveyed the community regarding its responses to the alternatives. Based on that input, a preferred alternative plan was outlined and presented in a Community Open House in September 2018. These events are expanded upon in *Chapter 1.3*.

6. Draft Plan and EIR

Based on community responses in the Open House, the Team made further refinements to the preferred alternative - along with developing a set of Guiding Principles - as the foundation for a new Etiwanda Heights Neighborhood and Conservation Plan (the Plan) and Environmental Impact Report (EIR). This new Plan will replace the existing North Etiwanda Specific Plan within the Plan boundaries.

From October 2018 through March 2019 the Team prepared a Public Review Draft of those documents. That process included additional review of the General Plan and Etiwanda North Plan, extensive City staff/consultant Team collaboration, traffic analysis, infrastructure planning, environmental analysis, policy consistency analysis, and economic feasibility and fiscal impact analysis.

A Notice of Preparation (NOP) of an environmental impact report (EIR) was published on December 4, 2018 and public comments and government agency comments were received between December 4, 2018 and January 21, 2019. A scoping meeting for the EIR was held on December 12, 2018.



7. Public Review & Hearings

The Draft Etiwanda Heights Neighborhood & Conservation Plan and EIR were made available for public review from April 29 to June 14, 2019. Responses to comments were provided in late June and early July, and Planning Commission hearings will be held during the late summer. The City Council plans to conduct hearings in early fall of 2019. If approved, the Plan will be forwarded to the Local Agency Formation Commission (LAFCO) to initiate the annexation process in fall or winter of 2019.

8. LAFCO Annexation Process

It is anticipated that LAFCO's review and approval process will be completed by the end of 2019 or within the first guarter of 2020.









2008

2008

County initiates efforts to find a development partner for the development of 1,212 acres of surplus land (former flood control land)

2008

Initial discussions with San Bernardino County regarding possible annexation

2009

Proposal delayed due to Great Recession resulting in economic impact on region

2017

2015

City and County agree that City

for this area. City begins a two-

year process to study existing

annexing the unincorporated

land in this northeastern area

conditions and options for

will take the lead in planning

Spring

Oct - Nov

City hosts four community meetings to receive input on initial design considerations for the Specific Plan

Winter

City Council provides direction to staff to revisit initial planning and design concept for the area in response to community input

2018

Mar - Apr

Two community workshops and online surveys to receive community input on community priorities for the area

May 16

City Council provides direction to move forward with a communitybased plan for annexation

July

Plan is named Etiwanda Heights Neighborhood & Conservation Plan

July - September

Pop-up events, stakeholder meetings, and online survey to better understand community preferences for neighborhood and conservation areas

September 21

Open House to share conceptual Plan elements selected by the community

2019

October 2018 - July 2019

Develop Draft Plan & EIR; conduct public review of documents

August - October

Public hearings on Final Specific Plan & EIR

October - December

If Council approves Plan, start annexation proceedings

1.3 Community Engagement

Initial Engagement

May 2015 - December 2016

From May of 2015 through December 2016, the Team met with representatives of all City departments, San Bernardino County planning, flood control and real estate departments, Etiwanda and Alta Loma School Districts, Cucamonga Valley Water District, LAFCO, the California Department of Fish and Wildlife, the U.S. Fish and Wildlife Service, the U.S. Army Corps of Engineers, the Rancho Cucamonga Planning Commission and City Council, and various property owners and community stakeholders.

October - November 2017

The City hosted four community informational sessions in the foothill neighborhoods to present background information and the initial conceptual plan. After the four meetings, it was apparent to City staff that we needed additional time to gather more information from the community on what was and was not acceptable for the annexation area.

As part of the engagement process to determine community priorities, over 600 residents responded via an online survey indicating that 84.7% preferred local control of the land and that **64.4%** support conserving the upper portion of the Plan Area.



After initial informal presentations, City staff determined that it needed more time for further community input.

Community Re-engagement

January - February 2018

After the four workshops in the fall of 2017, City staff met with several small groups and individuals on the initial conceptual plan to clarify concerns. This information was used to plan a more informed and meaningful engagement process.

March - April 2018

In March 2018, 626 residents participated in an online survey indicating that 70.9% support local control and **58.9%** support some level of neighborhood developments under City standards to mitigate the costs to conserve as much open space as possible.

On March 22, 2018, Community Workshop #1 was held at Central Park involving approximately 100 community members. Participants were organized/seated around 16 numbered tables (of approximately 6-8 participants per table). Following an opening summary of work completed to date and workshop objectives, facilitators led the group through two "Table Activities" to identify community priorities for the Plan Area.

Community Members ranked their top priorities. A preliminary list of 20 "Possible Community Priorities" was provided to each table, with the invitation to identify new/ alternative priorities if they so wished. Each table was given five colored dots to be used to identify their top five priorities on a large poster to consolidate and summarize the top priority trends of the larger group. Community members expanded the list with, "No Commercial, 1/2 to 1-Acre Homes, 1-Acre Lots Minimum, No Apartments, and No Condos."

April 2018 Pop Ups

Between April 5 and April 12, 2018, the City conducted 11 pop-up events throughout the city to gather community input as a follow up to the March 22, 2018 Community Workshop. This was an opportunity for Question & Answer sessions, and to inform the community about the Virtual Workshop and Community Workshop #2.

April Virtual Workshop: The Virtual Workshop was available on the City's website, emailed to topic subscribers, and posted on social media. A total of 264 surveys were submitted. The rankings and expanded list were evaluated through the Virtual Workshop.

Join Us for COMMUNITY INPUT AND DISCUSSION

e a part of the conversation and help us craft a vision and plan for the future of the s North Eastern Sphere of Influence. Two community meetings are scheduled whe

Community Meetings

March 22, 2018 & April 19, 2018 6:30 - 8:30 pm

Central Park - Rancho Cucamonga Hall 11200 Base Line Rd • Rancho Cucamonga

What is NESAP?

The North Eastern Sphere Annexation Proposal, or NESAP area, extends from Haven Avenue, easterly to the City's boundary with Fontana, and from the northerly City limits to the National Forest boundary.

The NESAP area contains a total of approximately 4,300 acres. This area will include the development of a Specific Plan, General Plan Amendment, Zoning Map Amendment, Etiwando North Specific Plan Amendment, and all related environmenta documentation. Initial design considerations maintain the northerly approximately 3,100 acres as a "conservation priority area", and approximately 1,200 acres of "development priority area" in the southerly portion generally located between Milliker Avenue and Day Creek Boulevard, north of Banyan Street.

The NESAP Annexation Process

his portion of the process does not include any land development proposal.	wwv
uture development proposals within the NESAP area will be subject o the City's development review process and any and all applicable levelopment standards.	For questions please conta Tom Grahn
Development of the NESAP area is a long term 10-20 year process. Without annexation, current County zoning could allow for levelopment that would not be consistent with the City's zoning transaction	Associate Pla City of Ranch 10500 Civic (909) 774-4 Tom.Grahn@

Have you seen the Facebook LIVE discussion staff hosted sharing background and 'things we've heard" – go to our City Facebook Page to watch the video.

Sample poster advertising Community Input Meetings



March 2018 Workshop





Visit www.CityofRC.us/NESAP

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CityofRC.us	and to







March 2018 Online Survey

NORTH EASTERN SPHERE ANNEXATION PROPOSAL (NESAP) **POP-UP WORKSHOP SCHEDULE**

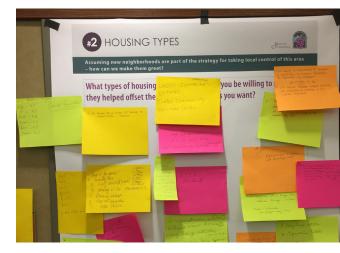
DATE	TIME	ACTIVITY/EVENT	LOCATION	
Thursday, April 5	8 a.m 2 p.m.	Playschool, V.I.P. Club/V.I.P. Bingo, Senior Nutrition Program	Central Park (Lobby) 11200 Base Line Rd., Rancho Cucamonga	
	Noon - 1 p.m.	Rancho Cucamonga Chamber of Commerce Business Connection Network Luncheon	Central Park (Goldy S. Lewis Comm. Ctr) 11200 Base Line Rd., Rancho Cucamonga	
Friday April 6	8:30 a.m 9:30 a.m.	West End Real Estate Professionals (WEREP)	Central Park (Goldy S. Lewis Comm. Ctr) 11200 Base Line Rd., Rancho Cucamonga	
	10 a.m 2 p.m	Victoria Gardens Farmers' Market	Victoria Gardens South Mainstreet, Rancho Cucamonga	
Saturday April 7	9 a.m 2 p.m.	Terra Vista Farmers' Market	Terra Vista Town Center 10808 Foothill Blvd., Rancho Cucamonga	
	1 p.m 3 p.m.	Ready Open Play	Biane Library (Rotunda) 12505 Cultural Center Dr., Rancho Cucamonga	
	3 p.m 5 p.m.	Hamilton Brewery - Cat Adoption Event	Hamilton Family Brewery 9757 7th St., Suite 802, Rancho Cucamonga	
Monday April 9	10 a.m 2 p.m.	Chaffey College	Chaffey College (in the Quad) 5885 Haven Ave., Rancho Cucamonga	
Tuesday April 10	10 a.m Noon	Paul A. Biane Library	Biane Library (Rotunda) 12505 Cultural Ctr. Dr., Rancho Cucamonga	
Wednesday April 11	10 a.m Noon	Archibald Library	Archibald Library 7368 Archibald Ave., Rancho Cucamonga	
Thursday April 12	6 p.m 8 p.m.	RC Quakes Baseball, Opening Night	LoanMart Field at the Epicenter Sports Complex 8404 Rochester Ave., Rancho Cucamonga	
Thursday April 19	6:30 p.m 8:30 p.m.	Community Workshop #2	Central Park (Goldy S. Lewis Comm. Ctr.) Rancho Cucamonga Hall 11200 Base Line Rd., Rancho Cucamonga	

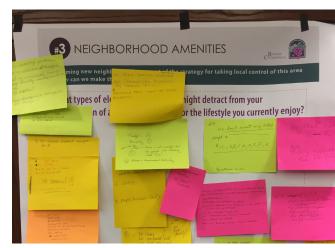
Throughout April 2018, public workshops were conducted frequently in many locations.

Community Workshop #2: This workshop was held at Central Park on April 19, 2018 with a turnout of approximately 230 Community Members, with participants organized/ seated around tables (of approximately 8 participants per table). Following an opening summary of the annexation proposal, a recap of outreach efforts completed to date (with a general summary of results) and the goals for the

workshop. Facilitators led the group through three "Table Discussions", 20-minute sessions to answer three questions (focused on Open Space Types, Neighborhood Types, and Neighborhood Amenities) designed to solicit refinements to the community priorities and preferences for the Plan Area expressed in previous outreach/engagement efforts.







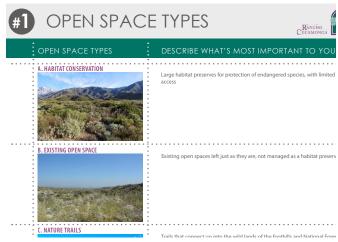
Each Table Group provided its answers to the three questions on a large post-it note that was stuck to three large-format posters for the entire group to view each response at the end of the workshop.

Housing Type Possibilities SURROUNDING LOT SIZES

	The Heights As Hisnen View Essan	1	3	Rancho Etivanda Estatet Hig
	Deer Creek (North)		Acre 2	
		2	3	- LC
LOT AREA	Deer Creek	4	4	Rancho Etiwanda
8 DUA (<6,000)	(Deven)			Estates (University Plan)
6 DUA (6,000 - 8,400)	4		6	
4 DUA (8,400 - 11,000)	Bonyon St	deel.	° /	action St
3 DUA (11,000 - 16,500)	SANSARE MAN	I SHOT	6	
2 DUA (16,500 - 22,000)		Vintage Highl	under D	Carriage Est
I.5 DUA (22,000 - 36,000)	6	HAR TO		
I DUA (36,000 - 60,000)				
1.5 Acres (>60,000)	(210)			

ORTH EASTERN SPHERE ANNEXATION PROPOSAL





Following a presentation, Table Groups led by facilitators answered questions about Open Space Types, Housing Types, and Neighborhood Amenities.





Throughout 2018, pop-up outreach events were conducted in a variety of public spaces and at various times to maximize flexibility.

May - September 2018

On May 16, 2018, the City Council directed Staff to continue working with the community on a plan for neighborhoods and conservation in the northeastern area of the City.

Pop Up Events: During July, August, and September, the City hosted nine pop-up outreach events engaging with over 800 community members. At each of these events, participants were given informational materials, were able to discuss discussed the annexation proposal with City staff, and take a dot survey. For the dot survey, participants were given stickers and were invited to respond to questions on four different boards. Participants were asked to place a dot next to their top responses. In addition, they were offered an area on each board to suggest additional answers. The dot surveys illuminated what community members value helped inform preparation of the online survey.

Small Group Meetings: Also during this period, the City met with four different small groups to learn about their preferences for various types of housing, parks, and neighborhood amenities. The groups represent unique perspectives on the future of the Etiwanda Heights Neighborhood & Conservation Plan Area.

- Campeones para la Comunidad (Community Champions), August 21, 2018: The Community Champions is a group of Latino residents who provide leadership training and encourage participation in local government.
- Healthy Rancho Cucamonga Steering Committee, August 28, 2018: The Healthy Rancho Cucamonga Steering Committee is made up of residents, businesses, non-profit agencies, City and County staff, hospitals and community groups. The committee focuses their work on the City's health priorities as identified by residents.
- Healthy RC Youth Leaders, August 29, 2018: The Healthy RC Youth Leaders give teens a meaningful voice and focus on health issues that matter to youth.
- Home Owner Association Leadership, August 29, 2018: The Home Owner Association small group is made up of residents who live near the Etiwanda Heights Neighborhood & Conservation Plan Area to the west.

The Healthy RC Community Champions Meeting: During a regularly scheduled Healthy RC Community Champions meeting, the Etiwanda Heights Neighborhood & Conservation Plan was included in the agenda. Following a background presentation, attendees were shown a series of images and asked to rank them using green, yellow or red cards - green indicating a positive response, yellow a neutral, and red a negative response. They were asked to respond based on how well the image fit the character of Rancho Cucamonga and if it would be appropriate in the Etiwanda Heights neighborhoods. The general responses are described below:

- All uses gained mostly green response.
- · Housing with front porches and trees, and the idea of a town square/central gathering space both received noticeably stronger responses.
- · Townhomes received green responses, but a few yellow and red responses were given, with some participants noting the noise and other nuisances generated by living in close proximity to neighbors.
- · Participants noted that estate and larger homes elevate the community overall, but that they are inaccessible to most.

Open House, September 21, 2018: The City hosted an open house to share concepts and gather input for the Etiwanda Heights Neighborhood & Conservation Plan. The open house attracted about 200 people. Of those, 92 people shared their name and contact information, **38** people submitted comment cards, and three people signed up for a talking session with staff. The open house was organized around five stations.

Station 1: Background & Overview

Station 2: Neighborhood Framework

Station 3: Conservation & Open Space

Station 4: Housing & Streets

Station 5: Community-Serving Amenities & Activities

Participants were given a guide and comment card and asked to record their input on the materials at Stations 2-4. Their responses for each are included on subsequent pages.

Social Media/Digital Engagement

Between October 2017 and February 2019, social media and other digital communication were used to achieve a priority to inform and engage with as many community members as possible. Being sensitive to the busy lives of our residents, virtual workshops and other digital engagement events were held to ensure those that were not able to attend inperson workshops were still able to receive information, ask questions, and provide feedback.

Using various digital survey tools, Facebook, Facebook LIVE, Twitter, Instagram, Nextdoor, videos and eNews, over 200,000 digital impressions were tallied with a reach of nearly **89,000**.1

Between May and July of 2019, the City utilized these tools to reach the community regarding the naming of the what had previously been referred to as the Central Greenway. Via Instagram story, votes were collected over a 24-hour period, resulting in over 1,000 impressions, nearly 800 views, and **107** votes. Based on this input, the greenway was renamed Camino de las Alturas.



The City engaging with the public during September 2018 Open House



Notes

Impressions are the number of times content was 1 displayed, whether clicked or not. *Reach* is the total number of people who saw the content.

1.4 Vision for Etiwanda Heights



Community Vision

The Community Vision emerging from the planning process - as a synthesis of analysis, General Plan policy review, City Council direction, and community input – is for large quantities of conserved rural and natural open space in the northern portion of the Plan Area, underwritten by and in balance with high quality neighborhood development in the southerly areas already surrounded by existing neighborhoods.

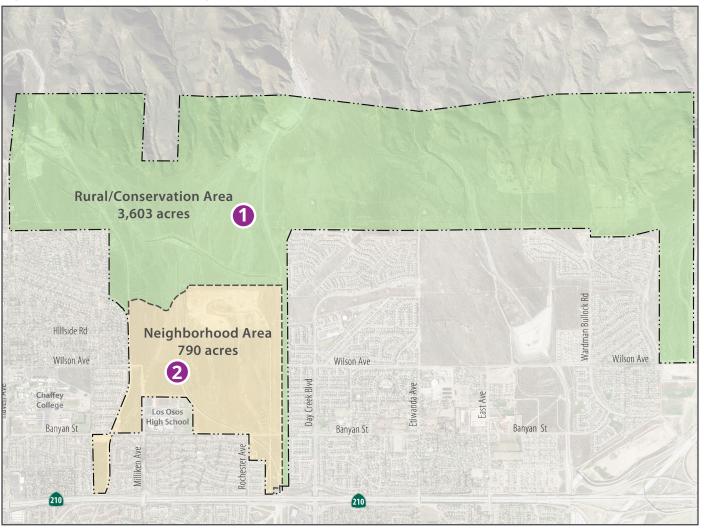
These two Areas will comprise the Plan: The Rural/ Conservation Area (RCA) north of the Day Creek Diversion Levee, and the Neighborhood Area (NA) south of the Day Creek Diversion Levee. Each Area is described in detail on the following Chapters.







Figure 1.4 Conservation vs. Neighborhood Area







Neighborhood Area: Central to the open space strategies for Etiwanda Heights is extending the characteristics of the foothills into the neighborhoods through an interwoven open space network.

Rural Conservation Area



Rural Open Space and Habitat Conservation: The top community priority expressed throughout the planning process was open space retention, habitat conservation, and recreational access. The Plan addresses this priority in the following ways:

- A. **Conserving as much open space land as feasible**, protecting it from patchwork residential development, conserving and enhancing natural habitats, and providing controlled recreational and educational access to it.
- B. **Generating conservation funding** by targeting habitat mitigation fees from neighborhood development for its acquisition, conservation, restoration, maintenance, and management.
- C. Prioritizing the conservation of lands adjacent to the existing North Etiwanda Preserve to secure larger continuous areas of better-connected habitat, with improved levels of conservation management.
- D. Ensuring that only **limited quantities of rural housing** can be built within the Rural/Conservation Area and that they are designed in a manner which enhances the rural character, reduces impacts on natural habitats, and respects property rights.
- E. Extending open space corridors and trails from foothill open spaces down into the neighborhoods below, in the form of enhanced flood control and utility corridor trails and a large central greenway weaving park space and stormwater management through the neighborhoods and within a comfortable walk of every residence.
- F. **Providing a variety of parks, greens, playgrounds and playfields** within and adjacent to every neighborhood, with at least one park or green within a safe and pleasant walk of every home.

Neighborhood Area



Unique, Amenity Rich Neighborhoods: Both the General Plan and community input emphasize the importance of providing a variety of living environments for a range of family sizes, ages, and preferred lifestyle. Accordingly, the vision for Etiwanda Heights includes:

- A. Neighborhoods with beautiful walkable streets that provide safe, comfortable and beautiful pedestrian, bicycle and in many cases equestrian routes to trails, parks, and community amenities and gathering spaces.
 E. Neighborhoods particularly well suited to and attainable by families with children, offering parks, trails and a school within a safe, comfortable walk or bike ride.
- B. **Very large lot equestrian homes**, with strong semirural design character, consistent with their adjacency to the rural open spaces of the foothills above, existing neighborhoods to the west, and the heritage of Etiwanda and Alta Loma.
- C. **Homes in walkable neighborhoods** that emphasize views of the mountains above and valley below.
- D. **Neighborhoods geared toward older individuals** seeking a healthy active lifestyle within reach of recreational and local retail amenities.

- ii-F. Neighborhood-serving shops and restaurantsin a location with convenient access by residents of
existing and new neighborhoods, on foot, by bicycle,
on horseback, and by car.
 - G. Neighborhoods that also include smaller detached and attached single-family homes, particularly surrounding the neighborhood shops, and around selected parks and open spaces.
 - H. Homes and landscapes that reflect the heritage of Etiwanda and Alta Loma, and that front the streets with well-landscaped front yards and welcoming entries as envisioned by the 1991 Etiwanda North Plan,

1.5 Guiding Principles

The following Guiding Principles were prepared based on the community input and Vision emerging from the September 2018 Community Open House, summarized above in *Chapter 1.3*.

Based on that Vision and these Guiding Principles, the Team prepared a series of conceptual development studies to explore site organization, development intensity, and use mix alternatives to achieve the expected outcome. Those studies in turn informed a Regulating Plan (See Chapter 5) that forms the physical armature and organization for the land use regulations, multi-modal mobility standards, and urban and architectural design guidelines within the Plan Area.



Local Control



3 Active Healthy Living



2 Open Space Conservation



4 Fiscal Responsibility



Public Safety 5



6 Unique Sense of Place







Based on the City's initial discussions with the County in 2008 and thorough public engagement processes during 2017 and 2018, the City desires to take land use control of the Plan Area to ensure that future conservation and limited development meet with the City's high standards.

Strategies

- To gain land use control, the City must annex the Plan Area through the Local Agency Formation Commission (LAFCO) process.
- To gain County support for the process, the County's surplus property must have a reasonable market value, which means an appropriate level of development.
- The vehicle for such an agreement and annexation process must be a Plan that reflects the community's vision for the future of the Area.
- LAFCO must find that the Plan is feasible, which in this case must be a balance of conservation of foothill open space with limited new neighborhood development to help fund the conservation and to ensure that it is fiscally sustainable to Rancho Cucamonga.

Strategies

- open space.
- environment.
- space resources.







Open Space Conservation

Community sentiment clearly favors conserving as much of the Plan Area as rural open space and habitat conservation as feasible.

· Permanently conserve the maximum feasible amount of contiguous natural habitat and rural

· Balance conservation objectives with recreational and educational access, financial feasibility, and respect for property rights.

• Adopt clear rural development standards and design guidelines to ensure that limited low intensity residential development is compatible with the surrounding rural and natural

Designate and fund a well-qualified conservation management entity (Land Manager) to acquire, conserve, restore and manage habitat and open

Active Healthy Living

Provide a clear vision and user-friendly standards and guidelines for the location, type, amount, scale, and design character of new development in the Etiwanda Heights Plan Area, with a focus on landscape conservation, preserving open space within neighborhoods and connecting residents to the foothills through a network of new and existing trails.

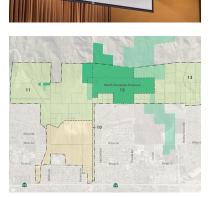
Strategies

- Extend the City's pedestrian, bicycle and equestrian trail networks to connect existing and new neighborhoods to one another and to the foothill open spaces above.
- Provide a range of housing opportunities for families of many ages, sizes and lifestyles.
- Locate a variety of sizes and types of neighborhood parks, greens, playgrounds and playfields throughout the neighborhoods, and within a safe, pleasant walk of every home.
- · Organize neighborhoods around a network of complete streets that provide safe, comfortable walking and biking routes and beautiful community gathering spaces.
- Locate small neighborhood-serving shops and restaurants for convenient access on foot, on horseback, by bike, or by car.
- Capture storm water to contribute towards groundwater recharge and manage the quantity and quality of flows using sustainable best practices.

future.

Strategies

- lands above.
- self-sustaining.











21 | ETIWANDA HEIGHTS NEIGHBORHOOD & CONSERVATION PLAN

Fiscal Responsibility

Define a strategy for development that supports conservation objectives for the rural Etiwanda Heights foothills area. New development must make preservation of natural landscape feasible and fiscally self-sustaining at the local level beyond the foreseeable

• Ensure that conservation and neighborhood development pay their own way and do not place new tax burdens on existing residents.

· Enable enough neighborhood development in the lower portions of the Plan Area to generate sufficient funds for the acquisition, conservation, restoration, and management of the conservation

• Provide enough sales tax generating shops and restaurants to offset the cost of services for the housing and to ensure the overall Plan is fiscally

Public Safety

Provide connections from existing neighborhoods and streets into the Plan, ensuring access and prioritizing multi-modal safety - designated bike lanes, pedestrian-friendly sidewalks, and limited equestrian paths - while designing safe neighborhoods, complete stormwater management plans and natural fire-safety buffers to mitigate risks of wildfire spread.

Strategies

- Ensure that new and existing neighborhoods are protected from flood, wildfire, and geological hazards.
- Connect Wilson and Rochester Avenues through the Plan Area to complete the Foothill Neighborhoods circulation framework and improve access for emergency vehicles.
- Create a street network that both enhances access for police and fire and reduces traffic safety risks for pedestrians, bicyclists, equestrians, and drivers.



Unique Sense of Place

Emphasize the natural amenities of the Etiwanda Heights area - mountain views, foothill trails, etc. - with streets oriented toward peaks, networks of green spaces, and plentiful parks, while respecting the character of existing neighborhoods.

Strategies

- below.
- and Alta Loma.
- and trails









• Plan and design new neighborhoods to emphasize views of the mountains above and the valley

· Ensure that new neighborhood edges are compatible with existing adjacent neighborhoods and respect existing viewsheds.

• Provide high quality design standards to ensure that the buildings and landscapes of Etiwanda Heights reflect the unique heritage of Etiwanda

• Create extensive networks of parks, open space

• Provide high quality neighborhoods serving a variety of housing needs, ensuring that the Plan provides unique residential opportunities that are presently lacking in the area

Acknowledgments

We would like the acknowledge and thank the many members of the community of Rancho Cucamonga who gave their time to provide us with invaluable information, insights and input throughout the planning process. Their specific, local perspectives have been critical to the development of the Plan, and we look forward to their continued input as the Plan is finalized.

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Planning & Historic Preservation Commission

Tony Guglielmo, Chairman Ray Wimberly, Vice-Chairman Francisco Oaxaca, Commissioner Lou Muñoz, Commissioner Bryan Dopp, Commissioner

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* Indicates person no longer with the listed organization.

** Our dear friend and colleague Bill Dennis sadly passed away in August 2018. Throughout his lifetime of work, Bill's exceptional urban design abilities have added priceless value to the built environment, and it is with sincere gratitude that his contributions to the urban design vision of the Etiwanda Heights Neighborhood & Conservation Plan are acknowledged here.

*** Our longtime friend and colleague Stan Hoffman passed away suddenly in July 2019, just as the EHNCP and supporting analyses were nearly complete. For many years, the City of Rancho Cucamonga and many members of the consultant team have relied on Stan's careful and thorough analysis of financial and fiscal dimensions of complex urban development projects and proposals, and we all miss him. We gratefully acknowledge the invaluable role that he and his very capable staff – who continue complete his firm's work on the EHNCP – have made to help the team ensure that the community's imperative that the EHNCP should "pay its own way" will be met.

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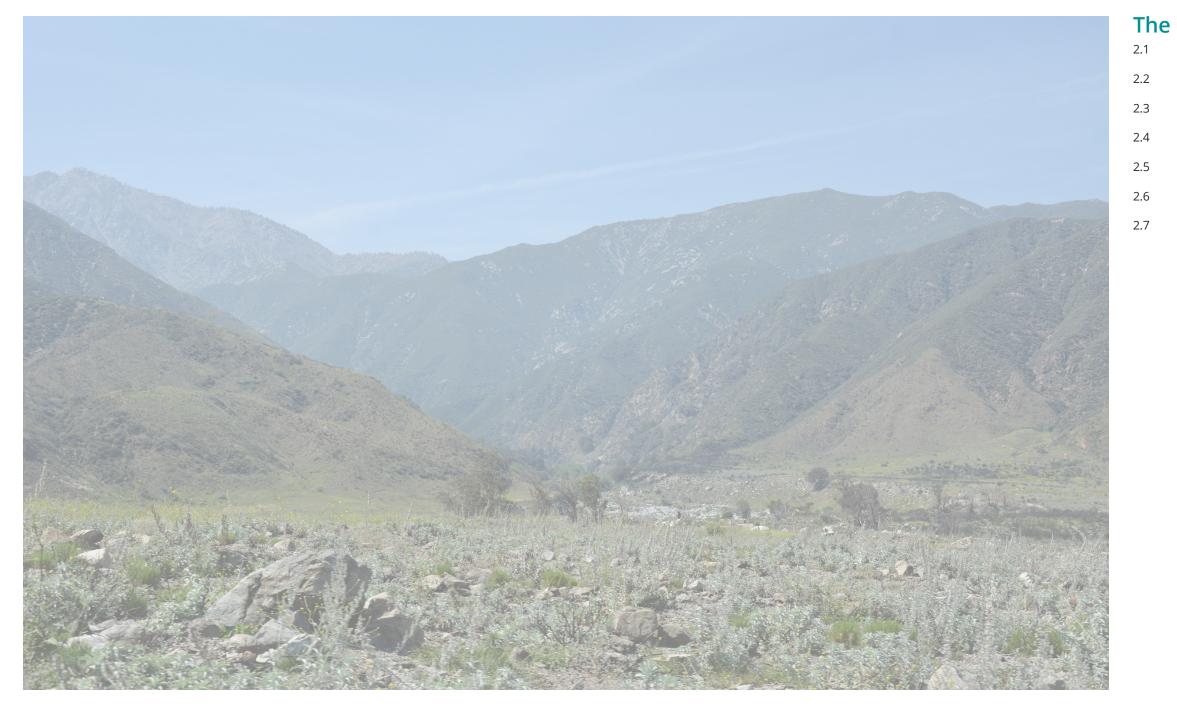
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2 Setting & Context



The Chapter Covers:

Regional Context
Plan Area & Context
Physical Setting
Environmental Setting
Mobility Setting
Market Setting
Regulatory Setting

2.1 Regional Context



San Gabriel Mountains



Victoria Gardens



Comfortable Neighborhoods



Rural and Agrarian landscape

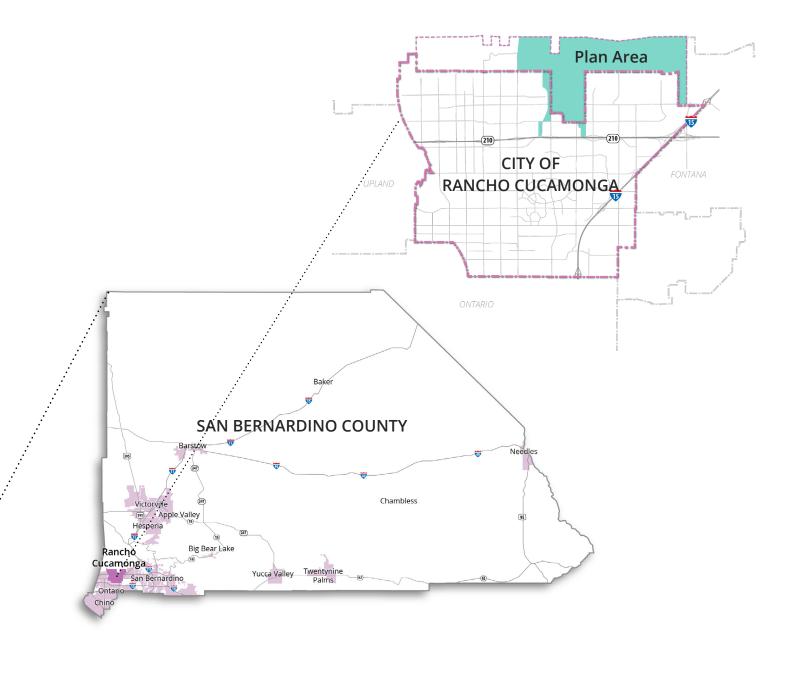
Overview

The City of Rancho Cucamonga is located in the southwest corner of San Bernardino County, along the southerly foot of the San Gabriel Mountains and the San Bernardino National Forest. A growing City of almost 180,000, **Rancho Cucamonga is well known and widely respected for its quality of life, family-friendly neighborhoods, strong employment base, regionally significant retail centers, and active outdoor lifestyles.**

Regional access is provided by the I-210 Foothill Freeway, the I-15 Ontario Freeway, the 1-10 San Bernardino Freeway, and Metrolink's San Bernardino Line running in the Santa Fe Railroad right of way.

The Plan Area is located in the northeasterly corner of the City's sphere of influence, including a large gap in the fabric north of Banyan Street of the City's upscale foothill neighborhoods. Major north-south thoroughfares providing access to the area include Milliken Avenue, Day Creek Boulevard, Rochester Avenue, Etiwanda Avenue and Haven Avenue. East-west access is provided by Banyan Street and Wilson Avenue.

CALIFORNIA .



2.2 Plan Area & Context

Etiwanda Heights Plan Area

The 4,393-acre Etiwanda Heights Neighborhood & Conservation Plan Area is located in the northeast corner of Rancho Cucamonga's planning area, almost entirely within unincorporated San Bernardino County.

The Plan Area is bounded on the west by rural development in unincorporated County land, on the north by the San Bernardino National Forest, on the east by the City of Fontana, and to the south by Rancho Cucamonga's existing foothill neighborhoods.

Just to the west side of the Area and south of Wilson Ave is Chaffey College. Los Osos High School is surrounded on three sides by the Plan Area, and on the south by Banyan Street.

Key physical characteristics of the Plan Area and existing development within it are highlighted on the map to the right by 1-7 and described in the following pages.

3,494 acres of the Plan Area lie within the 1992 Etiwanda North Specific Plan Area, as shown in *Figure 2.2*.

- **1** San Bernardino National Forest: Over 800,000 acres of permanent conservation.
- **2** *North Etiwanda Preserve:* 652 acres of habitat conservation within the Plan Area.
- **3** *Flood Control Facilities:* Deer and Day Creek debris basins, channels and levee.
- **4** Closed Gravel Mine: Former Lehigh Hanson Gravel Mine
- **5** Los Osos High School: Serving Etiwanda Heights and Foothill neighborhoods.
- 6 Chaffey College: One of the Inland Empire's oldest and most distinguished junior colleges, within an easy walk or bike ride of the parks and shops of Etiwanda heights
- **Residential Neighborhoods:** Foothill neighborhoods.
- EHNCP Boundaries
- City Boundaries
- Etiwanda North Specific Plan (ENSP) Boundaries
- EHNCP land currently within City Limits





Figure 2.2: Plan Area & Context

Physical Setting 2.3



Deer Creek Canvon



Floor Control Channel



Edge Neighborhoods

A. Natural Context

Like the rest of the foothill neighborhoods in Etiwanda, Alta Loma, Fontana to the east and Upland to the west, the Plan Area is characterized by alluvial fans from the San Gabriel Mountains. Within the Rural/ Conservation Area the terrain slopes of 30% and more are typical, with alluvial fans sloping from 20% to 10% to the south. In the Neighborhood Area, slopes range from 7% at the Diversion Levee down to about 5% at Banyan Street.

A number of canyons discharge stormwater and debris into the alluvial fans, including Deer Creek Canyon to the west and Day Creek Canyon in the center of the Plan Area. Stormwater flows from these two canyons historically drained through the lower portion of the Plan Area and onward down into the area now occupied by the neighborhoods south of Banyan Street and what is now the center of Rancho Cucamonga.

Starting in the early 20th century a series of flood control improvements were made to direct those stormwaters into man-made channels. With the completion of the Deer Creek and Day Creek debris basins and flood control channels and the completion of the Day Creek Diversion Levee, the area to the south of that levee is protected from storm flows and no longer needed for flood control purposes. San Bernardino County has declared the property surplus and desires to sell it in order to fund future flood control facilities.

Opportunities and Challenges

The greatest opportunity for this Plan is to protect the rural open space character and natural habitat of the large majority of the Plan Area. This has been envisioned and emphasized by the General Plan for many years, was the primary impetus for the City to take charge of planning the area, and the most consistent message coming from community in the public meetings and workshops in this planning process.

This opportunity was catalyzed by the County's success in protecting the lower Plan Area from flood hazard, rendering it available for limited neighborhood development, which can, in turn, underwrite much of the cost of conservation.

B. Urban Context

The lower portion of the Plan Area is bounded on three sides by existing neighborhoods and on the north by the Diversion Levee. Two major streets that are planned to extend through the Plan Area – the east-west Wilson Avenue and north-south Rochester Avenue currently terminate into the Plan Area. The neighborhood street networks in adjoining neighborhoods provide limited opportunities for street or trail connections.

The surrounding neighborhoods are typical suburban housing tracts, with lots and homes varying in size from 8 dwellings per acre to the south, to 4 and 6 acres per dwelling to the east and west, down to 1 and 2 dwellings per acre in some areas north of Chaffey College.

These include:

B. street and trail connections to Mirador Drive, Lemon Avenue and Marbella Drive in the southwest corner of the Neighborhood Area;

C. a new street to the north of Banyan Street aligning with Mt. Baldy Place to the south:

D. new street connections to Vintage Drive and Thunder Mountain Avenue in the southeast corner of the Neighborhood Area; and

northeast portion of the Plan Area through the Southern California Edison transmission line easement to Day Creek Boulevard north of Day Creek Intermediate School.

E. a new street connecting from the

To ensure compatibility of new and existing homes along the edges of new neighborhoods, new homes should be compatible in general size, scale and character, and should not face toward existing homes. Particularly along the west neighborhood edge, new homes can be set back from the Day Creek Channel, with enhanced landscaping along the east edge of the Day Creek Trail to improve the comfort and appearance of the trail and buffer views of new homes from existing homes and yards.

Opportunities and Challenges

Opportunities for greater access from existing neighborhoods to new neighborhoods parks and trails will be available under the Plan (see *Chapter 4.2*).

A. a trail connection to the eastern end of Ranch Road in the northwest corner of the Neighborhood Area;



East Neighborhood Edge



West Neighborhood Edge



Trail Connections

2.4 Environmental Setting



RAFSS



Natural flora



Grasslands

A. Biology and Hydrology

The biology and topography of the Plan Area have been shaped over many thousands of years by the stormwater and debris flows from the San Gabriel Mountains. The annual rains, bringing with them water, sediments, and nutrients, established the vegetation and animal communities that inhabited the alluvial fan; the episodic large flows from major storm events shaped the terrain.

Major vegetation communities within the Plan Area include Riversidean Alluvial Fan Sage Scrub (RAFSS) of various subtypes, Chapparal, Oak Woodland, and Grasslands. Fauna include a wide range of birds, herbivores and carnivores commonly found in Southern California foothills and mountains.

Of particular interest are two special status animal species - the San Bernardino kangaroo rat (SBKR) and the coastal California gnatcatcher (CCG) – and several special status plant species. Also of concern are specific vegetation types associated with SBKR and CCG, RAFSS in particular.

As summarized in a Biological Existing Conditions Report and Etiwanda Heights Neighborhood & Conservation Plan Environmental Impact Report (EIR) extensive vegetation mapping and focused small mammal trapping were conducted of the Neighborhood Area and adjacent 375-acre area to the north. Both documents are on file with the Rancho Cucamonga Planning Department.

Small mammal trapping over hundreds of trap nights in the most likely areas for habitation were all negative for SBKR, leading to the conclusion, supported by a long history of other efforts, including the elimination of episodic storm flows, that the area is no longer inhabited. Vegetation surveys found the quality of RAFSS below the Diversion Levee -

the preferred habitat for SBKR - to be generally compromised and declining since the seasonal storm flows that fed it with sediments and nutrients have long been cut off.

The quality of the remaining natural habitats varies significantly, from virtually undisturbed in northerly portions of the Plan Area, to somewhat compromised by construction of flood control channels. power lines and roads, to significantly compromised by stormwater diversion, gravel mining, and human access in the lower area south of the Diversion Levee.

The areas north of the foothill neighborhoods - with the exceptions of the debris basin areas at the canyon mouths, the concrete flood control channels, and the transmission line corridors - are relatively undisturbed alluvial fan terrain, with generally intact vegetation communities. A few properties have already been developed with rural housing; recreational access is minimally managed, resulting in additional habitat disturbance.

the Within existing foothill neighborhoods those natural habitats have been substantially removed. Human interventions outside those neighborhoods have included flood control improvements and associated roadways, regional electrical transmission lines and associated roadways, rural residences and associated roadways.

Opportunities and Challenges

Protecting the Rural/Conservation Area from further degradation due to patchwork residential development and unmanaged recreational access is a long-standing objective of the City. The central portion of that area is already protected to a degree by its designation as the North Etiwanda Preserve, and this Plan offers the opportunity to expand the Preserve with enhanced conservation and restoration practices.

Neighborhood development within the lower portion of the Plan Area offers the potential for significant financial resources to underwrite conservation. New policies and development standards offer the opportunity to ensure that future development minimizes negative impacts on the area's rural character and habitat quality.



Edge neighborhoods



Intact vegetation communities



Rural trails



Valley/canyon conditions



Water and sediment deposit



Sediment-rich dry creeks

B. Cultural Resources

A study was completed for the Plan Area to document the potential for negative impacts to cultural resources. Research included review of information available in the California Historical Resources Information System (CHRIS) a records search at the South Central Coastal Information Center (SCCIC), correspondence with the Native American Heritage Commission (NAHC), correspondence with Native American individuals and/or tribal organizations provided by the NAHC, an intensive pedestrian survey, and evaluation of significance of identified resources.

Records searches revealed some sites with potentially significant resources within the Rural/Conservation Area, and none within the Neighborhood Area. Furthermore, the Area was found to be highly disturbed from high velocity colluvial events (flash floods, erosion) and thus has a low sensitivity for the discovery of significant archaeological resources. No further work regarding archaeological resources is recommended for the Neighborhood Area.

Opportunities and Challenges

The potentially significant sites within the Rural/Conservation Area have been mapped and documented in a confidential report on file with the City Planning Department for the protection of the resources. Any future development within the Rural/Conservation Area will be reviewed against those records and appropriate mitigation measures applied. This represents a further potential constraint to new development in the Rural/Conservation Area and additional incentive for conservation. The lack of such resources within the Neighborhood Area removes a potential constraint to neighborhood development within that area that is prioritized for new development.

C. Mineral Resources

Based on the alluvial processes at work over many millennia, the foothill alluvial fans and riverbeds of the Inland Empire are a rich source of sand and gravel for the construction industry. The Deer and Day Creek Alluvial Fans were no exception, and Hanson Aggregates extracted sand and gravel from a large mine within the Neighborhood Area from 1992 to 2012, when they found it no longer to be economically viable, completing the closure process in 2014.

Opportunities and Challenges

The Hanson Aggregate Mine has been closed and has left a large disturbed area devoid of habitat. This disturbed area provides for an opportunity for development without adverse biological impacts. This former gravel mine however was left in such an altered condition such that significant terrain modifications will need to be needed to create a buildable area.

D. Fire Hazard

Wildfires pose a risk to all of California's cities, particularly those adjacent to wild open spaces. Most of the land in the Plan has been identified by Cal Fire as a very high fire hazard severity zone. The entire Plan Area is within the Rancho Cucamonga Fire District's designated Wildland-Urban Interface Fire Area. That designation extends approximately 1,000 feet into the northerly portions of most of the existing neighborhoods to the east and west of the Neighborhood Area, based on the potential for wind-driven fire to ignite buildings and landscape within those neighborhoods. The region's relatively high temperatures, low humidity, low precipitation, and Santa Ana winds create conditions conducive to wildfires.

Opportunities and Challenges

As was the case during and following the construction of existing neighborhoods to the east and west of the Neighborhood Area, the Very High Fire Hazard designation will remain on the entire Plan Area - including the Neighborhood Area for the foreseeable future. All structures/ landscape within the Plan shall conform to all applicable codes and regulations. In addition, the Master Developer is required to prepare a Fire Master Plan acceptable to the City's Fire Marshal, including but not limited to definition of Fuel Modification buffers around the Neighborhood Area and any future homes within the Rural/Conservation Area, and a Fire Protection Plan. When development within the Plan is complete, the Fire Marshal may or may not amend the Fire Hazard mapping based on conditions at the time. Fuel modification buffers and emergency access roads are required along the north edge of the Neighborhood to assist fire personnel in preventing wildfires from entering the Neighborhoods, and containing structure fires within the Neighborhoods to stop their spreading to the Rural Area.

E. Flood Hazard

As summarized Chapter 2.3.A, flood control improvements constructed over the past century have removed the portion of the Plan Area below the Day Creek Diversion Levee from the 100-year Flood Plain, rendering it available for urban development.

Opportunities and Challenges

The flood protection of the area below the Diversion Levee creates the opportunity for new neighborhoods which in turn creates an opportunity to fund greater conservation within the area above the Levee. Challenges include balancing on-going flood control maintenance operations with conservation goals in the Rural/Conservation Area.



Dry vegetative cover



Floor control measures



Existing roadside swales



Aerial of the site



Granite boulders



Rural/Conservation Area

F. Seismic Hazard

Seismic activity along the Cucamonga Fault defined the break between the San Gabriel Mountains to the north and the valley floor to the south. That fault and associated Alquist-Priolo Earthquake Zones traverse portions of the Plan Area to the north of the existing neighborhoods. A second fault zone, trending southwest to northeast, runs through the southeast corner of the Plan Area, near the intersection of Banyan Street and Rochester Avenue.

Opportunities and Challenges

Neither of these earthquake zones runs through the Neighborhood Area but these Earthquake Zones are a major constraint to development within the Rural/Conservation Area.

G. Geologic Hazard

The northern portions of the Rural/ Conservation Area have the potential for seismically-induced landslides and rockfalls based on slope steepness and the presence of granitic boulders. That hazard is not present in the lower portions of the Rural/Conservation Area, nor in the Neighborhood Area.

Opportunities and Challenges

None of the potential landslide or rockfall areas are within or near the Neighborhood Area, so they present no constraints to neighborhood development. However these zones are present within much of the Rural/Conservation Area and present a significant constraint to development there.



Mountain side conditions



Steep Foothill terrain



Rocky creek conditions

2.5 Mobility Setting



Banyan Street



Milliken Avenue



Wilson Avenue East

A. Roadway Network

As an undeveloped and rural area adjacent to the City of Rancho Cucamonga, the Plan Area currently has very little roadway network. Major roadways available to provide access to the Plan Area are Milliken Avenue, Wilson Avenue, Rochester Avenue, Banyan Street, Day Creek Avenue, and Etiwanda Avenue. Existing roadways within the Plan Area also include Wardman Bullock Road and Dawnridge Drive that provide access to rural properties within the eastern portion of the Area, Hanson Road that provided access to the now closed gravel mine, paved and unpaved service access roads related to flood control facilities and electrical transmission lines. and a few other unpaved private roads.

The plan for the foothill neighborhoods as presented in the General Plan and the Etiwanda North Specific Plan directs that Wilson Avenue and Rochester Avenue be connected through the Plan Area. In the absence of those connections, Banyan Street currently carries a significantly heavier traffic load than it was designed to accommodate.

Opportunities and Challenges

Connecting Wilson Avenue through the current gap and connecting Rochester Avenue northward to Wilson represents a long-standing top-level City priority and a major opportunity for this Plan. Due to the street patterns of existing neighborhoods abutting the Plan Area there are limited opportunities to add new neighborhood to neighborhood connections to relieve congestion on the arterial street network.

Strategies available to reduce trafficrelated congestion and air quality degradation include completing all possible roadway connections, maximizing opportunities for active transportation, and including some neighborhood shops and restaurants to enable existing and future residents to conduct some of their daily errands on foot or horseback, or by bike or a short drive within the neighborhood.

B. Active Transportation

Existing active transportation facilities within and adjacent to the Plan Area include the existing flood control and power line service roads which are currently designated and used as multipurpose trails, multi-purpose trails along Wilson Avenue and Banyan Street, and a number of designated and undesignated trails within the Rural/Conservation area and the North Etiwanda Preserve. Completing, expanding and improving the trail network within the Plan Area is one of the most significant opportunities for this Plan. Recreational access throughout the Plan Area and adjoining neighborhoods has consistently been identified as a top community priority. In accordance with current City policy, a complete network of complete streets – in addition to an expanded and improved network of offstreet trails - has the potential to make the Plan Area an ideal environment for walking, hiking, biking and horse-back riding. Designing and managing the trail system to support the conservation of natural habitats and respect the rights of private property owners is both an opportunity and a challenge facing this Plan.

Opportunities and Challenges



Existing Service Road



Multi-purpose trails



Undesignated trails

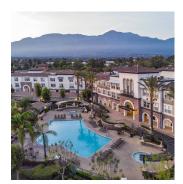
2.6 Market Setting



Single-family detached



Attached housing



Upscale multi-family housing

A. Residential Market

Continuing the market trends that supported the development of the existing foothill neighborhoods and that are currently supporting housing development throughout the City, market studies conducted in 2015 and 2019 confirm strong market support for a wide range of housing types within the Plan Area. These studies identify very strong market support for entry level and moderately priced single-family detached and attached housing, and strong support for more upscale homes and high-quality market rate multi-family housing. Support for very high-end, large lot housing is present but limited, as also evidenced by a significant existing supply of large lots in the neighborhoods to the east and west of the Etiwanda Heights Neighborhood Area that have been entitled for some time but not yet built or sold.

A Market Conditions Report summarizing the real estate market context for the Plan Area as of November 2018 was prepared, and along with other existing conditions reports is available for review in the City Planning Department.

Opportunities and Challenges

Rancho Cucamonga's perennially strong housing market offers the key opportunity for housing development on a limited portion of the Plan Area to help underwrite the permanent conservation of much larger areas. The Plan also offered the opportunity to provide a range of housing opportunities within walkable, amenity-rich neighborhoods that provide residents with easy multimodal access to trails, parks, schools, community gathering spaces, and small shops and restaurants.

B. Commercial Market

A market study conducted in 2015 and updated in 2019 indicates near-term market support for 55,000 to 130,000 square feet of neighborhood-serving shops and restaurants in the Plan Area. This number may be higher under current market conditions. The supportable amount of such uses will be dependent on a number of variables, including their location, timing, mix of tenants, and their quality and design character.

Opportunities and Challenges

The existing foothill neighborhoods represent a significant amount of purchasing power that is currently met only by shopping centers along the 210 freeway and often is scavenged by communities adjoining the City. That purchasing power would be significantly increased by the introduction of new residents within the Plan Area. The potential to locate a small collection of neighborhood-serving shops and restaurants at the intersection of the newly completed Wilson Avenue and Rochester Avenue extensions represents an opportunity to capture a share of those purchases while generating much less traffic per errand than current conditions. This will also expand the City's sales tax base to help offset the increased cost of services for the future Etiwanda Heights Neighborhood & Conservation Plan neighborhoods.



Cafe integrated into a park



Restaurant porch dining



Town Square amenities

Regulatory Setting 2.7



North Etiwanda Preserve



Preserved Rural Open Space



Trail Designation

A. General Plan

Current General Plan designations within the Plan Area include conservation, open space, hillside residential, and flood control/utility corridor. Except for Subarea 1 – a 33-acre area south of Banyan Street and west of the Deer Creek flood control channel - the Neighborhood Area (NA) below the Day Creek Diversion Levee is currently designated flood control/ utility corridor.

Corridors along the east and west edges of this area must remain so designated to accommodate the Deer Creek flood control channel along the west edge, and the Day Creek flood control channel and Southern California Edison transmission lines along the east edge. The remainder of this area was historically subject to flooding and was needed for flood control operations, but upstream improvements have protected it from flooding, rendering it surplus property that the County desires to sell in order to fund future flood control facilities.

The Community Design Framework identifies multiple view corridors facing north or northwest into and through the Plan Area toward the foothills. San Gabriel Mountains, and San Bernardino National Forest. The Public Facilities chapter identifies a community park on the west boundary of the site at Wilson Drive, major trail connecting northward from Banyan Drive at Rochester Avenue to the foothills.

Opportunities and Challenges

The General Plan designation of the 790-acre Neighborhood Area south of the Diversion Levee will be changed from flood control/utility corridor to neighborhood land use designations, to recognize the change in status of this area, and to ensure consistency with this Plan.

The Neighborhood Area will be designated with 4 new walkable neighborhood regulating zones to implement the Vision presented in *Chapter 4*.

The remaining 3,603 acres of the Plan Area will be designated as the Rural/ Conservation Area, and rezoned with Open Space zones consistent with existing General Plan Open Space designations. These designations – along with the standards, policies and programs of this Plan - are intended to ensure the maximum feasible habitat conservation and rural open space preservation.

The General Plan calls for a community park just south of Wilson Avenue at the edge of the existing neighborhood to the Neighborhood Area. Residents of that area expressed concern about a large park at that location, so a large community park (Camino de las Alturas) is located in the center of the Neighborhood Area, drawing the open space character of the Rural/Conservation Area into the neighborhoods below and providing trails to and views of the Rural/Conservation Area from the Neighborhood Area.

The General Plan also calls for a regional park in the center of the Neighborhood Area. However, based on very clear community sentiment, concerned with traffic noise and fiscal impacts, a regional park is not included in this Plan. In place of such a park, the Plan provides for the 40-acre greenway (Camino de las Alturas), a large number of neighborhood parks, greens and squares of various sizes and types, a 30-acre neighborhood park with community playfields south of Banyan Street, new and enhanced trails, and a new 375-acre Etiwanda Heights Preserve adjacent to the north edge of the Neighborhood Area.

The General Plan and Etiwanda North Specific Plan (see following page) calls for up to 28 acres of neighborhoodserving commercial uses within the foothill neighborhoods, none of which has yet been built. Based on community concern that large commercial facilities might be out of character with the foothill neighborhoods, less than half of the 28 acres required by the Etiwanda North Specific Plan are included in the Etiwanda Heights Neighborhood & Conservation Plan, with standards to ensure that buildings are compatible with the scale of neighborhoods.

- a variety of housing options;
- uses:
- comfortable spaces for community gathering and interaction;
- multi-modal transportation networks with a strong emphasis on walkability
- complete and connected trail networks;
- sustainable design;
- a distinct sense of place;

The Etiwanda Heights Neighborhood & Conservation Plan also offers the opportunity to achieve many of the General Plan's goals for future Rancho Cucamonga neighborhoods. These include making neighborhoods that provide:

- a mix and distribution of intensities and
- opportunities for active lifestyles;
- high quality recreational amenities;

- enhanced scenic views and vistas;
- protected character of existing neighborhoods;
- protection from natural hazards.



Existing Central Park



Pacific Electric Trail



Multi-modal trails and networks



Historic Thomas Winery



Rural Neighborhood Character



Pedestrian Comfort

B. Etiwanda North Specific Plan

In April 1992 the Etiwanda North Specific Plan was adopted to guide development of foothills, including much of the Plan Area and covering 3,494 acres of the Etiwanda Heights Neighborhood & Conservation Plan Area. The Etiwanda Heights Neighborhood & Conservation Plan provides a comprehensive update of planning for the Plan Area, based on today's conditions and changes which have occurred since 1992.

This specific Plan Area includes the Neighborhood Area except for Sub-area 1 – south of Banyan and west of the Day Creek flood control channel - the Rural/ Conservation Area to the east of the Milliken Drive alignment, and much of the existing neighborhoods to the east of the Etiwanda Heights Neighborhood Area. Its land use designations are very similar to those of the General Plan, except that it includes low density (2 to 4 dwelling units per acre) residential zoning for up to 556 homes within the Neighborhood Area in a strip of land east of the Milliken Avenue alignment and in the southeast area south of Banyan Drive.

The Etiwanda North Specific Plan also calls for up to 28 acres of neighborhoodserving commercial uses, none of which have been implemented to date, and a large regional park below the Day Creek Diversion Levee, which also does not exist.

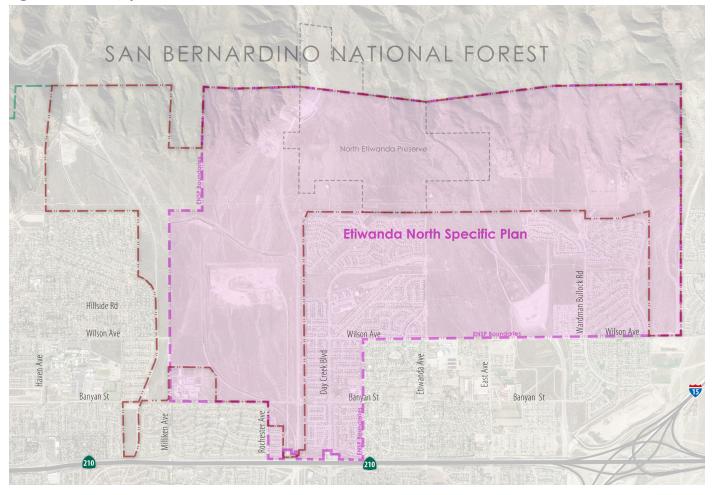
Opportunities and Challenges

The Plan Area will replace the ENSP within their area of overlap, and included in this Etiwanda Heights Neighborhood & Conservation Plan Area.

As noted above, this Plan addresses ENSP objectives for large amounts of park space and neighborhood-serving commercial amenities, but in ways that respond to present-day community input, priorities and preferences.

The Etiwanda Heights Neighborhood & Conservation Plan also provides the opportunity to more fully implement key goals, policies and standards in the existing ENSP. Such goals include ensuring compatibility of new neighborhoods with the natural landscapes, semi-rural design character, and architectural heritage of Etiwanda and Alta Loma, emphasizing equestrian accommodation and pedestrian comfort, de-emphasizing the automobile through location of garages beside and behind homes, and providing for high quality traditional California neighborhood design.

Figure 2.7: North Specific Plan Area & Context



EHNCP Boundaries

Etiwanda North Specific Plan (ENSP) Boundaries

3 Conservation Plan

Introduction

This Chapter provides an overview and vision of the conservation plan for the Rural/Conservation Area (RCA), based on the community input summarized in *Chapters 1.2 and 1.3*, the Vision presented in *Chapter 1.4*, the Guiding Principles as outlined in *Chapter 1.5*, and the opportunities and constraints summarized in *Chapter 2*. More detail regarding the technical topics that inform the opportunities and challenges for conservation can be found in the Existing Conditions Reports and the Etiwanda Heights Neighborhood & Conservation Plan Environmental Impact Report on file with the Planning Department and available for public review.

Implementation processes, procedures, strategies and programs that will enable implementation of this Conservation Plan are provided in *Chapter* 7. More detailed standards and guidelines, along with management and financing processes and procedures, will be defined in a Conservation Management Plan to be prepared by the Land Manager in collaboration with the City of Rancho Cucamonga and Master Developer of the Neighborhood Area. 3.3

3.4

3.5



This Chapter Covers:

Vision for Etiwanda Heights
Biological Setting
Conservation Setting5
Conservation Goals & Priorities
Conservation Objectives5
Conservation Implementation5

3.1 Vision for Etiwanda Heights



A. Vision and Intent

This Chapter provides an overview of the existing biological setting, a vision for the future of this vital area, a framework of land use regulation and conservation incentive and funding programs to encourage and enable public agencies and private property owners to work together to systematically conserve as much of the Rural/Conservation Area as feasible.

As discussed in *Chapter 1*, the City's long-standing vision for the foothills above the foothill neighborhoods is that their natural and rural character and environments be preserved, that the natural habitats be conserved and managed, and that any limited development be very low in density and authentically rural in character.

Fortunately, the North Etiwanda Preserve represents a large existing preserve in the proposed conservation area, and existing development within the balance of the area as of 2019 is limited to a few rural residences, the Ling Yen Mountain Temple, and utility corridors and flood control improvements. Accordingly, it should be possible to achieve the vision for open space preservation and habitat conservation through expansion and good management of the North Etiwanda Preserve, and appropriate standards for very limited further rural development.

B. Conservation Goals and Strategies

The top goal of the Etiwanda Heights Neighborhood & Conservation Plan(the Plan) is the permanent conservation and unified management of the largest feasible portion of the of the 3,603 acre Rural/Conservation Area as biologically viable and linked habitat that would otherwise be subject to future development, haphazard management and continued habitat degradation.

Key strategies for expanding and enhancing habitat conservation while ensuring and enhancing rural character include:

- 1. Conservation and Restoration. Conserve and restore habitat and ecosystem functions and values wherever feasible, prioritizing new conservation that is connected to and extends the already protected habitat of the existing North Etiwanda Preserve.
- 2. Developer Incentives. Provide incentives for developers in the Neighborhood Area to underwrite conservation in the Rural/Conservation Area as mitigation for habitat impacts within the Neighborhood Area.
- 3. Property Owner Incentives. Provide incentives for property owners within the Rural/Conservation Area to transfer their development rights to the Neighborhood Area below, and add their land to the growing conservation area of the North Etiwanda Preserve.
- Active Management. Ensure permanent, adequately funded, active management of conservation lands by a gualified entity (Land Manager).
- 5. Managed (Limited) Recreation & Education access in the Rural Conservation Area. Provide and manage limited recreational and educational access to the Rural/Conservation Area in a manner that balances the protection of habitat resources, and wildlife corridors with recreational use.
- 6. Strict Rural Development Standards. Provide strict rural standards for any new development in this area, requiring that buildings be clustered, extremely low in density, rural in character, and located in harmony with surrounding rural open space and conservation lands.







The vision for the Rural/Conservation Area balances prioritizing managed conservation and restoration of land in the RCA with accommodating recreational use by the public.

3.2 Biological Setting

A. Biological Resources

The Rural/Conservation Area (RCA) is largely undeveloped and adjacent to the San Bernardino National Forest within the Day Canyon and Deer Canyon drainages. Undeveloped land - most within the San Bernardino National Forests lies to the north, northwest, and northeast of the Plan Area, which makes up the broader Etiwanda Fan area and includes Day Canyon and Deer Canyon. The Plan open space areas provide a representative diversity of vegetation communities.

These communities include sage scrub, chaparral, nonnative grassland, some oak woodlands and riparian areas, and disturbed areas (See *Table 3.2* for summary). However, the current ecological status of the habitat in the Plan Area has been heavily influenced by long-term flood control efforts (discussion below) and fire. Recent fires have substantially altered the characteristics of the current vegetation communities and have resulted in vegetation communities that reflect various states of ecological succession and postfire recovery, with a dominance of sparser and shorter vegetation.

Due to previous flood control improvements within the Plan Area, a large portion of the habitat in the Neighborhood Area (NA) has been compromised and contains non-native grasses (weeds). Native plant types and animal special status species known or potentially occurring in the Plan Area include the following:

- Riversidean Alluvial Fan Sage Scrub (RAFSS): RAFSS is a key vegetation community that supports biodiversity and the federally endangered San Bernardino kangaroo rat.
- San Bernardino kangaroo rat (Dipodomys merriami parvus) (SBKR): The SBKR is a federally endangered species and the Rural/Conservation Area/Neighborhood Area has been designated as federal critical habitat for the SBKR. SBKR habitat occurs in active alluvial fan areas that exhibit occasional flooding and includes open and moderately open sandy terraces and washes. Although the SBKR was historically known to occur in the Plan Area as indicated in field surveys in 1999 and 2006, substantial recent live trapping studies are negative for presence of this species.
- California gnatcatcher (Polioptila californica californica) (CAGN): federally threatened; occurs in sage scrub associations; historically known to occur in the Plan Area (1994, 1997, 1999); focused surveys in 2017 were negative.

- Los Angeles pocket mouse (Perognathus longimembris brevinasus): California species of special concern; occurs in lower elevation open scrub and alluvial fans; historically known from vicinity (2001).
- Parry's spineflower (Chorizanthe parryi parryi): California Native Plant Society (CNPS) 1.B.1; occurs in sandy/rocky situations in chaparral, sage scrub, and grasslands; historically known and found during focused surveys in 2017.

B. Hydrology/Fluvial Processes

The Neighborhood Area and a large portion of the Rural/ Conservation Area were once part of a much larger alluvial fan that extended for miles to the south. The fan included diverse assemblages of scrub and chaparral communities with natural water flows and a sediment transport process that created a network of braided channels, alluvial terraces, and benches. These processes resulted in diverse, multi-age vegetation communities that supported the focal species, as well as other species (e.g. fishes, arroyo toads, foothill yellow-legged frogs, American badgers and many other now rare or locally extinct species). As development occurred within the lower plain and valley, the need to control floods and eliminate debris for downstream developments led to the creation of a system of berms and storm detention basins that ultimately interrupted the sediment transport system that provided a fresh source of sand to habitat areas.

TABLE 3.2 VEGETATION ACREAGES IN NA & RCA						
Vegetation Community	NA	RCA	Total			
Chaparral	127	1,355	1,481			
Coastal Scrub	497	1,664	2,161			
Group 2	145	1,101	1,246			
RAFSS	352	563	915			
Disturbed and Developed	167	188	355			
Eucalyptus Naturalized Forest		3	3			
Non-native Grassland		187	187			
Riperian Forest and Woodland		198	198			
Ruderal		8	8			
Grand Totals	790	3,603	4,393			



Riversidean Alluvial Fan Sage Scrub in Rural/Conservation Area





California Gnatcatcher

San Bernardino Kangaroo Rat (SBKR)

Parry's Spineflower

3.3 Conservation Setting

A. Existing Conservation

The Plan Area area generally encompasses the Etiwanda Alluvial Fan, spanning from mouth of Deer Canyon on the west to San Sevaine Canyon on the east, encompassing the mouths of Day Canyon, Etiwanda Canyon, Henderson Canyon and Morse Canyon. This area is largely undeveloped, as is the land to the north, northwest, and northeast of the Plan Area, most notably the San Gabriel Mountains with the San Bernardino National Forest.

As illustrated in Figures 3.3A and B, and itemized in Appendix 4, certain areas within the Plan have already been protected from development by the recordation of conservation deed restrictions, some further protected by the preparation and adoption of conservation management plans. These include:

- the North Etiwanda Preserve (Unit 1 and Unit 2),
- the 137-acre San Sevaine Spreading Grounds,
- the 880-acre U.S. Forest Service Conservation Area,
- a 35-acre conservation area purchased as mitigation and set aside through a conservation easement to the San Bernardino County CSA 70 (10/2003),

However, these areas are non-contiguous, with no conservation management in some cases and with underfunded and inadequate conservation management in others.

B. Potential Conservation

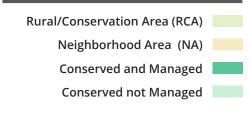
Due to existing County zoning and lack of funding for active land management - most land within the Rural/ Conservation Area is in danger of unchecked development, a lack of unified management and trespass that would further fragment habitat in these areas and potentially lead to the further isolation from the San Bernardino National Forest to the north.

The intent of this Plan - and focus of this Chapter - is to create a regulatory and management framework for securing, expanding, linking, and managing these areas, and systematically transforming the Rural/Conservation Area from an area of threatened habitat and rural open space with a few islands of partial conservation, to an area of permanently conserved, well-managed habitat with a few small islands of rural living in harmony with nature.

The Neighborhood Area below has been configured as compactly as possible, within an area already surrounded by neighborhood development and cut off from natural

alluvial and fluvial processes by flood control structures. A managed open space buffer and fuel modification area separates the Neighborhood Area (NA) from the Rural/ Conservation Area, and trails extending into the Rural/ Conservation Area are planned and will be designed on the perimeter of the conserved area to limit human impacts on natural habitat.

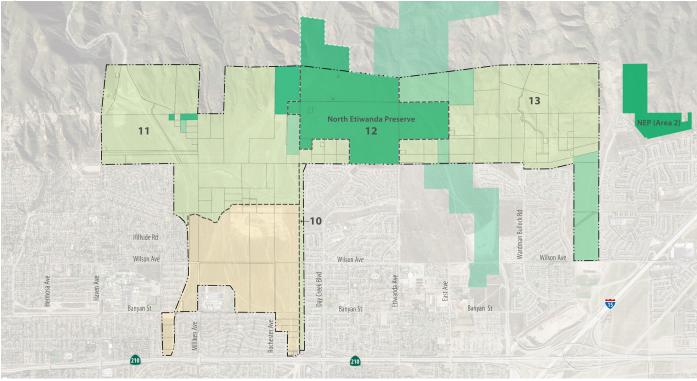
This Plan also puts in place strict rural development standards that require any future rural development to be clustered in compact areas surrounded by conserved open space. These standards are intended to balance the community's interest in protecting rural open space and natural habitat with the preexisting rights of private property owners.



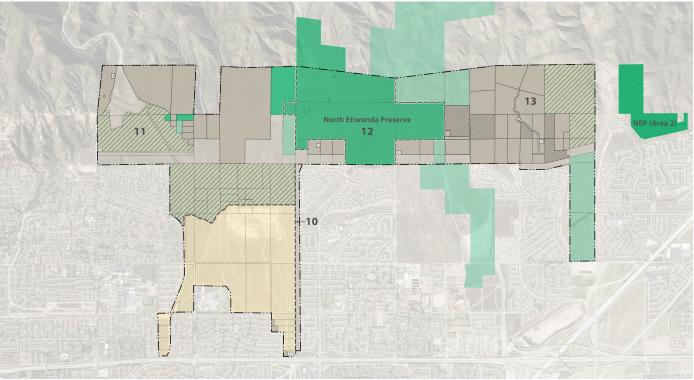


Neighborhood Area

Figure 3.3A: Existing RCA Conservation Lands







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3.4 Conservation Goals & Priorities

A. Goal & Principles

Goal: A viable preserve system that maintains both the regional diversity and the key ecosystem processes necessary for functioning habitat.

The Conservation Plan is founded on the following **six core** principles of connectivity, integrity, diversity, size, shape and function.

- **1. Connectivity.** Maintain connections to adjacent habitat by keeping habitat contiguous, by preserving whole areas. Habitat that occurs in less fragmented and lateral connections between adjacent washes and habitats can be maintained.
- 2. Integrity. Maintain integrity by limiting or eliminating fragmentation.
- 3. Diversity. Maintain and enhance the existing diversity of native species.
- 4. Size. Create large preserves which link large blocks of habitat. Large preserve areas naturally contain greater diversity of terrain, soil types, hydrology, and native vegetation communities.
- 5. Shape. The shape of sites can be critical for maintaining ecosystem functioning, to the extent feasible minimize peninsulas of development or other adjacent negative influences.
- 6. Function. Maintain the overall condition of conserved open spaces at or above that in existence at the time of conservation.

B. Priorities

Applying the Principles: Through the use of the above principles, priorities for acquisition or conservation protection can be identified as the foundation for a Conservation Management Plan (CMP). The top conservation priorities within the Rural/Conservation Area are as follows:

1. Active Washes. High hazard areas for development that can experience the flood disturbance needed to maintain alluvial fan (AFSS) habitat itself.

Sub-areas 11 and 13 meet this criterion. Washes provide important connection corridors between patches of isolated AFSS. These properties are located between the steeper chaparral slopes located at the National Forest boundary and the levee in the Neighborhood Area (NA) in Sub-area 11. Portions of active wash area in Sub-area 13

have been conserved as part of the San Sevaine Preserve and the North Etiwanda Preserve, the remaining area of this wash is a high priority for conservation.

2. Alluvial Fan Boundary. Parcels that would preserve the boundary between AFSS (alluvial fans) and the steeper chaparral slopes.

Sub-areas 11 and 13 meet this criterion. Conservation of the remaining parcels along the Northern boundary of the Rural/Conservation Area would not only maintain connections to existing preserved habitat, but help create a cleaner more consistent boundary for the National Forest, eliminating islands and adjacent edges of with development.

3. Connectivity. Smaller, protected areas should be connected to one another or to other larger, more stable protected areas.

Sub-areas 11 and 13 strongly meet this criterion. The parcels located to the South of the North Etiwanda Preserve in Sub-area 11 and 13 are needed to provide a buffer for the North Etiwanda Preserve from the residential development below.

The steeper slopes and alluvial fan in Sub-area 13 contains key properties to linking the National Forest to the alluvial fan below.

The washes in Sub-area 13 establish a north-south connection, but the San Sevaine area includes critical west to east connections to Lytle Creek and Cajon Wash, any open areas adjacent to the San Sevaine are important lands to conserve.

- 4. Integrity. Mitigation when required shall be prioritized in this order:
 - 1. Within the Plan Area;
 - 2. Within the City's Sphere of Influence
 - 3. Within the San Gabriel - San Bernardino Connection;
 - 4. Outside the San Gabriel San Bernardino Connection

Figure 3.4A: RCA Recommended New Preserves

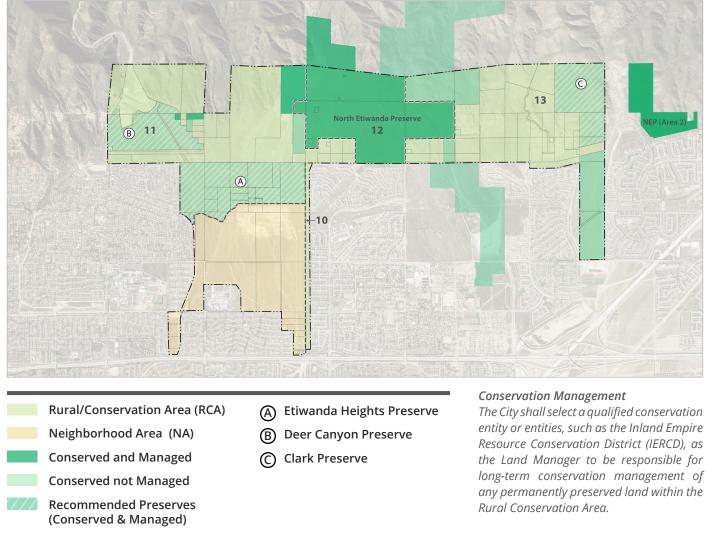
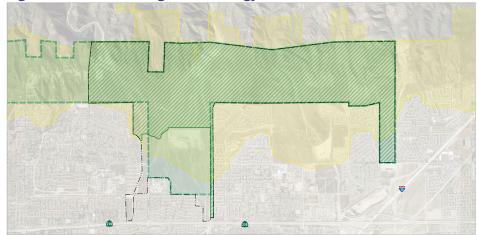


Figure 3.4B: Tiered Mitigation Strategy



- **EHNCP Boundary** .. ___ ..
- Rural/Conservation Area (RCA)
 - City's Sphere of Influence
 - San Gabriel-San Bernardino Connection

3.5 Conservation Objectives

Conservation Management Program Objectives and Strategies

Key objectives of the Conservation and Restoration Program of the Plan and strategies for achieving those objectives are provided below:

Objective 1: Conserve and restore habitat and ecosystem functions and values within the 3,603-acre Rural/ Conservation Area in perpetuity.

Strategy 1.1: Annex lands in the City's Northeast Sphere of Influence located in the Rural/Conservation Area into the City to allow for more controlled and comprehensive management of the conservation areas.

Strategy 1.2: Establish the 3,603-acre Rural/ Conservation Area for very limited rural development and habitat conservation, zoning the Rural/ Conservation Area lands with the Open Space Land Use Designations consistent with the City's General Plan.

Strategy 1.3: Provide habitat enhancement activities in areas where annual non-native grasslands dominate and suppress native communities.

Objective 2: Conserve habitat and ecosystem functions and values within a new 375-acre Etiwanda Heights Preserve, 196-acre Deer Canyon Preserve, and the 212-acre Clark Preserve in perpetuity.

Strategy 2.1: Re-designate the 375 acres of mixed habitat area immediately north of the Neighborhood Area for conservation, naming it the Etiwanda Heights Preserve and re-designating these acres as an Open Space - Open Space Zone. Prior to the development of the first phase of the Plan place the 375-acre Etiwanda Heights Preserve under a Conservation Easement and designate this property Open Space - Conservation (OS-C).

Strategy 2.2: Re-designate the 196 acres of mixed habitat area (northwest of the Etiwanda Heights Preserve) for conservation, naming it the Deer Canyon Preserve and re-designating these acres as an Open Space - Open Space. Prior to the development of the first phase of the Plan place the 196-acre Deer Canyon Preserve under a Conservation Easement and designate this property Open Space - Conservation (OS-C).



Oak riparian woodland habitat along Deer Creek north of Sub-area 11.



Degraded RAFSS within Neighborhood Area, including mustard and other invasive species to be removed within conservation



Parry's Spineflower

Objective 3: Conserve existing and create new opportunities **Objective 5:** Establish a framework for a Conservation for movement and genetic exchange of native organisms by Management Plan that will: 1) provide a comprehensive linking existing and new habitat conservation areas. conservation and restoration program for the conservation areas in the Plan to allow for unified management of all Strategy 3.1: The approximately 55-acre utility corridor conservation areas within the Plan Area; and 2) provide along the eastern boundary of the Neighborhood Area guidance for the Land Manager – as defined in Chapter 7 (NA) shall connect to the northernmost NA conservation - to implement the Conservation Management Plan.

area and to the Rural/Conservation Area to provide a wildlife movement corridor.

Strategy 3.2: Prioritize parcels between the North Etiwanda Preserve, Etiwanda Heights Preserve and Deer Canyon Preserve for new conservation in order to link these preserves and expand the areas of contiguous protected open space under unified environmental management.

Strategy 3.3: Redirect recreational access currently occurring along the Day Creek Channel to the west along new trails to the Deer Creek Channel, limiting and controlling access to the North Etiwanda Preserve and enabling habitat enhancement and protection within the area between the North Etiwanda Preserve and the Etiwanda Heights Preserve.

Objective 4: Contribute to and maximize the recovery and protection of endangered, threatened, and sensitive species and their habitats, with an emphasis on Riversidean Alluvial Fan Sage Scrub (RAFSS) and specified target species (San Bernardino kangaroo rat, California gnatcatcher, Los Angeles pocket mouse and Parry's spineflower).

Strategy 4.1: Restore RAFSS habitat. Within the new preserves and all other newly conserved areas, re-establish areas of chaparral and RAFSS where connecting flow channels to enhance biodiversity and habitat for focal species.

Discussion: To ensure the continued viability of the habitat and open space areas in the Neighborhood Area and Rural/Conservation Area, long-term monitoring and management of these areas is key to achieving the goals and objectives of the Plan. Because the most effective management program must adapt over time to address the dynamic nature of the landscape, a Conservation Management Plan (CMP) will be prepared by the Land Manager in collaboration with the City and neighborhood in consultation with the regulatory agencies subsequent to the adoption of the Plan.

On-going management must be informed through a rigorous monitoring program that illuminates changes in the landscape through regular quantitative data collection and qualitative observation to identify deficiencies and place management in the ecological context, thus allowing for appropriate decision making and efficient use of available financial resources.

Strategy 5.1: Goals of the CMP shall include longrange sustainability of vegetation communities, to the greatest extent possible. Restoration of existing habitat may include removal of non-native vegetation, and/ or introduction of appropriate native plant species to increase species diversity, cover, and structure that are consistent with the climax communities that would naturally occupy the area.

Strategy 5.2: The CMP shall, at a minimum address the following issues, which are further discussed below.

- Non-Native Plant Management
- Post-Flood Management
- Public Access and Trail Management
- Seed Collection and Dispersal Program
- SBKR Habitat Management Program

• Fire Management/Fuel Modification Buffer Zones Strategy 5.3: In coordination with the Fire District, cooperate on management within the fuel modification zone at the neighborhood/conservation interface.

Objective 6: Provide compatible recreational and educational opportunities within the Plan Area to enhance the quality of life of the public.

Discussion: The Rural/Conservation Area currently includes a number of trail networks, including dirt utility access roads and hiking trails. Management of the open space areas will keep the many current trespassers from dumping trash, camping, off-road vehicle use, boulder graffiti/tagging, and other illegal activities. Pet use will be tightly controlled with off-leash animals not permitted and required to stay within the trail network. Similar management and controls will be applied to the Rural/Conservation Area trail network.

Strategy 6.1: A network of public trails will be provided along designated routes and managed in accordance with the Conservation Management Plan (CMP) to provide controlled educational and passive recreational uses.

Strategy 6.2: As part of the CMP, a public access and trail management plan would be developed and would include the following:

- Trail design
- Trail maintenance
- Trail signage/education outreach
- Trail lighting
- Viewing areas with Interpretive Sites for education purposes

Existing trails and unpaved roads shall establish the backbone framework for the recommended trail system to the extent they do not compromise restoration efforts.

New trails shall be constructed in phases and incorporated into the trail network following further refinement of trail alignment and completion of required surveys. These routes shall be identified based on a consideration of suitable habitat and known occurrences of the focal species, user preferences, and coordination with the City.

Hiking routes shall include a designation of allowable uses in addition to hiking (e.g., mountain bikes and equestrian) if appropriate.



A network of public trails will be provided and managed along designated routes within the Rural/Conservation Area.

Strategy 6.3: Provide ethnobotanical interpretation signage, cultural educational signage, and other informational/educational materials along trails on the habitats and environmental resources of the Conservation Areas.

Special programs and conservation activities should be made available to the public by the City.

Objective 7: Ensure compatibility and minimize potential impacts of adjacent uses (existing and proposed in the Plan) on conservation areas in the Rural/Conservation Area.

Strategy 7.1: Design the interface between the Conservation Area and the edge of the neighborhoods in a manner which minimize impacts associated with human disturbance or the introduction of exotic. non-native plants and animals in order to prevent the displacement, loss, or extinction of naturally occurring species.

Strategy 7.2: To maintain and enhance native biodiversity, human encroachment into the Rural/ Conservation Area will be managed by placement of walls and fences to protect the conservation habitat from unintended use and by limiting public access to designated trails and staging areas.

Strategy 7.3: Exterior lighting within the Plan Area shall be designed to provide safe, comfortable levels of illumination, appropriate to the rural or neighborhood environment of each Sub-area, focusing light downward on people and activities and avoiding light spill and glare into night skies. Site lighting intent for neighborhood edge zones and for the conservation areas is set forth in Chapter 4 and design guidelines are set forth in Chapter 5.10 of the Plan. Detailed exterior lighting plans shall be included in applications for Precise Neighborhood Plans and for any Rural Residential development, for City review and approval.

Light fixture styling is required to reflect the semi-rural nature of the area and adhere to the standards and design guidelines, which consider protection of the adjacent natural open space within the Neighborhood Area and Rural/Conservation Area. Lighting for the neighborhood edge zones will provide sufficient lighting for safety while being required to be shielded to minimize overflow and light trespass onto the adjacent conservation areas. While neighborhood parks will allow minimum security lighting, no lighting will be provided within the conservation areas or on trails.

3.6 Conservation Implementation



A. Background & Strategies

Over the years, various conservation entities and organizations (public and private) have endeavored to permanently conserve, and in some cases manage, Rural/ Conservation Area lands for conservation. These efforts have been through different conservation methods, including:

- Direct fee title acquisition;
- Conservation deed restrictions: and
- Conservation easements.

Direct fee title acquisition allows conservation entities and organizations to own the land they conserve. These entities and organizations may also work with private landowners to conserve their land through conservation easements and similar encumbrances that restrict property uses and access to improve ecological potential and value.

Management of conserved properties is necessary and required to assure that ecological values are maintained. This is often accomplished through restoration, stewardship, monitoring, and community education based on the importance of individual habitat preservation and the role of residents in its ongoing protection. Historically, management of conserved properties in the Rural/ Conservation Area has either not been provided or has been inadequate due to funding limitations.

Acquisition, restoration, management, and monitoring activities must be appropriately funded. A conservation entity or organization's scope of work for individual properties correlates directly to the quality of habitat at the time of turnover to the conserving entity. Funding of such scope of work activities may occur either directly or through the creation of a funding mechanism designed to provide adequate funds to initially restore, then maintain and monitor the property in perpetuity. This typically includes the establishment of a non-wasting fund allowing for longterm maintenance and monitoring.

Individual regulatory agencies, such as the California Department of Fish and Wildlife and the United States Army Corps of Engineers, may require additional certification of and/or agreement between entities stewarding properties and/or monies on behalf of the Department and the Corps. If project proponents can't eliminate habitat impacts or are unable to develop and sufficiently fund regulatory agencyapproved plans for short-term improvements and long-term stewardship consistent with permitting entity requirements, they must make up for the impacts off-site. In these cases, project proponents can work with appropriate entities and organizations to permanently preserve, restore, and protect appropriate, "like" habitat to fulfill California Environmental Quality Act (CEQA) requirements as directed by jurisdictional agencies. Off-site habitat mitigation is anticipated to provide opportunities and funding for Rural/Conservation Area habitat acquisition, restoration, stewardship, and monitoring.

B. Transfer of Development Rights (TDR) Program

To encourage the conservation of privately-owned land in the Rural/Conservation Area, this Plan establishes a Conservation Incentive Transfer of Development Rights (TDR) Program. This TDR Program allows property owners in the Rural/Conservation Area to sell their residential development potential in exchange for permanent conservation of the Rural/Conservation Area property. Residential development potential sold from Rural/ Conservation Area properties are allowed to be used in the Neighborhood Area developments. To incentivize the permanent preservation of the maximum amount of open space and habitat and to provide flexibility to equalize the values differences between the value to the receiving Neighborhood Area developments and the sending Rural/ Conservation Area properties a global transfer ratio of 3:1 is set forth in the Plan. All transfers of development rights are subject to approval by the City (TDR Authority) and must be consistent with this Plan. See Chapter 7.4 Conservation and Transfer of Development Rights for more information.

4 Neighborhood Plan

Introduction

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This chapter provides an overview of the physical plan for the Etiwanda Heights, based on the community input summarized in *Chapter 1.2-3*, the Vision as outlined in *Chapter 1.4*, the Guiding Principles presented in *Chapter 1.5*, and the opportunities and challenges summarized in *Chapter 2*. Much more detail regarding the technical topics that inform the opportunities and challenges can be found in the Existing Conditions Reports and the Plan's Environmental Impact Report on file with the Planning Department and available for public review.

Chapter 5 includes development standards and design guidelines for streets and their public frontages, trails, parks and other public open spaces, focusing on the physical environment that they create within the Neighborhood Area and Rural/Conservation Area. **Chapter 6** presents the street network, trail network, and public open space network as infrastructure systems that connect to, complete, and extend existing infrastructure systems as the organizing framework and infrastructure backbone of the Plan. **Chapter 7** provides general direction for the implementation and financing – including the capital costs and ongoing maintenance and operational responsibilities – for these systems.



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4.1 Vision for Etiwanda Heights



Vision

This chapter presents an illustrated, conceptual physical manifestation of the goals, guiding principles, and community priorities (including General Plan directives) described in *Chapter 1*. While the illustrative diagrams here are not intended to represent final designs in all respects (which will result from an iterative process involving master developer(s), investors and entrepreneurs working with the City's professional staff and appointed commissions), they are reflective of the intended physical outcomes for Etiwanda Heights, and are to be used to guide and evaluate all future development in Etiwanda Heights.

The "final" plan(s) for Etiwanda Heights will be designed, reviewed and approved through the Precise Neighborhood Plan process, as defined in *Chapters* 7.7 based on the specific Design Standards provided in *Chapter 5*, The Development Standards.

GUIDING PRINCIPLES FOR ETIWANDA HEIGHTS

(Chapter 1)

- 1. Local Control
- 2. Open Space Conservation
- **3.** Active Healthy Living Environment
- 4. Fiscal Responsibility
- 5. Public Safety
- 6. Unique Sense of Place

Conservation and Open Space Network

Access to and views of conserved foothill open spaces rose rapidly to the top of the list of priorities gathered from the extensive public input for this Plan, and are also the primary focus of the Community Design Framework of the General Plan. Accordingly, the plan framework for the Neighborhood Area in the southerly portion of the County's surplus property is a network of open spaces that provide such access and views.

Broad open space buffers flank the east and west edges between the Neighborhood Area and existing neighborhoods. Within these are the existing community trails along the edges of the Deer and Day Creek flood control channels, improved with new parks of various types along both edges. Existing views of the mountains above and valley below remain unobstructed as they are today, enhanced by the addition of park space and rest area improvements.

Curving up through the center of the Neighborhood Area - connecting from Banyan Street and Rochester Avenue northward into the proposed Etiwanda Heights Preserve and foothills above – is a broad greenway including a rocky creek drainage course, a multi-purpose trail for pedestrians and equestrians, a Class 1 bikeway, and numerous neighborhood parks and play areas along the edges of the flanking neighborhoods. The greenway, named "Camino de las Alturas" by the community, provides expansive vistas of the mountains and valley to walkers, joggers, cyclists, equestrians and neighborhood residents.

The neighborhood structure and street network has been designed so that every residence is within a comfortable 5 to 7-minute walk of the Milliken greenway, the Day Creek Trail, and/or the Camino de las Alturas, which lead directly to the foothills to the north. Additionally, within the same distance of every residence is a neighborhood park for family activities and quiet enjoyment of the outdoors. The street and park geometries have been designed to emphasize clear views of and a strong sense of connection to the San Gabriel Mountains that define so much of Rancho Cucamonga's identity as the foothills.







Walkable Neighborhoods

The neighborhood streets and parks of Etiwanda Heights are planned and designed as the living rooms of the neighborhood. Based on the top ratings that "tree-lined streets" and "semi-rural character" received in community surveys, all streets are defined by street trees planted in native, drought tolerant parkway strips that also function as stormwater bioswales. Buffered from traffic by the parkways are generous sidewalks and well-landscaped front yards where children can play and families can visit with neighbors. As originally envisioned by the 1991 Etiwanda North Specific Plan – and confirmed by neighborhood design best practices developed in the intervening decades – homes face the street with welcoming entrances, while garages tucked back behind the home, either accessed by rear lanes or driveways at the side of the lot.

The neighborhoods of Etiwanda Heights will provide a variety of housing choices for families of many sizes and ages, each offering unique amenities to their residents. Neighborhood edges nearest existing neighborhoods will include homes and lots of comparable size for compatibility, while the Central Neighborhoods surrounding the town square shops and restaurants will include smaller homes with smaller yards that gain value by their proximity to the Square and to the Day Creek Trail and parks.

Most neighborhoods include a range of homes, from large to small. Facing the Camino de las Alturas along neighborhood edges are very large two-story homes, with large, medium and smaller homes toward the centers of the neighborhoods. Smaller homes are located next to or very near central neighborhood parks and greens that provide play areas and gathering spaces for picnics, family get-togethers and community activities. Neighborhood paseos provide pedestrian shortcuts through longer blocks, also offering additional green space where kids can play and providing additional corner lots for new homes.

In the northwest of the Neighborhood Area is Milliken Heights, a neighborhood comprised of a limited number of ½-acre lots alongside reasonably smaller lots. These were identified as another priority in community surveys, and the design of this neighborhood has been crafted to provide not only large lots, but a unique semi-rural character with trails for pedestrians and equestrians on every street, connecting directly to the Deer Creek Trail and the Camino de las Alturas. Similar to but different from the Haven View Estates to the west, Milliken Heights provides alleys for cars rather than horses, allowing the equestrian trails in the streetscapes to further emphasize the neighborhood's semi-rural, edge-of-town identity.







Special Community Gathering Spaces

In addition to the neighborhood parks and greenways – and also a top priority based on community input – a number of very special community gathering spaces are provided for day to day community activities and for larger weekly, monthly or seasonal activities and events. These spaces, elaborated on in *Chapter 4.2* and *4.3*, are briefly summarized below.

The town square is a two-acre public gathering space at the intersection of Wilson Avenue and Rochester Avenue. Located at a kink in Wilson Avenue and at the northerly terminus of Rochester Avenue, the square provides a central gathering space for residents of Etiwanda Heights and the other Foothill Neighborhoods. The long planned but not-yet-built shops and restaurants envisioned by the 1991 Etiwanda North Specific Plan to serve the foothill neighborhoods surround the square, and line one block of Wilson Avenue to the east and to the west of the square. The square includes a public plaza area in the north portion of the square – hardscaped to allow farmers' markets and similar uses – a multi-purpose community civic building, a small amphitheater and playgrounds.

Along the east side of the neighborhood area in the utility easement are a series of trailhead parks for community access, play and special events. One is located in the northeast corner of the neighborhood area at the juncture of several new trails. A pair of Wilson Avenue parks flanks Wilson Ave at the easterly gateway to Etiwanda Heights and the town square shops. These parks provide opportunities for parking and trail access, informal sports activities, community gardens and equestrian activities.

Flanking Banyan Street, east of Rochester Avenue, is a third trailhead park on the north and the Banyan Community Playfields to the south. The playfields may include soccer fields and/or softball diamonds along with parking accessed from Rochester Avenue. The Day Creek trail provides access to this park, offering an additional location for hiking, cycling or equestrian groups to gather for trips up into the foothills.







Healthy Development Checklist

As described in *Chapter 1*, healthy living is a crucial guiding principle of the Plan, and any proposed development in the Etiwanda Heights Neighborhood should be set up to succeed by the framework proposed herein. The vision for the Plan established in the following pages carefully considers the elements of the Healthy Development Checklist created by the Riverside University Health System - Public Health.

The Vision for Etiwanda Heights addresses each of these principles with strengths and amenities uniquely derived from its location.



Active Design

The framework proposed in this Plan addresses the principle of Active Design in a comprehensive system of public realm-enhancing strategies that cooperate effortlessly in the making of an attractive, activity-oriented, comfortable place. The network of sidewalks creates an environment of comfortable walkability, due to the combination of small block sizes, well-shaded streets, human-scale frontage design, paths for multi-modal transit, and frequent public open spaces. The Plan ensures that every resident will live within walking distance of community park space, and the framework provides opportunities for flexible ground floor uses in a traditional town-form pattern, meaning that with the right market conditions and community interest, neighborhood amenities would flourish.

- Neighborhood Amenities
- Parks & Open Space
- 🗹 Pedestrian Environment
- 🗹 Sidewalks
- 🗹 Frontage Design
- **1** Physical Activity





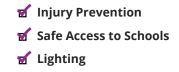


The Plan proposes a number of neighborhoods that are all connected conveniently by a network of public open space, sidewalks, pedestrian amenities, bicycle facilities, and multi-use trails, which promotes walkability in a variety of perspectives. The Plan also affords bicyclists easy transportation around the neighborhoods through safe, well-marked and complete bicycle travel lanes.

- 🗹 Network
- **Walkability**
- **Bicycle Connectivity**



The standards and guidelines for streetscapes provided in the Plan foster injury prevention through the use of traffic calming features, such as bulb outs, safe pedestrian crossings, and roadway speeds moderated by tactical design elements, such as medians, on-street parking, and other physical and visual cues. The Plan locates a school in the center of the new development, within a reasonable walking distance to a majority of neighborhoods. Adequate lighting is mandated in the public realm.





The framework Plan is carefully calibrated so that high volume roads do not have a presence within the Neighborhood Area. While a hierarchy of street exists to allow easy movement, the provision of plentiful lowvolume, neighborhood streets ensures that traffic is not concentrated in dangerous arterials, eliminating the effects of near-road pollution and noise pollution. The project as a whole prioritizes environmental impact reduction and mitigation, establishing a crucial conservation-oriented program of development and restrictions on development and an emphasis on keeping naturalistic open spaces in neighborhoods as an attractive amenity and benefit to stormwater management and air quality.

Near-road Pollution
 Noise Pollution
 Environmental Justice



The Open Space network established in the Plan incorporates plentiful engaging spaces that facilitate social interaction, at the scale of the neighborhood and at the scale of the larger community in the form of a town square. Both parkspaces and the town square offer a variety of recreational opportunities for users of all ages, from playgrounds, to farmers' markets and retail. In addition to well-design plazas and parks, within the town square, a proposed community center facilitates access to a multipurpose community space accessible to the public.

- 🗹 Passive Spaces
- 🗹 Recreational Spaces
- 🗹 Community Spaces



The proposed town square, due to its combined design of town-scale mixed-use structures around a large plaza, hosts a number of important community amenities, including a potential full-service grocery store site, farmer's market, center of employment (in town-scale retail and offices above shops), available space for health service retail or office locations, and childcare centers. The neighborhoods are designed with a variety of housing options that allow all potential household sizes, incomes, and types to become neighbors and share amenities, such as community parks and gardens within every neighborhood.

- Grocery
- 🗹 Community Garden
- 🗹 Farmer's Market
- 🗹 Jobs
- **Health Services**
- 🗹 Childcare
- 🗹 Mixed-Use
- **Mixed Housing**

4.2 Open Space Framework

The Organizing Framework

As described in *Chapter 1*, the overarching goal of the Plan is to generate a limited amount of unique, high-quality neighborhoods that are in balance with and supportive of large amounts of permanent open space preservation and habitat conservation. The connective tissue and organizing framework for the Etiwanda Heights Neighborhood & Conservation Plan is a beautiful, sustainable, interconnected network of public open spaces linking new neighborhoods to one another and to the foothill open spaces above.

Key objectives of this framework include:

- 1. Protecting the rural open spaces of the foothills from inappropriate development and systematically expanding habitat preserves.
- 2. Connecting neighborhoods to these rural open spaces with a trail network to provide controlled recreational and educational access.
- 3. Providing the neighborhoods with a range of parks, greens and squares for active and passive recreation and community gatherings.
- 4. Providing safe, comfortable pedestrian, bike and equestrian routes to neighborhood amenities.
- Maintaining a "dark sky" environment throughout 5. the Rural and Neighborhood Areas.
- 6. Ensuring safe, high quality emergency access and evacuation routes.

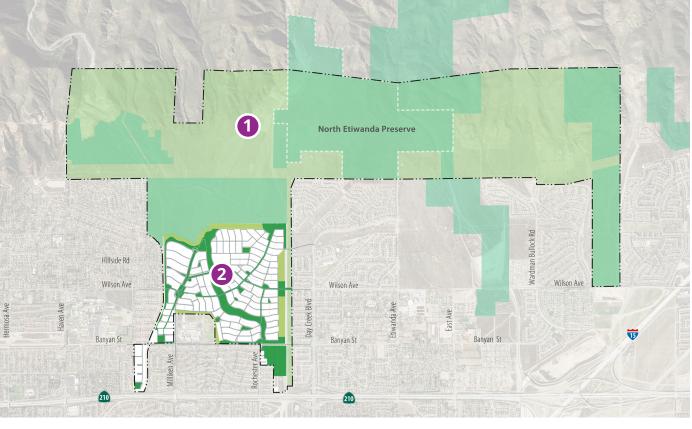
Major elements of the open space framework are shown in Figure 4.2A and illustrated on the following pages. Standards for these streets, trails, parks and other open spaces are defined in Chapter 5.







Figure 4.2A: Open Space Framework (Entire Plan Area)





Rural Open Space and Preserves

Over 82% of the 4,393-acre Plan Area, the Rural/Conservation area is the open space anchor for Etiwanda Heights, and in fact for the community of Rancho Cucamonga. The North Etiwanda Preserve is located in the southeastern portion of this area, and a new Etiwanda Heights Preserve borders the north edge of the Neighborhood Area. The Neighborhood Area will generate new value and financial resources to fund the maintenance and expansion of these preserves over time.

Rural / Conservation Area: over 82% of the Plan Area is in the Rural/Conservation area, which contains several existing and planned preserves, numerous hiking trails, and breathtaking natural features.

Neighborhood Area: Central to the open space strategies to Etiwanda Heights is extending the character of the foothills into the neighborhoods through an interwoven open space network.

Connective Trail Network

The City's master plan of trails includes existing and planned regional trails, and community trails within the Rural/ Conservation Area, to which the Plan adds a number of new connections, as shown in *Figure 4.2B* on the facing page.

Existing trails within the Rural/Conservation Area include utility corridor and flood control service roads, a few rural roads connecting northward into the hills, and trails within the North Etiwanda Preserve. The design and management of existing and future trails within the Rural/Conservation Area will be as determined by a conservation management entity defined in *Chapter 7*. To better protect the habitat resources of the North Etiwanda Preserve, the Day Creek Trail will be rerouted westward at the diversion levee to direct hikers, equestrians, and bikers to the west and away from the North Etiwanda Preserve.

Existing trails within the Neighborhood Area are the existing service access roads along the existing Deer and Day Creek flood control channels. The Deer Creek Trail will be enhanced with edge landscaping and pocket parks to improve the user experience and trail appearance, and to buffer views of the new neighborhoods from existing homes. New trails will be of two types: a soft-surface multi-purpose trail for walkers, hikers, mountain bikers and equestrians, and a paved-surface Class I bikeway. Two new soft-surface east-west trails within the new Etiwanda Heights Preserve to the north of the Neighborhood Area connect the Deer Creek Trail to the Day Creek Trail – one along the top of the existing gravel mine bank, and one along the top of the Day Creek Diversion Levee.

Providing a dramatic open space connection from this preserve down into the neighborhoods of Etiwanda Heights is the Camino de las Alturas, a wide community open space through which are woven a dry creek stormwater channel, multipurpose trails, naturalistic wild open space areas, and neighborhood park and playground areas. A soft-surface multipurpose trail and a Class I bikeway will run within the Camino de las Alturas providing direct access – and dramatic views – from the neighborhoods up to the Etiwanda Heights Preserve and beyond.



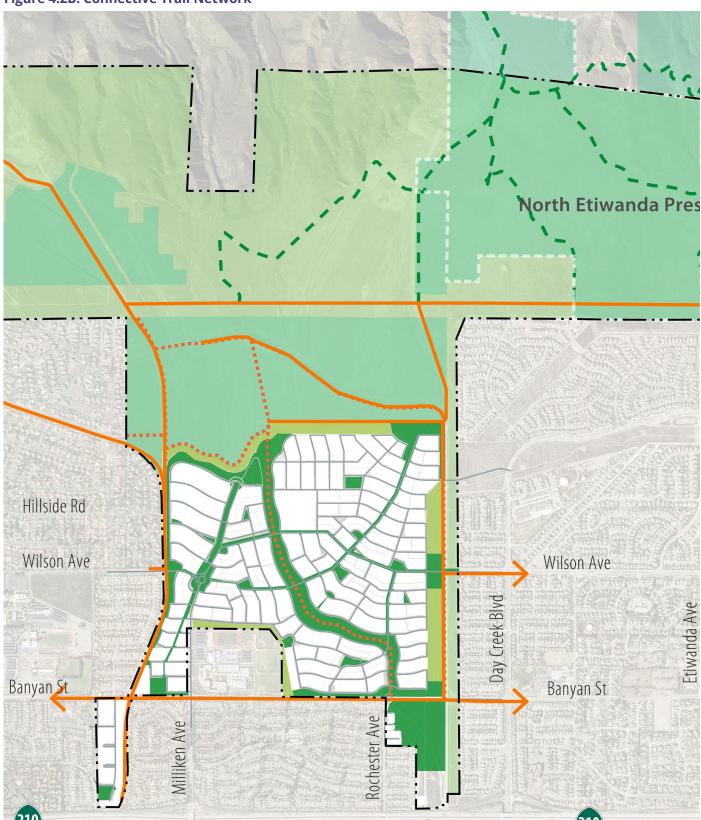
Hiking trail in the North Etiwanda Preserve



Existing paved trail along the Day Creek Channel

- Existing Trails
- Proposed Trails
- – North Etiwanda Preserve Trail
- Rural/Potential Conservation
- Existing Conservation
- Parks

Figure 4.2B: Connective Trail Network



Neighborhood Open Space Framework

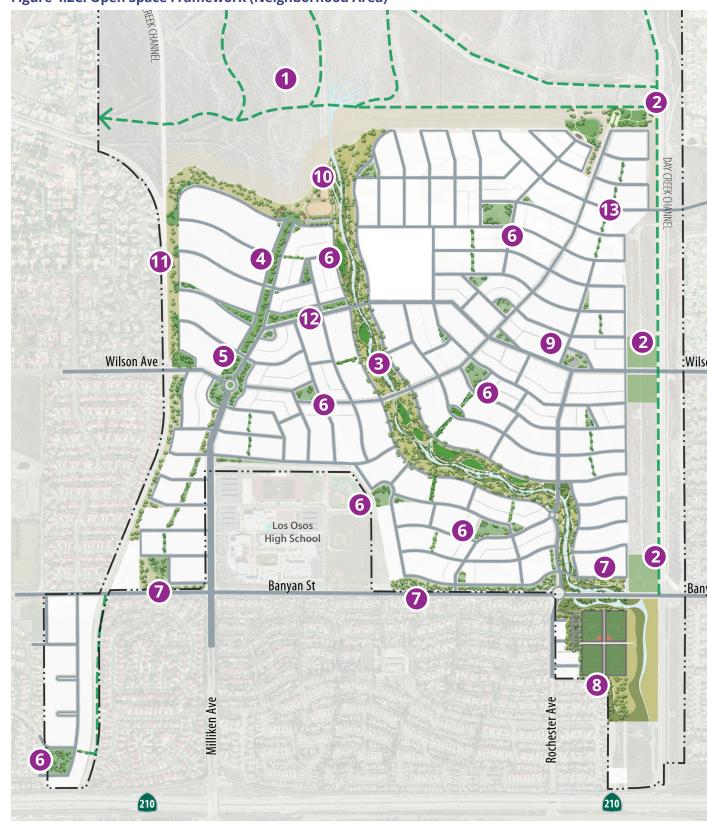
The open space framework for the public realm of Etiwanda Heights' neighborhoods is a beautifully landscaped network of greenways, parks, greens, squares and streets. The following goals and principles guide the planning and design for these "living rooms" and "play rooms" of the neighborhoods.

Key strategies goals and guiding principles include:

- 1. Each park, green, and square is faced by homes and other buildings, activating them and making them feel – and be – safe places for children and families, throughout the day and into the evening.
- 2. Each park, green, and square provides multiple choices of activities, such as children's play, fitness, reading a book, having a family picnic, meeting friends for lunch, riding a bike or horse, or just sitting in the shade or sun.
- 3. The parks of Etiwanda Heights are designed for Rancho Cucamonga's warm, dry climate, emphasizing native and adaptive plants that do not require large amounts of increasingly scarce water resources.
- 4. The parks of Etiwanda Heights are fire-safe, with ground plantings, furnishings and trees chosen and configured with fire safety in mind.
- 5. The trees of Etiwanda Heights are varied size, form, species and seasonal color, but emphasize large shade trees such as sycamores and oaks to offer residents shade and shelter from the sun and wind.
- 6. Neighborhood streets and trails provide safe and convenient access to the parks of Etiwanda Heights by pedestrians or equestrians, with trails running through many of them.
- 7. Nighttime lighting generally takes the form of "soft pools of light", only where and when needed, not brighter than necessary, downward directed and producing no glare, maintaining a "dark sky" environment that reinforces the neighborhoods' semi-rural character.
- 8. Trailhead facilities, interpretive displays along trails, and a nature interpretive center will educate residents and visitors about the unique foothill habitats.

- Etiwanda Heights Preserve: A new conservation 1 open space, permanently conserving natural habitats.
- Trailheads: Simple parks in utility corridor, with limited parking for hikers, equestrians, and bikers heading up into the foothills.
- *Camino de las Alturas:* The open space spine of 3 Etiwanda Heights, connecting the neighborhoods with the preserves above.
- Milliken Heights Greenway: A neighborhood greenway following the existing natural drainage to Deer Creek Channel.
- Milliken/Wilson Roundabout Park: A park (5 space surrounding this primary entry gateway to Etiwanda Heights.
- 6 Neighborhood Parks and Greens: Medium- to small-sized parks providing opportunities for neighborhood social life and recreation.
- Banyan Greenways: Linear parks that buffer neighborhoods from Banyan Street and convey stormwater to Day Creek.
- Banyan Community Playfields: Soccer/Football 8 and softball/baseball fields for community use.
- Town Square: A town square at the center of two-block main street with neighborhood shops and restaurants.
- Equestrian Park: A community park with riding arenas for equestrian sports training or activities, with connections to equestrian trails in the Neighborhood and Rural/Conservation Area.
- Wilson Deer Creek Greenway: A linear park will **A** be added to the channel's east side, providing comfortable rest areas for hikers, bike riders, and equestrians.
- Banyan Greenway: A greenway and multipurpose trail framed by large homes set far back from the street.
- Paseos: A pedestrian lane located and designed to reduce the required walking distance within a neighborhood.





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Camino de las Alturas

One of the most signature central organizing spaces of Etiwanda Heights is the Camino de las Alturas – an expansive, mile-long, undulating park space that provides major open space connecting the neighborhoods of Etiwanda Heights directly to the Rural/Conservation open space to the north.

This broad 40 plus acre greenway extends for over a mile through the center of the Neighborhood Area, connecting from Banyan Street at Rochester Avenue northward to the preserve and foothills above. Ranging from 200 to 400 feet in width – on average as wide as the length of a football field and longer than 20 fields – this naturalistic, winding park space serves many purposes. A "dry creek" channel lined with cobbles and boulders winds through its length to convey seasonal stormwater from the neighborhoods to the Day Creek Channel; a pair of trails is woven alongside the creek for hikers, runners, bicyclists and equestrians from Banyan Street through the neighborhoods and up to the equestrian park and the Preserve, defining a variety of active and passive park spaces along the neighborhood

1 Naturalistic Open Space Corridor: The Camino de las Alturas will be a combination of natural alluvial "dry creek bed" landscaping native to the Plan Area.

- 2 Neighborhood Greens: Interwoven into the natural greenway are a series of neighborhood greens, that may include park space, play equipment, etc.
- **3** *Multi-Use Trails:* A Class I (multi-use) bike/jogging trail, as well as natural paths for horses, mountain biking, hiking and jogging weave throughout the Camino de las Alturas.
- **4** *Pedestrian and vehicular bridges:* Bridged crossings at various locations provide access from the south neighborhoods to the village shops and restaurants in the town square.
- **5** *Edge Drives:* Drives on either side of the Camino de las Alturas provide prominent street addresses to the adjacent homes and access to neighborhoods.
- 6 Paseos: A pedestrian lane located and designed to reduce the required walking distance within a neighborhood.



The Camino de las Alturas provides trails for fitness, a walk to school, hikes to the foothills, neighborhood play areas, and views of the San Gabriel Mountains.



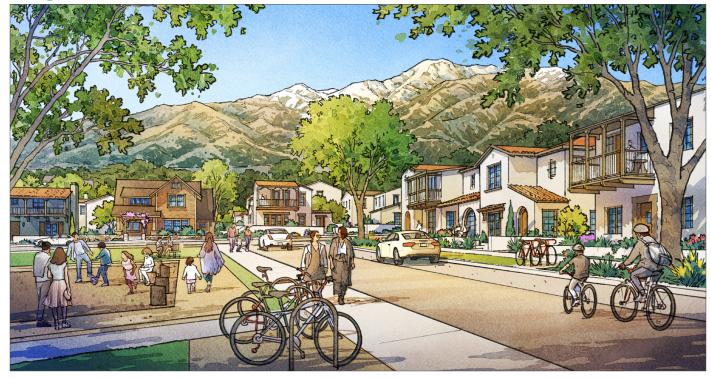








Neighborhood Parks, Plazas, Greens, and Paseos



This neighborhood green on the north side of Wilson Avenue just west of Rochester Avenue is oriented to provide dramatic views of the mountains to the northwest.

In addition to the neighborhood park areas within the Camino de las Alturas, the Plan proposes a Town Square along the main entrance route of Wilson Avenue. About the size of a neighborhood park, the town square provides a gathering place for many nearby neighborhoods. More intimate, neighborhood specific parks, greens and playgrounds are located within each neighborhood area. Ranging in size from ¼-acre pocket parks and ½-acre greens to 2-acre neighborhood parks, each park will be designed for a variety of activities, including informal play, fitness activities and quiet enjoyment of the outdoors.

Along the east edge of Etiwanda Heights, three 2- to 3-acre parks are planned, utilizing county-owned land beneath the westerly Southern California Edison transmission line. Two such parks flank Wilson Avenue as one enters the Plan Area from the east, providing recreational opportunities for residents of existing and new neighborhoods. These parks are adjacent to the multi-purpose/equestrian trails that run along Wilson Avenue and along the Day Creek Channel, and to the shops and restaurants east of the town square. Trailhead parking and amenities would be provided in



these parks - potentially adjacent to a bike shop and cafe for hungry hikers, bikers and equestrians, and a nature interpretive center for visitors and schoolchildren - to support recreational access to the foothills and Preserves, in a location that is not near existing homes.

Neighborhood Parks

Neighborhood greens provide comfortable gathering and play spaces within a short walk of most residences. Smaller homes with smaller yards are located near such greens. These greens are typically around ½-acre in size, and provide shady and sunny areas, small playgrounds for children with sitting areas for parents. These may also include fitness stations for runners and walkers to stop at on their rounds.





Town Square

At the intersection of Wilson and Rochester Avenues is the town square, a central community gathering space for residents of all the foothill neighborhoods. The square includes a playground, picnic area, small outdoor theater, and flexible use areas for community gatherings, farmers' market, and other events. A proposed Wilson Community Center opens onto the square, providing a venue for community meetings, educational gatherings, weddings or other family celebrations, and seasonal markets.

The town square is described in greater detail in Chapter 4.3.











West Neighborhood Linear (Edge) Green

The Deer Creek flood control channel runs along the west edge of the Etiwanda Heights neighborhoods - its access roads providing existing trail connections from south of Banyan Street up into the foothills to the north. A linear park will be added to its east side, providing comfortable rest areas for hikers, bike riders, and equestrians, and softening views of the channel from new neighborhoods and views of new neighborhoods from existing homes to the west.







Wilson Greenway

Along the north side of Wilson Avenue to the west of the Camino de las Alturas is a frontage green between Wilson and the homes of Milliken Heights. It takes its inspiration from the greenway along the north side of Santa Monica Boulevard in Beverly Hills, which sets those large homes well back from the street. In this greenway, a multipurpose trail will connect to the existing multipurpose trail on the north side of Wilson Avenue to the west of Etiwanda Heights through to the Camino de las Alturas and its trails to the hills for hikers and equestrians.

The existing drainage course carrying stormwater from the Milliken Heights area southward into the Deer Creek channel will be improved as a dry creek greenway down the center of the primary avenue leading up into Milliken Heights. At the point where Wilson Avenue turns to the south to the Milliken/Wilson Roundabout, this greenway becomes the Wilson frontage green, connecting the multipurpose trail to the roundabout and the existing westward trail to facilitate pedestrians and equestrians.

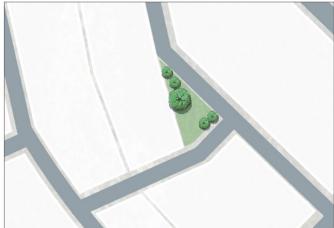


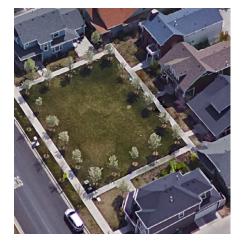
Attached Greens & Pocket Parks

The smallest of Etiwanda Heights open spaces are attached greens and pocket parks. These open spaces are not much larger than a residential lot, and provide essentially expanded front yards where kids can play and walkers and runners can pause to rest. These also provide beautiful punctuation of the street network, making memorable places that are helpful in navigating neighborhoods and defining unique addresses.











Paseos are mainly pedestrian short-cuts through blocks that are just bit too long to comfortably walk around to get where you are going. They can shorten the walk from an internal neighborhood street to a large park, shorten a child's walk to school, or provide a direct connection from a neighborhood to the neighborhood shops and restaurants. Depending on their width and design, paseos can also serve as additional pocket parks and play spaces – or function as "Rosewalks" – a pedestrian only street/open space where the primary entrances of the homes front onto the open space.

Trailheads

The trailheads and trailhead parks are intended as both recreational open space and key locations providing views over the new neighborhoods and across the valley below. Trailhead parks on the Day Creek Channel trail at Wilson Avenue and Banyan Avenue will be provided with ample parking for users from all over Rancho Cucamonga, whereas the Hanson Amphitheater and Trailhead Park in the northeast corner of the Plan is intended primarily for use by nearby residents, with limited parking provided to reduce impacts on surrounding residents.

















Equestrian Park

The equestrian park will provide the entire neighborhood area with facilities for equestrian activities, ranging from riding arenas for various sports to trails that may continue into the Rural/Conservation Area trail network. It may be outfitted with Western Arenas, Dressage Arenas, or round pens. Any structures on the site should maintain a rural character, and fit in an unimposing manner into the hillside. With central access to the Neighborhood and Rural/Conservation Areas network of equestrian trails, and unparalleled views of the mountains, this location has the opportunity to become an important and valued amenity to the Etiwanda Heights neighborhood and destination for residents of Rancho Cucamonga.





Neighborhood Streets and Avenues



Completing the framework is an attractive, interconnected, walkable and bikeable network of Neighborhood Streets and Avenues, generating a series of distinctive, semi-rural environments and providing comfortable access to and through each neighborhood in Etiwanda Heights.

Standards for all thoroughfare sub-types and variations are provided in *Chapter 5.7*, and specific stormwater strategies and standards related to the neighborhood street network are explained in *Chapter 6*.

Neighborhood Avenues

Primary vehicular access to and through the Neighborhood Area is provided by five existing arterial streets: Milliken Avenue, Rochester Avenue, Wilson Avenue, Banyan Street, and Day Creek Boulevard. Within the Plan Area, Wilson Avenue, Rochester Avenue and a new east-west connector avenue are classified as Neighborhood Avenues.

These avenues provide for smooth, low-speed vehicular flows, with one vehicular lane in each direction (south Milliken Avenue being an exception with two lanes), curbside guest parking, wide landscaped parkway strips that provide stormwater management and infiltration, comfortable sidewalks and trails buffered from traffic by the parkways, street trees and parked cars, and typically buffered bike lanes as a primary element of the overall circulation network in Etiwanda Heights.





Neighborhood Avenues: Intended design character of Wilson Ave (upper image) as it enters Etiwanda Heights from the west, and Milliken Ave as it enters Etiwanda Heights from the south, described in further detail in **Chapter 5.7**.

Neighborhood Streets

Neighborhood Streets are the "outdoor living rooms" of the neighborhoods they serve – providing quiet, shaded, comfortable environments. As such, a variety of neighborhood street types are provided, to help generate varied neighborhood character and unique locations. All neighborhood streets have one travel lane in each direction, landscaped parkway strips detailed as stormwater bioswales, comfortably-shaded sidewalks and street-parking for guests.

Most neighborhood streets provide parking and sidewalks on both sides of the street, but those in Milliken Heights may limit parking and sidewalks to one side to accommodate the steeper grades, provide for equestrian activity, and better reflect the rural character of that area. In some cases, variations in stormwater management from neighborhood to neighborhood is anticipated, including pervious parking lanes (pervious pavers or other approved granular materials) and wider bioswales on one side of the street or the other.

Street lighting takes the form of "soft pools of light" at intersections and at intervals throughout the neighborhood, downward directed with minimal glare and no brighter than necessary to maintain a "dark sky" environment.





Neighborhood Streets: Intended design character of typical neighborhood streets (upper image) and estate neighborhood streets (lower image); described in further detail in **Chapter 5.7**.



All streets in Etiwanda Heights are attractive, safe, and social "outdoor rooms" activated by the lively frontages of the homes that front them.









Because most homes are served by residential lanes, interruptions in the sidewalk and parkways are minimized, allowing continuous, beautifully landscaped parkways, and ample street parking.

4.3 The Neighborhoods

Mixed-Type Walkable Neighborhoods

In accordance with public input received and General Plan direction, the new neighborhoods will provide a wide range of housing options within a walkable, amenity-rich neighborhood setting. Further, as summarized in *Chapters* 1.3 and 1.4, the community's vision for new neighborhoods in Etiwanda Heights is that they be uniquely Rancho Cucamonga, high in quality, as low in density as feasible, and support active, healthy lifestyles and connections to the Rural/Conservation Area above.

The Open Space Framework (described in Chapter 4.2 above) is the starting point for achieving these goals, and the organization, planning and design of the neighborhoods as described in the pages to follow will deliver a range of unique, valuable neighborhood living environments.

Etiwanda Heights neighborhoods will provide:

- 1. A mix of housing sizes, types and styles to meet the needs of a range of household sizes, types, incomes, and lifestyle preferences.
- 2. Walkable, complete streets that provide safe, comfortable pedestrian and bicycle routes, and low-speed driving environments to promote safety and a calm, guiet ambiance.
- 3. One or more parks within a 2- to 3-minute walk of every residence.
- 4. A trail leading to the foothill open spaces within a 5-minute walk (or less than 5-minute bike or horse ride) of every residence.
- 5. Well-landscaped frontages (front yards and sidewalks) that shade pedestrians and buffer them from traffic, welcome visitors, and sustainably manage stormwater.
- 6. Low nighttime light levels, with downward directed, non-glare fixtures general "soft pools of light" only where and when needed to maintain a "dark sky" environment.

In addition to these qualities shared by all Etiwanda Heights neighborhoods, every area within Etiwanda Heights has unique qualities and amenities to offer residents, based on its location, adjacencies, and design.

For reference – and for the purposes of regulation in *Chapter* 5 and implementation in *Chapter* 7 – the Neighborhood Area is organized into 10 Sub-areas. However, the neighborhoods that evolve, due to their location and the relative location of open space and town center amenities, are not the same divisions as the Sub-areas in the following regulatory chapter, and are illustrated in *Figure 4.3*.

The following pages provide an overview of these characteristics.



- Central Neighborhoods: Large, medium and smaller homes within a 5-minute walk of the Camino de las Alturas parks and trails and a 5-minute walk of the town square.
- North Neighborhood: Large, medium and smaller homes 3 within a 5-10 minute walk of the town square and the Camino de las Alturas.
- **South Neighborhoods:** Large, medium and smaller homes within a 3-minute walk of the Camino de las Alturas parks and trails, and a short walk or bike from the town square.
- **5** West Neighborhoods: Large and medium homes along the west edge of Etimore de Unit in the west edge of Etiwanda Heights, connected by a linear park.
- Banyan Community Playfields & Neighborhood: 6 Community park, sports fields, and adjacent housing fronting Rochester & Banyan Avenues.

Figure 4.3: The Neighborhoods



CITY OF RANCHO CUCAMONGA | ADOPTED OCTOBER 2019 | 84

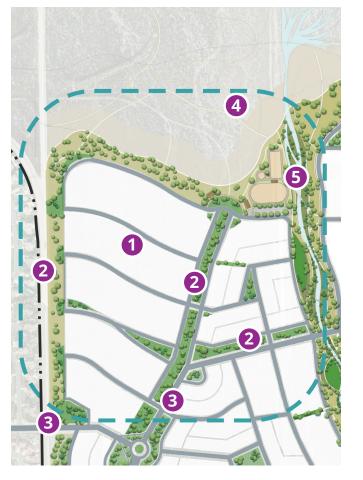
Milliken Heights Neighborhoods





Based on community input and on the vision of the 1991 Etiwanda North Specific Plan, very large equestrian properties are an important part of the Etiwanda Heights Neighborhood & Conservation Plan. The northwest Plan Area will be designed for this purpose as the Milliken Heights Neighborhoods. The area will offer some ½-acre and smaller lots, large homes with deep setbacks and views, rurally detailed streets with multi-purpose paths to accommodate equestrian traffic, and immediate adjacency to the Rural/Conservation Area and Equestrian Park to the north, Deer Creek greenway to the west, Camino de las Alturas to the east, and Milliken greenway in the center.

- **Estate Neighborhoods:** Large estate homes on large lots with broad setbacks, and welcoming frontages.
- *Linear Greenways:* Provide direct access to the foothills 2 and nature above, as well as managing stormwater infiltration.
- 3 Special Neighborhood Gateways: prominently marking the entries into Milliken Heights; includes Wilson Ave entrances and Milliken/Wilson Roundabout.
- **4** Rural/Conservation Area Buffer: Unobstructed views of the foothills and mountains to the north.
- 5 Equestrian Park: Facilities including riding arenas for equestrian activities. See more information in Chapter 4.2.





The Fuel Modification Zone has a natural aesthetic that is only modified to allow the removal of flammable plant matter.



Trails continue through the Rural/Conservation Area buffer.

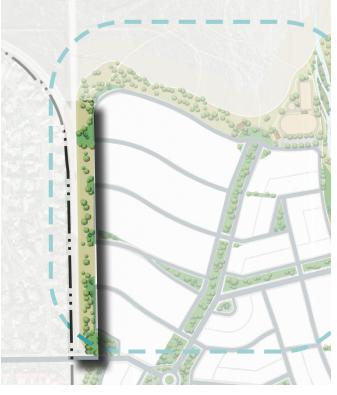
Rural/Conservation Area Buffer

Immediately south of the Conservation Area is a buffer zone that will serve both fire protection and habitat protection transition area – also known as the Fuel Modification Zone. This buffer zone includes the large slope bank that bounds the north edge of the former gravel mine, which will be maintained free of easily flammable vegetation, and a broad swath of land to the west of the former mine that will be left in a largely natural state but periodically maintained to remove dry plant material.

Fencing, signage and patrols by conservation management personnel will inform residents of the status of this buffer area, which is not intended for use as park space. Immediately to the south of this buffer zone along the north edge of the Milliken Estates neighborhood is a second broad swath of open space in the form of a large park. This is shown on the left as the greener highlighted color.







Deer Creek Greenway

The existing service access road alongside the Deer Creek flood control channel already serves as a popular walking trail for many residents. As the westerly neighborhoods of Etiwanda Heights are developed, the easterly edge of the eastside service road will be improved as a linear park space, with periodic rest areas and mini-parks for use by walkers, joggers, hikers, bicyclists and equestrians. This linear park will significantly improve views from existing homes along the west side of the flood control channel, including new trees that will provide shade for the trail and obscure views of new homes seen from the west.





Left - Existing. Right - Phototransformation of linear park along Deer Creek Channel as seen from neighboring properties to the west.



Linear park space can provide a variety of amenities and modes of mobility, such as walking and running paths, bike trails, green space, as well as seating. All of these things simultaneously provide amenities and create a buffer for the neighborhoods.





Larger bioswales may grow an abundance of foliage within and surrounding the channel.



Streetscape is improved by the addition of green space.

Milliken Greenway

An existing drainage course is extended to begin at the parks bordering the north of the Milliken Heights Neighborhoods and run south through the parks on the west side of the Milliken/Wilson roundabout, allowing stormwater to flow in a naturalistic rocky creek feature within those parks. Stormwater retention and water quality basins will be provided within those parks, and water flowing from the parks to the south will run in a greenway along the west edge of Milliken for a couple of blocks. The Milliken greenway is a boulevard-style greenway, circumnavigated by neighborhood streets that allow access to all blocks. This green buffer provides a visual transition from the large estate blocks on the west and slightly smaller, large homes to the east.





Wilson Greenway

Heading north from the Milliken/Wilson Roundabout, a similar greenway runs along the west side of Wilson Avenue extending a gracious Milliken Estates neighborhood edge park northward, similar to the neighborhood edge park along the north edge of Santa Monica Boulevard in Beverly Hills. The natural drainage course extends through this park, carrying stormwater from the Milliken Estates southward, along with an off-street multi-purpose trail connecting the existing trail on the north side of Wilson Avenue eastward to the Camino de las Alturas and neighborhood school.



Wide parkways provide abundant space for a variety of neighborhood activities



All streets in Etiwanda Heights are attractive, safe, and social





Estate properties: Milliken Heights will be characterized by large, stately homes on large lots with well simply landscaped, welcoming front yards. Homes in Milliken Heights should exhibit high architectural quality and authenticity (See Chapter 5.10) in styles appropriate to Rancho Cucamonga.



Neighborhood-defining streetscapes and gateways: Neighborhood entry gateways, retaining walls, and other

special features will define the Milliken Heights neighborhoods and should be of naturalistic materials and forms fitting with the rural "heights" character of the area.

Direct access to nature:

Milliken Heights offers residents direct access to nature via the several linear greenways running through and around the neighborhood, as well as special multi-use and equestrian trails along select streets in Milliken Heights.



Deer Creek Access

At the west end of the Hanson Trail – which will bridge across the Deer Creek Channel – is a pedestrian, bike and equestrian trail connection to the east end of Ranch Drive and equestrian trail system of Haven View Estates. This connection will provide Haven View residents with direct trail access to the Deer Creek Trail and the foothills above, and across to the Deer Creek Trail via either the new Hanson or Levee Top trails, as well as to the new Camino de las Alturas greenway and its trails southward through the center of Etiwanda Heights.





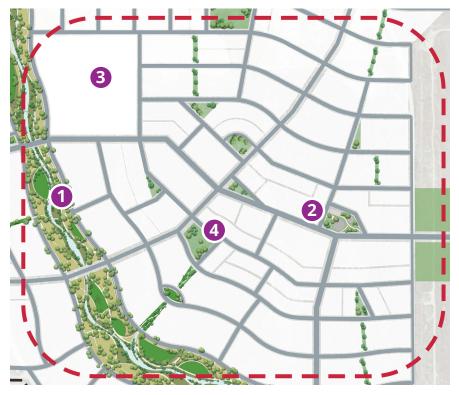


Central Neighborhoods



The town square: Conceptual illustration the central community gathering space of Etiwanda Heights, flanked by village shops, restaurants and a prominent civic/community building that could host a variety of special events.

- **Camino de las Alturas:** The open space "spine" of Etiwanda Heights that connects each neighborhood to the foothills above.
- Town Square and "Main Street": A collection of village-scale shops and restaurants centered around the town square - a central community gathering space terminating the intersection of Rochester and Wilson Avenues.
- Biementary School: A new elementary school serving the neighborhoods of Etiwanda Heights and adjacent.
- Central Neighborhood Park: A small neighborhood park along the Central Avenue potentially including a clubhouse or other civic amenity for the adjacent neighborhoods.



Surrounding the town square, and extending for one block to the east and west, are a variety of neighborhood-serving shops and restaurants, providing opportunities for meals with friends and family and to run daily or weekly errands on foot, by bike, or by car without leaving the neighborhood. Buildings are one- and two-stories, with small office spaces on upper floors of some buildings. The design of Wilson Avenue in this short stretch includes wide sidewalks, curbside parking - with much more parking behind the shops - and courtyards and paseos connecting from Wilson through to the parking lots behind. Within a comfortable walk of the town square to the north and south - and also

Open Space: Ample open space will be within comfortable walking distance of every home. Neighborhood-scale parks and greens will break up the street grids and provide residents with areas to play and rest.



Traditional walkable

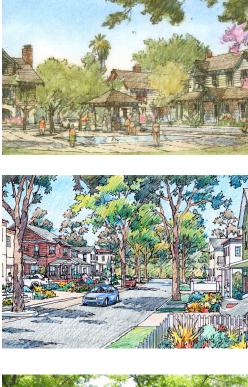
residential areas: All of the streets and open spaces within the central neighborhoods will be framed by single-family homes. Homes will face and open up to the public realm, creating natural surveillance for the street, and a comfortable and humane environment to live and play.

Lively Public Realm: Wilson Avenue, and the Streets surrounding the square will have a distinct "main street" character, with wide sidewalks, active open shopfronts, sidewalk dining, comfortable seating, and bicycle parking.

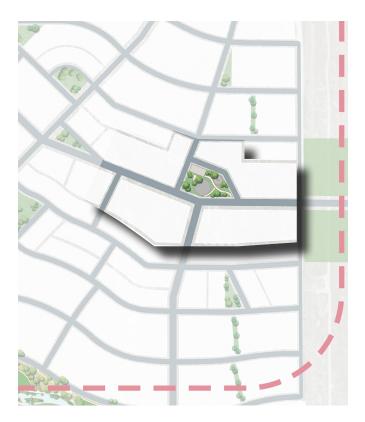


within an easy 10-minute walk of the elementary school - lies the extent of the Central Neighborhoods. Housing options within this neighborhood include single-family detached homes on extra large, large, medium and smaller lots, as well as attached single-family options nearest to the town square. This neighborhood is bounded on the north by street that flows from the top edge of the school site, on the east by the electrical utility corridor and Day Creek Trail, on the south by the Camino de las Alturas and its trails, and on the west by the school.









Town Square

At the crossroads of Wilson and Rochester Avenues, in the middle of Etiwanda Height's two-block "main street", is the town square, a 2-acre park designed as a day-to-day family play and rest area and a flexible venue for community events. The square is surrounded on all sides by small shops, restaurants and service businesses, across small streets to the north and west, and across Wilson Main Street to the south. Activity areas in the park include a playground for young children, a small outdoor theater for informal or scheduled performances and play, quiet shady sitting areas, and a paved plaza space in the north corner.

Across the street at that north corner of the square is the town hall, a multipurpose civic building owned by the City and programmed with functions ranging from community meetings to nature classes for school groups visiting the preserve, weddings, service club meetings and other regular community get-togethers, with doors that can open wide to the plaza within the park so that, by temporarily closing the small intervening street to traffic, special events like farmers' markets or Fourth of July celebrations can flow from indoors to outdoors and into the evening.









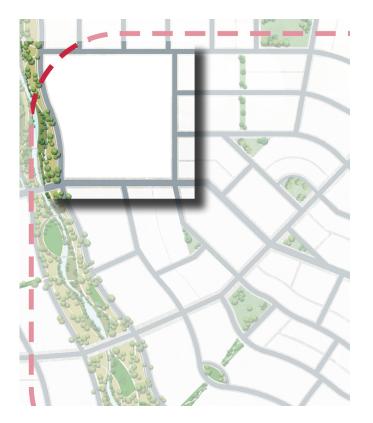


D



- **1** Potential Community Center Site: Large event space with operable openings that face the square.
- 2 Tabled Intersection: Connecting Community Center to Town Square; this would be temporary closed to traffic for special events.
- B Temporary Farmers' Market: Hardscape that may be used for tent and table set-ups.
 - Outdoor Theater: Terraced seating carved into the natural inclined topography of the square.
- **5** Playground: Equipment should be rural in character - boulders, wooden climbing assemblies, etc.
- **6** Sidewalk Dining: Width provides for cafes/restaurant overflow.
 - Gravel/ Rough stone Parking Apron: Suitable for temporary parking.





Elementary School

A new K-8 school is planned in the southwest corner of the former Hanson gravel mine area, where the terrain is quite flat and access from surrounding Etiwanda Heights neighborhoods and other foothill neighborhoods is direct. Auto access and student pickup and drop-off is planned along the west side of the school, adjacent to the Camino de las Alturas, through which pedestrian and bike access is provided to the school. To the east and north of the school, neighborhood streets provide safe routes to school, and a new connector road from the northeast corner of that neighborhood to Day Creek Boulevard provides an additional route school access. Multi-purpose community room is recommended on the southeast corner of the school site, which is prominent from westbound Wilson Avenue and from the neighborhood to the south, centrally located in Etiwanda Heights for school functions and community activities. A joint use agreement for the school playfields and playgrounds is recommended, and would provide a centrally located center for after school and weekend play and other activities.









Active Adult Community Opportunity

Through the public engagement process for this Plan, interest was repeatedly expressed that some portion or portions of Etiwanda Heights Neighborhoods might be specifically targeted toward older adults who are seeking a home that supports a healthy, active lifestyle in which reliance on driving for daily needs and activities is reduced. While all Etiwanda Heights neighborhoods are intended to provide all residents with active transportation opportunities and access to amenities and daily needs, the option to not drive is an especially valuable amenity for older people as they become less comfortable operating a vehicle.

Historically, walkable neighborhoods have been home to Naturally Occurring Retirement Communities (or NORCs). Many locations within this Plan will be naturally good candidates for such a development, given the neighborhood patterns prescribed in the Code (Chapter 5). In particular, the Central Neighborhoods may offer the best opportunities, providing a range of housing types, relatively level terrain, and easy walking access to the Wilson Avenue shops, restaurants, town square, and potential transit stops.

North Neighborhoods



To the north of the Central Neighborhoods are the North Neighborhoods. These neighborhoods are anchored by a larger neighborhood park in the center on the south edge, the elementary school on the southwest edge, the Camino de las Alturas on the west, and the Rural Conservation Area to the north. Houses range from large homes on large lots to smaller single-family detached and attached options around the parks. A principle applied throughout this Plan is that smaller homes with smaller private yards benefit greatly from a location within a one- or two-minute walk of a green for active outdoor play. Because of the unique existing topography of the former gravel mine (relatively flat in comparison to the rest of Etiwanda Heights) – there is greater flexibility with regard to orientation of streets and blocks, many of which are (and should be) oriented toward the mountain peaks above. An amphitheater park in the northeast corner of the neighborhood takes advantage of the natural embankments of the former gravel pit, and provides access to the trails above.







Small(er) Lot Houses and Active Public Realm: Due to their adjacency to the Camino de las Alturas and a collection of neighborhood parks, these neighborhoods are envisioned to be made up of smaller homes and lots, providing the opportunity for more people to be living within a short walk or bike ride to nature and to the village shops and restaurants in the town square. As such, these neighborhoods emphasize a comfortable, well-connected public realm, activated by neighborly homes and frontages.

1 Adjacent Park: The blocks adjacent the Camino de las Alturas may have parks that extend into or project from the greenway.

2 *Neighborhood Park:* All houses in the North Neighborhoods are within a 1- to 2-minute walk of this or another green space.

3 Neighborhood & Community Trailhead Park & Community Gathering Place: The trailhead park at the northeast corner has an amphitheater formed naturally by the topography of the former gravel mine, as well as entrances to the network of trails through the rural conservation area north.

Elementary School: A new elementary school serving the neighborhoods of Etiwanda Heights and adjacent.

Neighborhood & Community Trailhead Park & Community Gathering Place

At the northeast corner of the former gravel mine – at the juncture of the two new east-west trails, the existing Day Creek Channel Trail, and a new neighborhood avenue connecting south to the center of Etiwanda Heights – is a very special trailhead park. This is one of several trailhead parks within Etiwanda Heights, intended as both a neighborhood park providing views over the new neighborhoods and across the valley below. Whereas trailhead parks on the Day Creek Channel trail at Wilson Avenue and Banyan Avenue will be provided with ample parking for users from all over Rancho Cucamonga, this park is intended primarily for use by nearby residents, with limited parking provided to reduce impacts on surrounding residents.



South Neighborhoods





1 Banyan/Rochester Roundabout: Gateway marks the start of the Plan from the southern entry.

2 Banyan Greenway: Buffers neighborhoods from Banyan Street and conveys stormwater to Day Creek.

3 Caryn Access: New connection provides existing neighborhoods access to the Plan.

4 Linear Green: Buffers High School.

5 Milliken/Wilson Roundabout: Gateway connects to Wilson Ave.

The neighborhoods in the southeast region are accessed via the Rochester (entry) avenue and a new connection from Banyan at Mount Baldy Place, providing easy access to the many neighborhood and open space amenities in Etiwanda Heights from the existing neighborhood to the south (Caryn Access). A linear greenway is provided along Banyan Avenue to create an attractive element for homes to front, while aiding in the stormwater infiltration strategies of Etiwanda Heights. The neighborhoods in the northwest region include smaller-lot and attached homes fronting and surrounding a centralized neighborhood park, and the central neighborhood avenue – which is a primary bike route through Etiwanda Heights. The homes in this neighborhood benefit from direct connectivity to the foothills via the Camino de las Alturas, as well as being within a short walk, bike ride, or horse ride from the town square. Linear parks and greens are also provided along the perimeter of the adjacent Los Osos High School.

2

3







Banyan Greenway

This east-west running linear green provides a soft edge to Etiwanda Heights, simultaneous creating beautiful frontage drives for the southernmost blocks of the Plan and mitigating stormwater runoff. West of the Banyan/ Rochester roundabout, the southern neighborhood blocks are protected by the ample green space, and there is another small entry to the plan that can be emphasized with a more modest gateway indicator. The Banyan greenway also captures stormwater coming from any blocks north of the greenway and channels it east to Day Creek.

4

Banyan/Rochester Roundabout

As an important primary entrance to Etiwanda Heights, the Banyan/Rochester Roundabout provides an opportunity for a gateway piece, connecting pedestrian and vehicular traffic from Banyan or Rochester to the east-west linear park, Banyan greenway, and northbound along an Edge Drive on the Camino de las Alturas. Paths that continue from the Camino de las Alturas to surround Banyan are traversed in the Plan via bridged connections. The Roundabout also provides access south to the Banyan Community Playfields, described further at the end of this section of the chapter.





Milliken/Wilson Roundabout

A primary goal of the Etiwanda Heights Neighborhood & Conservation Plan is to finally connect Wilson Avenue through this long-standing gap in the City's primary street network, and unload Banyan Street of some of the traffic it was never intended to carry. The current elbow intersection of Wilson Avenue and Milliken Boulevard will be replaced with a three-legged roundabout that allows traffic coming up Milliken to head west to the existing neighborhoods and Chaffey College or straight onward into the new segment of Wilson Avenue that provides access to most of the Etiwanda Heights neighborhoods and other existing foothill neighborhoods to the east.

The new roundabout is located a few hundred feet to the south and east of the existing elbow intersection to enable an existing drainage course to run in a greenway along its west side. The new roundabout will be surrounding on all sides by parks that provide a gracious gateway to Etiwanda Heights and other foothill neighborhoods, while buffering adjacent new housing from traffic. In order encourage through traffic to stay on Wilson Avenue and to reduce neighborhood cut-through vehicular traffic, the roundabout does not connect directly to the neighborhood avenue to the east, while bicycle and pedestrian traffic may flow through that east side park to the crossings at the roundabout.

Caryn Neighborhood Access

The Plan emphasizes connectivity and ease of access by making continuations of existing neighborhood streets into the plan where appropriate. The neighborhood to the south open onto Banyan Street in a few locations. At this point, one neighborhood street crosses Banyan Street and Banyan greenway into the Plan and is met by a small neighborhood attached green immediately, where a modest gateway marker would be appropriate. This street terminates on a grand neighborhood park and an east-west street that traverses the neighborhood and provides access to the Camino de las Alturas edge drive.

















Attached and Small Lot

Houses: Proximity to *community open spaces* supports smaller homes in the Central Neighborhood enabling more households to live within a short walk or bike from the Camino de las Alturas and the shops and restaurants in the town square.

Orientation of Houses: Many streets are angled toward the northwest of the plan. This is intentional to allow ideal vistas of Mt. Baldy and Ontario Peaks from various parts of the block network. With careful planning, every neighborhood in the Plan will have views of the mountains.



Traditional Neighborhood Patterns: Emphasizing the walkable neighborhood streets with comfortably shaded sidewalks, on-street visitor parking, and welcoming, neighborly private frontages.



Safe, Active Neighborhood Streets & Open Spaces: The neighborhood streets and open spaces are the outdoor rooms of each neighborhood – social spaces activated (and made safe places) by the homes that front them.

West Neighborhoods



Phototransformation of linear park along Deer Creek Channel as viewed from properties to the west (tree and plating improvements).

The neighborhood areas along the west edge of Etiwanda Heights – close to existing neighborhoods – are planned and designed for compatibility with those existing neighborhoods. Lot sizes and home sizes are very similar, and new homes do not face toward the existing neighborhoods. In the neighborhoods south of Banyan Street, new lots back up to the backs of existing homes, and north of Banyan, enhanced landscaping forms a linear park buffer along the east edge of the existing Deer Creek Channel and Trail to buffer views of new homes from existing homes and yards.

- West Edge Greenway: A linear park is provided along the 1 Deer Creek channel as a visual buffer for the adjacent neighborhoods, and to provide access to the foothills above via a multi-use trail.
- (2) Neighborhood Paseos and Infiltration Park: A series of mid-block paseos carry stormwater flows into an existing drainage outlet.
- **1** Los Osos High School
- 4 Rancho Cucamonga Fire Station 175
- **(5)** Entry Park: At the south entrance(s) to the new infill neighborhood, as neighborhood park is provided as an amenity to both the new and existing neighborhoods.
- Multi-Use Trail: A multi-use trail is provided along the 6 Deer Creek channel to provide access to the West Edge greenway, and foothills above.





Neighborhood Paseos & Infiltration Park

The entire stormwater-carrying system begins at the open park space at the north of the Plan, just south of the Rural/ Conservation foothills. It is carried down in greenways, bioswales and attached greens until it reaches the Milliken/ Wilson Roundabout, after which it continues through the West Neighborhoods in a series of mid-block paseos. These neighborhood greens carry stormwater flows into an existing drainage outlet adjacent the fire station, around which a new neighborhood park is provided. Incorporating stormwater management in these ways achieves a Plan objective to conserve natural open space. While mitigating environmental impacts of development (stormwater runoff), these greens break up blocks into pedestrian-friendly sizes and provide open space amenities to residents of Etiwanda Heights.

West Edge Greenway

The Deer Creek flood control channel runs along the west edge of the Etiwanda Heights neighborhoods - its access roads providing existing trail connections from south of Banyan Street up into the foothills to the north. A linear park will be added to its east side, providing comfortable rest areas for hikers, bike riders, and equestrians, and softening views of the channel from new neighborhoods and views of new neighborhoods from existing homes to the west.



Existing View of Deer Creek Channel at Wilson Ave, looking north







Lemon Avenue Park / New Entry

The southeast corner of the Plan is bordered on the left by existing neighborhoods and on the right by the continuation of the Deer Creek Storm Channel. This new connection point between existing neighborhood at the West Neighborhoods of this Plan is crucial to ensure that proposed development fits neatly into Rancho Cucamonga as a continuation of the existing neighborhoods and not imposing on or separate from them. As Lemon Avenue bends around and meets Marbella (see diagrams below), the Plan proposes a large neighborhood park space – an amenity to both existing and new neighborhoods - and a continuation of both Lemon and Marbella into the proposed Development. Another important element of this vehicular and pedestrian connection is that it would allow West Neighborhood Residents to easily reach the existing Trader Joe's on Haven Ave, about half a mile down Lemon Avenue from the proposed park site.



Existing View from Marbella Ave as it meets Lemon Ave - the future point of connection to the Plan's West Neighborhoods that would lead directly to the proposed Lemon Avenue park.

















Neighborhoods saturated with green space: There are many strategies to introducing green spaces to blocks, and in these tighter configurations in the West Neighborhoods, the Plan introduces frequent paseos, attached and linear greens.

Neighborhood Connections: The key connection points between the Western Neighborhoods and Milliken Heights to the North and South Neighborhoods to the East are marked by special greens, such as the parks at the Wilson west entry point and the Milliken/Wilson roundabout. Other connections come in the form of continuous pedestrian paths, such as the Deer Creek multi-use trail and network of paseos that span the entire north-south length of the Plan.

Context-sensitive neighborhood pattern :

Homes on the edge of the Western Neighborhoods will reflect the existing homes that they abut, in both density and architectural character.



Stormwater management

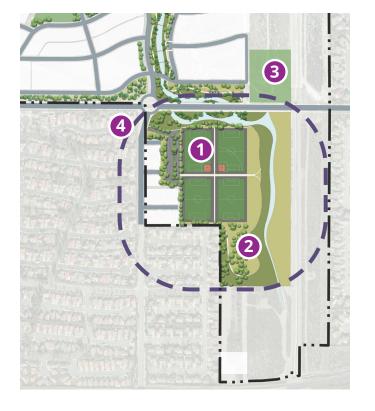
greens: Many of the Plan's key green spaces also serve as stormwater management, making environmental conservation a visible priority to the community of Rancho Cucamonga.

Banyan Community Playfields



Community Park: Conceptual illustration of a type of community gathering space adjacent to new and existing neighborhoods.

- **1** Banyan Community Playfields: Park contains playfields such as soccer and softball fields for community use.
- 2 Natural Landscape / Stormwater Management: Channels from the Camino de las Alturas continue onto this natural creek on the southeast of the Plan.
- **3** Trailhead Park: Provides parking and gathering space and connections to new and existing trails.
- **4** Banyan/Rochester Roundabout: The southeast gateway to the Plan, at the intersection of these two major streets, also leads north to the Camino de las Alturas.



At the southeast corner of the Plan, where Banyan enters the site on the east, is an area that is primarily designated as the Banyan Community Playfields, with a few small blocks of neighborhood that meet Rochester Avenue's existing neighborhoods.







Banyan Community Playfields

Heading north from the Milliken/Wilson Roundabout, a similar greenway runs along the west side of Wilson Avenue extending a gracious Milliken Estates neighborhood edge park northward, similar to the neighborhood edge park along the north edge of Santa Monica Boulevard in Beverly Hills. The natural drainage course extends through this park, carrying stormwater from the Milliken Estates southward, along with an off-street multi-purpose trail connecting the existing trail on the north side of Wilson Avenue eastward to the Camino de las Alturas and neighborhood school.

4.4 The Gateways

Gateway Locations

In accordance with public input received and General Plan direction, the new neighborhoods may provide a framework of gateways to define the Plan Area. Further, as summarized in *Chapters 1.3* and *1.4*, the community's vision for new neighborhoods in Etiwanda Heights is that they be uniquely Rancho Cucamonga, high in quality, and support connections to the Rural/Conservation Area above.

The Gateway Framework is an additional strategy for achieving these goals. All suggested gateways are optional; however, the organization, planning and design of the various gateways as described below will craft a clear perception of unique, valuable neighborhoods within one cohesive plan.

Key components of this framework include:

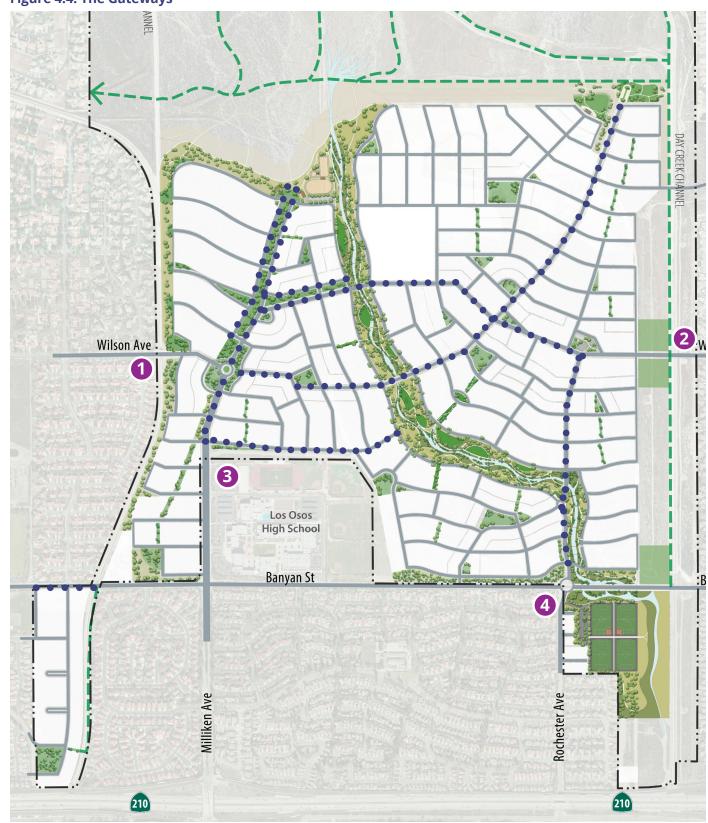
- 1. "Etiwanda Heights" Gateway monuments that clearly and cohesively mark the main points of access to the Plan and create a sense of entry as major neighborhoods transition from existing areas to the new Etiwanda Heights Neighborhood.
- 2. Neighborhood gateways that are smaller in scale compared to the Etiwanda Heights Gateways that distinguish various neighborhood projects, tracts, or subareas from each other, allowing each to maintain a unique identity and smaller community network within the whole Plan Area.
- 3. Neighborhood monuments within each of the projects, tracts, or subareas that correspond with the gateway and public realm design of the given neighborhood.
- 4. A clear hierarchy of place as one moves through the street network, from large avenues to neighborhood streets, achieved by gateway punctuations at transition points.
- 5. A continuous public realm design that allows diversity but maintains complementary elements.

In addition to defining a singular, unified Etiwanda Heights Plan Area, every neighborhood within Etiwanda Heights has unique qualities and amenities to offer residents, based on its location, adjacencies, and design.

The locations of Etiwanda Heights Gateways are shown in Figure 4.4. These gateway monuments are not required, but if provided, they must be located at the intersections shown. The suggested locations for Neighborhood Gateways are not fixed, but must remain along main Plan Area avenues.

- Wilson Ave West Gateway: Marks the entrance to the Plan Area from Wilson Ave and Deer Creek Channel on the west as it connects existing residential neighborhoods to new residential neighborhoods.
- Wilson Ave East Gateway: Marks the entrance to the 2 Plan Area from Wilson Ave and the Day Creek Channel on the east, leading to Main Street and the town square.
- **3** Milliken Ave Gateway: Marks the entrance to the Plan Area from Milliken Ave at the southern border beyond the north edge of Los Osos High School.
- Rochester Ave Gateway: Marks the entrance to the Plan 4 Area from Rochester Ave at the south at the proposed Banyan/Rochester Roundabout.
- • Neighborhood Gateways: May be located along the avenues shown.

Figure 4.4: The Gateways



5 Development Standards & Design Guidelines

Introduction

The development regulations and neighborhood design standards in this chapter have been crafted to ensure that the envisioned neighborhood character is systematically implemented through the development of multiple phases by multiple builders and developers over time. These standards balance the need for predictable neighborhood patterns and place-making outcomes with the need for flexibility of the types, scales and intensities of housing and neighborhood commercial development to meet changing market conditions and buyer preferences.

These standards have been integrated with public realm design standards to ensure varied and harmonious streetscapes and frontages that define public spaces through the systematic placement and scale of buildings, and to encourage and locate neighborhoodserving, non-residential uses within comfortable walking distance of as many residents as can be supported by market conditions over time.



5.1 5.2 5.3 5.4 5.5 5.6 5.7 5.8 5.9 5.10

> fc op ww c op co or c fc fc th re de w

This Chapter Covers

Introduction 111
Neighborhood Area Regulating Zones
Block Standards
Building Standards 127
Private Frontages159
Signage
Thoroughfares
Public Open Space
Rural Development Standards
Architectural & Landscape Guidelines

Chapter 5 includes development standards and design guidelines for streets and their public frontages, trails, parks and other public open spaces, focusing on the physical environment that they create within the Neighborhood Area and Rural/Conservation Area.

Chapter 6 presents the street network, trail network, and public open space network as infrastructure systems that connect to, complete, and extend existing infrastructure systems as the organizing framework and infrastructure backbone of the Plan.

Chapter 7 - **Chapter 7.5** in particular - provides general direction for the implementation and financing for these systems, including the capital costs and ongoing maintenance and operational responsibilities and costs. The final design for all systems and more detailed assignment of financial and maintenance responsibilities will be defined at the time of approval of final subdivision map(s) and public improvement plans.

5.1 Introduction

5.1.1 Purpose

This chapter controls all of the development of the Etiwanda Heights Neighborhood & Conservation Plan to ensure that development is aligned with the physical vision described in Chapter 4 'Vision.' Specifically, the standards herein are calibrated to enable and encourage the following outcomes:

- Appropriately-scaled development;
- Diverse and high quality housing choices;
- Protected character of adjoining neighborhoods;
- Walkable neighborhood patterns through a network of well-designed streets that are safe for pedestrians, bicyclists, and motorists;
- Village main streets as vibrant social and commercial focal points within a comfortable walking distance of many homes.

Applicability 5.1.2

- A. This chapter applies to all subdivisions, parcels, streets, Public Open Spaces, buildings and uses within the Plan boundaries, except for schools, which are reviewed and permitted by the State of California through a special permitting process.
- B. In the event of conflicts between the development standards of this Plan and those of the Rancho Cucamonga Development Code, those of this Plan shall take precedence. The existing Rancho Cucamonga Development Code shall continue to be applicable to development-related issues not covered by this development standards and guidelines contained herein.
- C. In the event of conflicts between the development standards and guidelines of this Plan and those of the City's Building or Fire Code, those of the City's Building and Fire Codes shall prevail.
- D. Where in conflict, numerical metrics in this chapter shall take precedence over graphical metrics.

5.1.3 Terminology

- A. Throughout this Chapter, the words "shall" and "must" denote a requirement that has the force of zoning, while the terms "should" and "recommend" denote a guideline.
- B. "Standards" are mandatory elements. "Guidelines" supplement and refine the standards, and are to be consulted in the review of all discretionary approvals for development within the Plan area.
- C. "Director" means Planning Director or designee.
- D. Throughout this Code, many terms are used that are intended to be understood very specifically. Such terms are Capitalized. Terms that are Capitalized and Italicized contain definitions in the Glossary (Appendix 3).
- E. "Streets" in this Code shall be understood only as the thoroughfares required and prescribed in *Chapter 5.7*.

5.1.4 Structure of the Code

5.1 Introduction.

- A. Part I: The Neighborhood Area
 - 5.2 Regulating Zones. This chapter describes the intended character of each regulating zone, and contains the development restrictions for the Neighborhood Areas.
 - 5.3 Blocks. The tables in this section must be consulted in the preparation of each Precise Neighborhood Plan. They contain the allowed application of the regulating zones (Chapter 5.2), Building Types (Chapter 5.4), Street Types (Chapter 5.7), and Public Open Space types (Chapter 5.8), and number of dwelling units and other buildings allowed per sub-area. The process and requirements for the design of a Precise Neighborhood Plan are detailed in Chapter 7.7, Authority, Amendments, and Approvals.

B. Part II: Building Standards

- 5.4 Building Types. Market analyses have identified a variety of Building Types. Each Building Type will contain specific development standards, and allow a specified range of Private Frontage types (Chapter 5.5).
- 5.5 Private Frontage. Private frontage is the way that a building relates to the public realm. A number of types have been identified as appropriate to the context of Etiwanda Heights. This section contains the standards and guidelines for each.
- 5.6 Signage. Signs are allowed for non-residential uses. This section contains the standards and guidelines for each allowed sign type.

C. Part III: Public Realm Standards

- 5.7 Thoroughfares. The location and type of some thoroughfares within the Plan are Existing Areas, while others are subject to the design of each Precise Neighborhood Plan (Chapter 5.2). Regardless, all thoroughfares within a Precise Neighborhood Plan must be labelled as and designed in accordance with the identified Types of this Chapter.
- 5.8 Public Open Space. The location and type of some Public Open Spaces (parks, plazas, etc.) within the Plan are Existing Areas, while others are subject to the design of each Precise Neighborhood Plan (Chapter 5.2). Regardless, all Public Open Space within a Precise Neighborhood Plan must be labelled as and designed in accordance with the identified types of this Section.
- **Rural/Conservation** D. Part IV: Standards
 - 5.9 Rural Development Standards. The Rural/ Conservation Area allows the development of very few rural houses. This chapter contains private and public standards for development within this area.

E. Part V: Design Guidelines

5.10 Architectural & Landscape Guidelines. The Architectural Guidelines are provided to supplement and refine the development standards on aspects that are more appropriately described and addressed through advisory information rather than standards. The guidelines are based on a series of prototypical building forms and associated topics that implement the intended form and character of the Plan and serve as a guide for review of development applications. The Landscape Guidelines are provided to supplement and refine the landscaping standards for Streets, Public Open Spaces, and private property.

5.1.5 Regulating Plan

- A. Maps. The Regulating Plan is reflected through a series of maps throughout this code. These maps identify the boundaries for each sub-area as well as the intended outcome for the network of streets, blocks and Public Open Spaces in the Plan area.
- B. Regulating Plan Maintenance. It is the ongoing responsibility of the City to update all affected maps of the Regulating Plan to reflect any adjustments to blocks, required street alignments and required Public Open Space locations, and all changes to the regulating zones.

Area



Part I: Neighborhood Area

5.2 Neighborhood Area Regulating Zones

5.2.1 Purpose

Development regulations in the Neighborhood Area is applied to each block through the Precise Neighborhood Plan process (Chapter 7.7). The standards of each regulating zone are calibrated to generate the physical form and character in accordance with the Vision described in Chapter 4, and regulate 1) allowed Building Types (Table 5.4A); 2) Primary and Secondary setback requirements (Table 5.4B); and 3) allowed uses (Appendix 1). The regulating zones follow a spectrum that ranges from rural to urban that is sensitive to the existing context of Rancho Cucamonga. The intent of the following descriptions to provide an understanding of the character of each zone.

5.2.2 Regulating Zones

A. Neighborhood Estate (NE) Regulating Zone

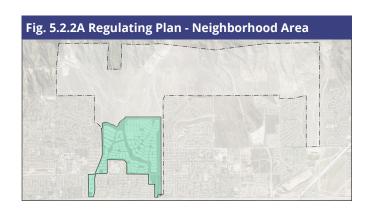
The Neighborhood Estate regulating zone is for large homes on large lots, with large setbacks and yards, and expansive views of the mountains to the north and/or valley to the south. A semi-rural, equestrian design character is envisioned, with curbless streets that lead directly to multipurpose trails to the foothills.

B. Neighborhood General 1 (NG-1) Regulating Zone

This walkable neighborhood regulating zone includes single-family detached homes on a range of lot sizes, knitted together by a connective network of landscaped pedestrianoriented streets, parks, and trails. Well-landscaped front yards and private rear and side yard areas for family activities surround each home.

C. Neighborhood General 2 (NG-2) Regulating Zone

This walkable neighborhood regulating zone includes singlefamily detached and attached homes, knitted together by a network of pedestrian-oriented streets and Paseos, and in proximity to neighborhood parks or squares for family



recreation and community gatherings. Homes greet the visitor with well-landscaped front yards and welcoming entries, and garages are accessed by rear lanes.

D. Shops & Restaurants (SR) Regulating Zone

This two-block area centered on the intersection of Wilson and Rochester Avenues has a classic Southern California small-town "Main Street" character with a distinctly rural twist. Neighborhood-serving shops and restaurants have large shopfronts and wide sidewalks for strolling, dining, and visiting. Parking is provided on the street and in rear parking lots that are accessed by courts and Paseos.

5.2.3 Camino Overlay

A. Camino Overlay (C-O)

This regulating overlay is one lot deep and applies to the majority of houses adjacent to the Camino de las Alturas. Specific standards apply to the properties within this overlay that either differ from, or are in addition to the standards of the base zone (NG-1).

Figure 5.2.2B: Regulating Plan

Neighberheed Estates	
Neighborhood Estates	(NE)
Neighborhood General 1	(NG-1)
Neighborhood General 2	(NG-2)
Shops & Restaurants	(SR)
Camino Overlay (C-O)	
Shopfront Required	
School Site	

FIG. 5.2.2B REGULATING PLAN - NEIGHBORHOOD AREA REGULATING ZONES AND OVERLAY



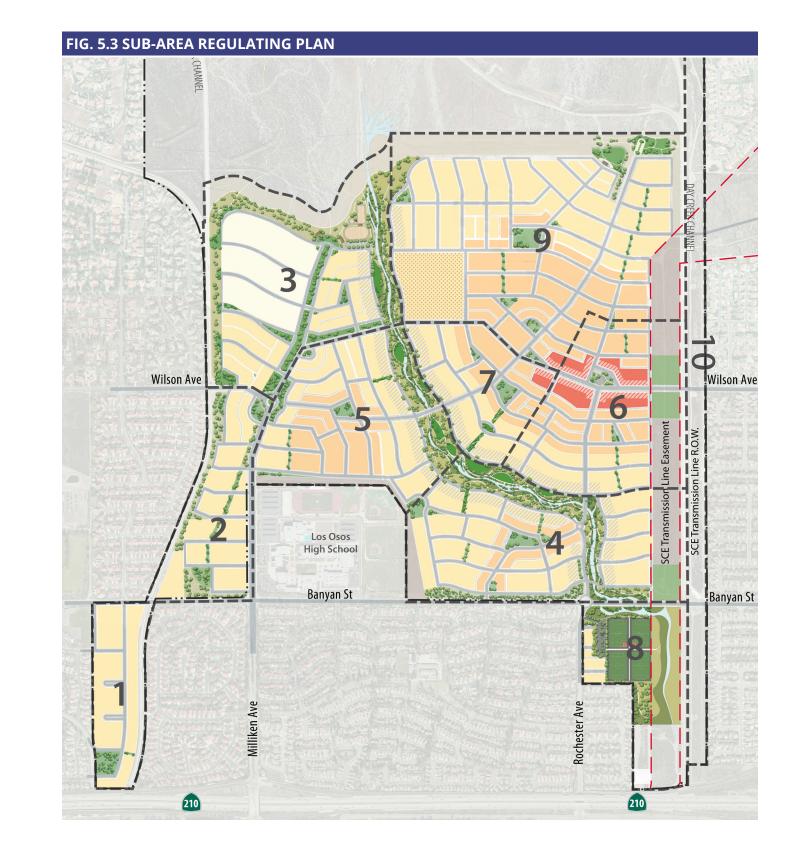
5.3 Block Standards

5.3.1 Purpose

This section contains large-scale standards for the layout of new blocks and lots. The standards contained herein have been calibrated to ensure that buildout is human-scaled, aesthetically pleasing, and aligned with the vision for the Plan area as specified in Chapter 4. For building-scale standards, see Chapter 5.4, for street standards, see Chapter 5.7, for Public Open Space standards, see *Chapter 5.8*.

5.3.2 Precise Neighborhood Plans

- A. Intent. The Neighborhood Area is divided into 9 sub-areas. The purposes of this division are to 1) phase development, and 2) ensure the intended distribution of Building Types. In order to provide long-term flexibility in the layout and design of each development proposal, the Regulating Plan is conceptual and subject to refinement through the Precise Neighborhood Plan process. The first developer in each sub-area is responsible for securing approval of a Precise Neighborhood Plan through the process outlined in *Chapter 7.7*. Upon the City's finding that the proposal is consistent with this Plan, the Precise Neighborhood Plan will be approved and recorded as a refinement to the Regulating Plan. All subsequent development within each sub-area will be reviewed for consistency with the approved Precise Neighborhood Plan.
- B. Development Intensity. The maximum allowed density within the Plan area is identified in Table 5.3 Neighborhood Area Sub-area Requirements, which identifies the 9 sub-areas that are intended for walkable neighborhood development and target development densities for each. The Director may approve transfers of density between sub-areas in response to applications by all affected property owners through the Precise Neighborhood Plan process, upon finding that such transfers meet the intent of the Vision in *Chapter 4*. See *Chapter 7* regarding transfers of development rights.



Figu	re 5.3: Sub-Area Plan	
	Neighborhood Estates	(NE)
	Neighborhood General 1	(NG-1)
	Neighborhood General 2	(NG-2)
	Shops & Restaurants	(SR)
	Camino Overlay (C-O)	
	Shopfront Required	
	School Site	

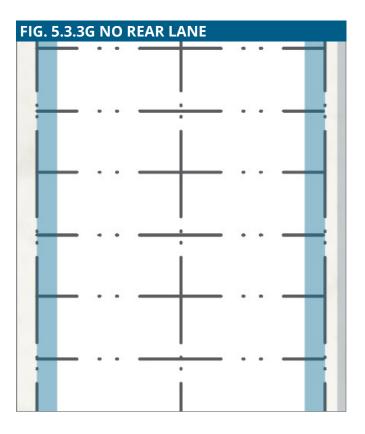
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5.3.3 Block configurations

- A. Blocks within the Plan area are intended to provide flexibility and enable variety of lot sizes and building types. The following diagrams illustrate the various ways in which a block may be configured. Combinations are allowed.
- B. Every effort shall be made for Precise Neighborhood Plans to match the block pattern shown in the **Regulating Plan.**
- C. Gated communities are inconsistent with the Vision of the Plan, and shall not be permitted anywhere within the Plan area.
- D. A **Rear Lane** is required for: all blocks within the SR and NG-2 zones; any block containing at least one lot less than 60 feet wide or not fronting on a street; and all lots within the Camino Overlay,
- E. Dead-end Rear Lanes are not permitted.
- F. Except for the Neighborhood Estates regulating zone in Sub-area 3, zone transitions shall occur only within blocks.
- G. All primary dwellings within the Plan area, and all buildings within the SR regulating zone shall front onto one of the following:
- 1. A street (see *Chapter 5.7* for thoroughfare types and standards).
- 2. A Public Open Space (see *Chapter 5.8* for Public Open Space types and standards).
- 3. A Court (see *Appendix 3*: *Glossary* for definition).

Rear lot lines shall not abut any of these.

- H. Flag-lots are not permitted.
- I. Unless otherwise specified, a block shall be surrounded by streets on all sides.
- J. Block dimensions shall be measured from property lines unless specified otherwise (see provisions for Attached Greens and Blocks split by Paseos or Rosewalks below).
- K. To reduce mass grading, blocks will typically be graded so that stormwater runoff from downhill lots drains to the rear of the lot. Most blocks will be provided with rear lanes that collect and convey the stormwater to the streets and their parkway **Bioswales**. Those lanes also provide vehicular access to garages and other parking.



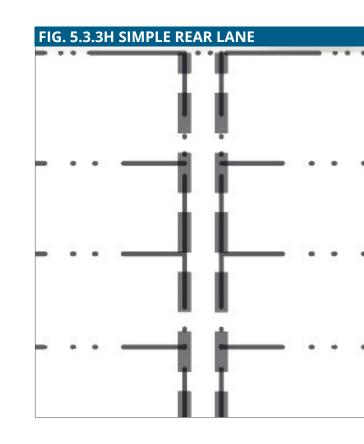
- G. No Rear Lane
 - 1. Allowed in NE and NG-1 (outside of C-O) only. Where stormwater conveyance is needed, a rear Lane may be replaced by a drainage easement, which may be as narrow as 10 feet, containing a pedestrian and/or equestrian trail in lieu of vehicular access.
 - 2. No lot shall be less than 60' in width.
 - 3. Driveways shall not exceed 10' in width within the front setback area. Curb cut width shall not exceed driveway width. Driveway apron shall not affect sidewalk slope or direction.
 - 4. Parking shall be located at rear of lot per standards of *Chapter 5.4*.

Figures 5.3.3G-M

---- Property Line

Alley

- Front (Primary Setback applies)
- Public Open Space



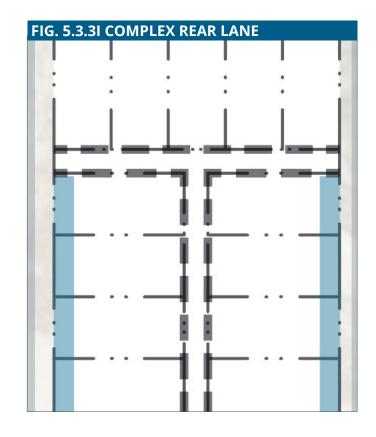
H. Simple Rear Lane

1. All on-site vehicular access shall be from Rear Lane. See Chapter 5.7.15-16 for rear lane standards.

TABLE 5.3.3 BLOCK LENGTH & PERIMETER STANDARDS									
	Neighborhood Estates	Neighborhood General-1	Neighborhood General-2 ¹	Shops & Restaurants ²					
Blocks	Maximum	Maximum							
Face Length	700	600	500	350					
Perimeter	2,400	1,800	1,600	2,000					

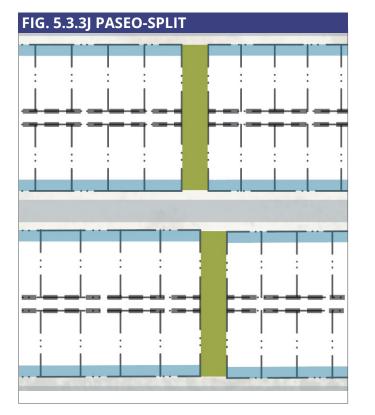
Notes

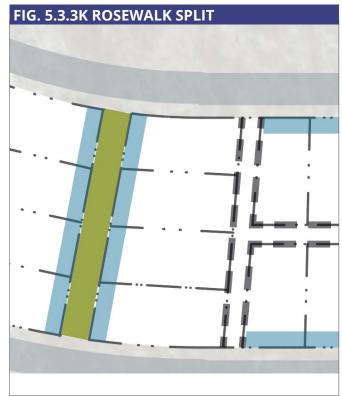
- 1 column.
- Blocks containing any lots zoned SR are subject to the standards of this column. 2



- I. Complex Rear Lane
 - 1. All on-site vehicular access shall be from rear lane See Chapter 5.7.15-16 for rear lane standards.
 - 2. A block may have multiple rear-lanes and rear lane intersections, in any configuration.

All blocks within Sub-area 9, and all blocks containing any lots zoned NG-2 are also subject to the standards of this



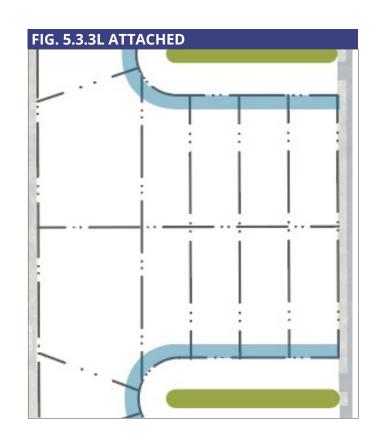


- J. Paseo-Split
 - 1. Where a planned block length or block perimeter exceeds that which is allowed, a Paseo may be counted as a block side.
 - Paseo must cut through entire block. a.
 - b. Only one **Paseo** or **Rosewalk** may be counted as a block side per block.
 - c. No more than 30% of blocks per sub-area may take advantage of this or similar exception.
 - d. Lots shall side onto **Paseos**. See **Chapter 5.8.10** for standards.
 - 2. It is strongly encouraged that **Paseos** be offset from one another.

- K. Rosewalk-Split
 - 1. Where a planned block length or perimeter exceeds the allowance, a Rosewalk may be counted as a block side.
 - a. Rosewalk must cut through entire block.
 - b. Only one Paseo or Rosewalk may be counted as a block side per block.
 - c. No more than 30% of blocks may take advantage of this or similar exception per subarea.
 - 2. Lots shall front onto Rosewalks, and will therefore require rear lanes for vehicular access. See Chapter 5.8.9 for standards.

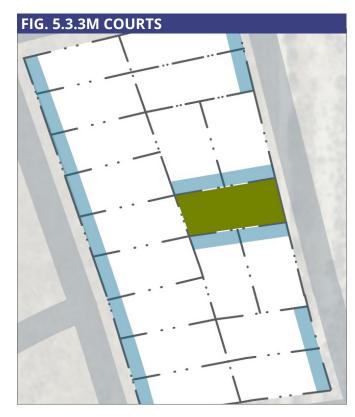
Figures 5.3.3G-M

- --- Property Line
- Alley
- Front (Primary Setback applies)
- Public Open Space



L. Attached

- 1. Public open space may constitute a block side in lieu of a street only when so shown in the Thoroughfare Regulating Plan (see Figure 5.7.4). In such cases, property lines shall count as the block side.
 - a. Blocks in Sub-areas 1 and 8 may attach to existing blocks when so shown in the Regulating Plan (see Figure 5.3), and are therefore exempt from block length and perimeter standards. These are the only sub-areas where dead-end streets are allowed. Dead-end streets may not exceed the dimensions required by the Fire Marshal and shall provide a Close, which shall be landscaped without curbs and include shade trees.



M. Courts

- 1. Courts are opens spaces onto which several houses or shops & restaurant buildings front.
- 2. Courts must be 30' clear in width.

Figures 5.3.3G-M

- ---- Property Line
- Alley
- Front (Primary Setback applies)
- Public Open Space

5.3.4 Sub-areas

The Neighborhood Area is divided into 9 sub-areas. Each sub-area has been assigned a required allotment of Public Open Space, Building Types, and regulating zones as shown in *Table 5.3*.

- A. Public Open Space. The required acreage of qualifying Public Open Space for the Plan area exceeds the minimum required by the State and by the City elsewhere (per sub-area and in total). See Table **5.8** for details concerning required acreages, and *Chapter* 5.8 for standards by type.
- **B.** Building Types. A minimum and maximum quantity of each Building Type is allowed per sub-area, and each sub-area is limited in number of allowed dwellings. The number of allowed dwellings may only increase through the transfer of development rights (TDR) process as outlined in *Chapter* 7.
- C. Regulating Zones. Regulating zones are intended to be applied to each block as shown in the Regulating Plan (Figure 5.2.2B). However, the Regulating Zones may adjust within the parameters of Table 5.3.

TABLE 5.3 ¹																		
			Sub-ai	rea														
			1		2													
Areas		Unit																
Gross Area		Acres	33		50													
Net Block Area Shown		Acres	20.1		21.1													
Public Open Space ²		Acres	2.25		2.25 3.50		2.25 3.50		2.25 3.5		2.25 3.		res 2.25		3.50		2.25 3.50	
Building Types		Unit	Min	Max⁵	Min	Max⁵												
Estate	(5.4.3)	DUs																
XL	(5.4.4)	DUs	0	30	30	80												
L	(5.4.5)	DUs	50	80	30	80												
Μ	(5.4.6)	DUs	0	80	0	30												
S (5.4.7-8)	DUs																
Attached A	(5.4.9)	DUs																
Attached B	(5.4.10)	DUs																
Attached C	(5.4.11)	DUs																
Attached Flex	(5.4.12)	DUs																
Baseline Dwellings - Max	imum⁵	DUs	110		120		110 12											
TDR Dwellings ⁶		DUs	4	.6	45													
Total Dwellings ⁶		DUs	156		165													
SR	(5.4.13)	SF																
Regulating Zones		Unit	Min	Мах	Min	Мах												
NE		Acres																
NG-1 ³		Acres	Tota	I NBA	Tota	INBA												
NG-2		Acres																
SR ⁴		Acres																

Key

K	Thousand
DU	Dwelling U

Dwelling Unit NBA Net Block Area

3		4		5		6		7		8		9		Total
									L					
117		117		90		87		46		49		201		790
68.7		47.4		44.4		44.2		30.5		2.4		107.9		386.7
15.10		9.30		7.50		8.5		4.50		30.00		11.00		91.65
Min	Max⁵	Min	Max⁵	Min	Max⁵	Min	Max⁵	Min	Max⁵	Min	Max⁵	Min	Max⁵	
40	100													
0	100	0	60	0	40	0	40	0	40	0	14	60	120	
0	80	60	100	50	100	30	60	20	60	0	14	100	180	
		80	180	60	100	80	120	40	90	0	14	120	200	
		100	200	80	120	100	180	50	100			80	150	
		0	80	0	60	0	90	0	90			0	80	
		0	80	0	60	0	90	0	90			0	80	
		0	80	0	60	0	60	0	40			0	10	
		0	60	0	60	10	60	0	60			0	80	
150 516		16	44	44	430		263		14		653		2,700	
15		8	4	3	0	2	.5	18		18 0		37		300
165		60	00	4	74	4	55	2	81	1	4	6	90	3,000
														120K-180
Min	Max	Min	Мах	Min	Мах	Min	Мах	Min	Мах	Min	Max	Min	Мах	
9.5														
	36	40.7		27.2		13.5		17.2		Tota	INBA	69.5		
			6.7		17.2		19.7		12				37.4	
						10	11	0	1.5			0	1	

Notes

All acreage in this table is *net* unless specified otherwise. 1

- 2 See *Chapter 5.8* for required Public Open Space types.
- 3 14.5 acres zoned NG-1 in Sub-area 9 are reserved for a school. See Fig. 5.2.2B Regulating Plan . 4
- the town square and surrounding thoroughfares.
- 6

See *Table 5.8*. Not all Public Open Space Types count towards these minimums. For purposes of drainage, buildout of Sub-areas 3, 4, and 5 shall be responsible for the formation of the Camino de las Alturas. However, adjacent portions of the Camino de las Alturas shall be used to satisfy City park space requirements for Sub-areas 6, 7, & 9.

The Shops and Restaurants zone must be contiguous. Between 120,000 and 180,000 square feet of commercial area shall be built within the SR zone. This shall result Minimum of 2,000 linear feet of shopfront frontage around

5 Max units reflect Baseline Dwelling Totals; these numbers may increase per TDR (See also *Chapter 7.3 and 7.4*). Unused TDR units from prior phase(s) may be rolled over to future phase(s) if those additional units fit within the receiving subarea, and the revised subarea(s) maintain the standards of the Regulating Plan (Fig. 5.2.2B).



Part II: Building Standards

5.4 Building Standards

Introduction 5.4.1

The majority of these private development standards are contained within each Building Type. These Building Types are derived from market analyses prepared to inform the Plan, which defined the range and mix of lot sizes.

The design intent for the Plan is variation with cohesion, or "organized variety". With the exception of the Neighborhood Shops & Restaurants, and to a limited degree the Attached Flex type, all Building Types are variations on the singlefamily house. This prescribed form is scaled-up or down, and arranged in a variety of configurations to achieve various intensities within the context of a traditional American neighborhood pattern. In addition to detached singlefamily Building types, this Chapter describes a number of single-family attached types that may be freely intermixed with houses in certain neighborhoods by virtue of their adherence to the neighborhood patterns. The standards of this Chapter ensure that all homes in Etiwanda Heights are sized, scaled and designed to fit in well with the surrounding neighborhood and contribute positively to shaping the public realm and neighborhood character. For architectural guidelines addressing styles, form and architectural details, see Chapter 5.10.

Finally, the Shops & Restaurants Building Type is allowed only within the zone of the same name, limited to a twoblock stretch of Wilson Avenue at Rochester Avenue, and is intended to generate a walkable, amenity-rich gathering place in which residents of the foothill neighborhoods can meet some of their daily needs without leaving the area.

5.4.2 Applicable to All

- A. Accessory Dwelling Units. ADUs shall be allowed per current City Ordinance. Carriage Houses are allowed on all single-family detached housing types.
- B. Sloping Lots. Areas with significant slopes are subject to limitations and review. See RCMC 17.52.020 and 17.16.140.
- C. Building Height. (see Height, Building in Appendix 3: Glossary)
- 1. The finished floor of the front-most rooms of the house shall not exceed a height of 3 feet above the grade of the primary setback line.
- 2. Fences, walls, and hedges are limited to 3 feet in height in Primary and Secondary setback areas. Those enclosing interior side yards may reach 6' in height as follows:
 - a. Estate and Extra Large Building Types: beginning 10' from the façade of the Primary Mass.
 - b. Large, Medium, Small, and Attached Building Types beginning 5' behind the façade of the Primary Mass.
- D. Lots and Lot Lines. Houses or nonresidential buildings that front on a Public Open Space or Court shall be configured as if they were each on their own lots. For the purpose of ensuring the intended pattern described in this Plan, all site plans shall show lot lines around each Building Type regardless of whether or how the parcel is intended to be subdivided. Shown lots and the building(s) that sit on them shall conform to all standards of the relevant Building Type. Lots and Lot Lines shall be considered synonymous with Properties and Property Lines in this Code.

E. Lot Orientation

- 1. The front of the lot shall be considered the narrow side that abuts a street or open space.
 - a. The "primary setback" is the setback required from the front property line the façade.
 - b. The "secondary setback" is the setback required from the side of a lot when abutting a street (applicable only to corner lots).

F. Massing

Required for all residential building types, but essential to the larger homes defined for Etiwanda Heights is the system of articulating the home with primary and secondary masses. As shown in the diagram below, the prominent placement of a "Primary Mass" at the center, with Secondary Masses, or Wings, scaled down to the sides and rear, is an effortless way for the house to project a strong defining presence to the street while graciously scaling down as it approaches neighboring lots.

1. Primary Mass

The Primary Mass must be parallel to and face the street or open space, behind the Primary Setback required by its zone and near the center of the lot. The specific size, scale, and placement of this mass are controlled by the Zone and the Building Type.

2. Wings

Wings, which may be Front, Side, or Rear Wings, are always subordinate to (shorter and narrower than) the Primary Mass. They are sized and scaled in increments of entire rooms or multiple rooms, and have their own clear roof forms. Standards for the placement and size of Wings are provided in the Building Types. Wings that are problematic tend to be simply large, "stepped-back" portions of a single mass, rather than discernibly shorter, narrower masses with their own clear roof forms. Massing aberrations are identified in *Chapter 5.10.9*.

Front Wings: Front wings may project forward of the Primary Mass to articulate an otherwise uniform one-story mass, emphasize the main entry, or form a front entry court or garden. Front wings are always scaled-down in height and depth relative to the Primary Mass.

Side Wings: Side wings are to be set at least 3 feet behind the Primary Mass, which in combination with their shorter height, increases the prominence and verticality of the Primary Mass.

Rear Wings: Rear wings can typically be a little longer/deeper than front or side wings because they are not visually prominent from the street. When carefully organized in the rear yard, they can form one or more separate garden or court spaces on larger lots.

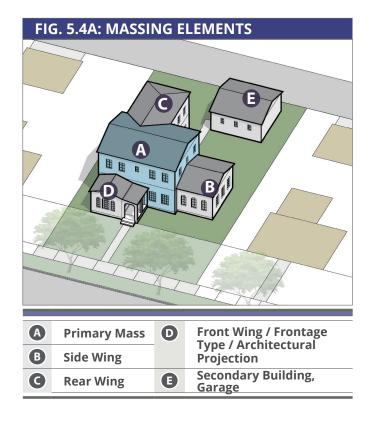


TABLE 5.4A ALLOWED BUILDING TYPES

		Regulating Zone	S			
Building Type	Chapter	Camino Overlay	Neighborhood Estates	Neighborhood General-1	Neighborhood General-2	Shops & Restaurants
Estate House	5.4.3	•	•			
Extra Large House	5.4.4	•		•		
Large House	5.4.5	•		•		
Medium House	5.4.6				•	
Small House	5.4.7-8				•	
Attached A	5.4.9	•			•	
Attached B	5.4.10				•	
Attached C	5.4.11	٠			•	
Attached Flex	5.4.12				•	
Shops/Restaurants	5.4.13					•

Allowed

	Regulating Zon	Regulating Zones							
	Camino Overlay	Neighborhood Estates	Neighborhood General-1	Neighborhood General-2	Shops & Restaurants				
WHEN FRONTING C	ON STREET								
Primary Building (Mi	nimum distance from Fro	nt Property Line)							
Primary	40'	45′	25'	15′	0′1				
Secondary	40′	30′	20'	10′	0′				
WHEN FRONTING C	N ROSEWALK, ATTACH	ED GREEN, OR C	OURT						
Primary Building (Mi	nimum distance from from	nt property line)							
Primary	-	30′	15′	10′	0'2				

Notes

1 Where a house fronts on an open space, but is adjacent to a street, the setbacks applicable to streets must still be respected.

Attached Flex type requires 10' primary setback regardless of zone.
 See *Chapter 5.4.2.E(1)* for definition.

Notes	1	Corner lots vary, See Building Type Tables 5.4.3-13 .
	2	Applicable for Corner lots. See <i>Chapter 5.2</i> .

- 3 Type requires Rear Lane.
- P Permitted Key
 - Not Applicable/Permitted

TABLE 5.4C LOT SI	ZE AND	BUILDI	NG PLA	CEMENT	r stand	ARDS BY	BUILD	ING TYP	E	
	Building	g Туре								
Standard	Estate	XL	L	Μ	S	A-A	A-B	A-C	A-Flex	S-R
LOT SIZE										
Width ²	≥100′	80-100'	60-80'	40-60'	35-40′	60-116′	60-116′	60-100′	25-100'	25-180
Depth (Min.)	120′	120′	110′	100′	90′	90′	90'	90′	75'	65′
BUILDING SETBACKS (MEASU	RED FROM E	ACH PROPE	RTY LINE)							
Primary Building	(Min. Dime									
Primary										
Secondary ³	-				By Zone, s	see Table 5.4B				
Side Yard (% of Lot Width)	15%	15%	15%, 10'	10%, 5′	5′	8'	8'	10%	8'	-
Rear	30'	30'	30'	25′	25'	-	5'4	-	5'4	5′4
Secondary Buildings	(Min. Dimen	sions)								
Primary							-	Pohind	l Primary	-
Secondary	-		Behind Prir	mary Buildir	Ig		-		ilding	-
Side Yard	10'	10'	5'	5'	5'	0', 5'	-	5'	8'	-
Rear, with rear access	5'	5'	5'	5′4	5′4	5'4	-	5'4	5'	-
Rear, without rear access	10'	10'	10'	-	-		_	-	-	_
BUILDING HEIGHT	10	10	10							
To Eave (Max.)	24'	24'	24'	22'	22'	22'	22'	22'	22'	30′
To top of parapet (Max.)	24'	24'	24'	22'	22'	22'	22'	22'	22'	35'
Total Building Height (Max.)	36'	36'	36'	34'	34'	34'	34'	34'	34'	42'
Ground Floor Story (Min.)	10'	10'	10'	10'	9'	10'	10'	10'	10'	10'
BUILDING ORGANIZATION	10	10	10	10	9	10	10	10	10	10
Space b/w buildings (<i>Min.</i>)	20'	20'	15′	10'	10'	10′	_	10'	10'	-
BUILDING MASSING	20	20	15	10	10	10		10	10	
Lot Coverage (Max.)	25%	30%	35%	40%	50%	50%	65%	50%	-	-
Overall Building (Row of atta	ched units)	(Max. Dimensi	ons)							
Width	-	-	-	-	-	100′	100′	70′	100′	180′
Depth	_	_	_	-	_	75'	70'	40'	60'	100'
Primary Mass or Unit	(Max. Dimer	nsions)								
Width	40'	40'	40'	30'	30′	30′	30'	35′	50′	-
Depth	30'	30'	30'	25'	25'	40'	70'	45'	60'	100′
Wing	(Max. Dimer			23		10	,,,			100
Width	20'	20'	20'	20′	20'	-	20'	-	= Unit W	-
Depth (Front Wing)	20'	20'	15'	15'	15'	-	15'		-	_
Secondary Buildings	(Max. Dimer		15	15	15	_	15	_		_
Width	30'	30'	30′	25′	25'	25′	-	25′	= Unit W	_
Depth	30'	30'	30'	25	25'	25	-	40'		_
Height	36'	36'	36'	34'	34'	1-story	-		= Unit H	-
PERMITTED FRONTAGE	30	30	30	54	J4	1-Story	-	1-story		-
	Р	Р	Р	Р	_	-	-	Р	-	-
Large Front Yard (5.5.3)	-		- P	P -	- P	- P	- P	P	- P	
Small Front Yard (5.5.4)	-	-								- D
Shopfront (5.5.5)	-	-	-	-	-	-	-	-	Р	Р
PRIVATE OPEN SPACE	250/	250/	250/	250/	200.05	400.05		250/		
Area (Min.) (% of Lot Area)	25%	25%	25%	25%	300 SF	400 SF	-	25%	-	-
Any Dimension (Min.)	30'	30'	25'	20'	15'	15'	-	15'	-	

Standard	Estate	XL	L	М	S	A-A	A-B	A-C	A-Flex	S-R
LOT SIZE										
Width ²	≥100′	80-100′	60-80′	40-60'	35-40′	60-116′	60-116′	60-100'	25-100'	25-18
Depth (Min.)	120′	120′	110′	100′	90′	90′	90′	90′	75′	65′
BUILDING SETBACKS (MEASU	RED FROM E	ACH PROPER	RTY LINE)							
Primary Building	(Min. Dimer	nsions)								
Primary					Du Zana ca	Table 5 4D				
Secondary ³					By Zone, se	e Table 5.4B				
Side Yard (% of Lot Width)	15%	15%	15%, 10′	10%, 5′	5′	8′	8'	10%	8′	-
Rear	30′	30′	30′	25'	25'	-	5′4	-	5'4	5′4
Secondary Buildings	(Min. Dimen	sions)								
Primary			Debind Driv	D il di	_		-	Behind	l Primary	-
Secondary			Bening Prin	nary Building	5		-		lding	-
Side Yard	10′	10′	5′	5′	5′	0', 5'	-	5′	8′	-
Rear, with rear access	5′	5′	5′	5'4	5′4	5′4	-	5′4	5′	-
Rear, without rear access	10′	10′	10′	-	-	-	-	-	-	-
BUILDING HEIGHT										
To Eave (Max.)	24′	24'	24'	22'	22'	22'	22'	22′	22'	30′
To top of parapet (Max.)	24'	24′	24'	22'	22'	22'	22'	22'	22'	35′
Total Building Height (Max.)	36′	36′	36′	34′	34′	34′	34′	34′	34'	42′
Ground Floor Story (Min.)	10′	10′	10′	10′	9'	10′	10′	10′	10′	10′
BUILDING ORGANIZATION										
Space b/w buildings (Min.)	20'	20'	15′	10′	10′	10′	-	10′	10′	-
BUILDING MASSING										
Lot Coverage (Max.)	25%	30%	35%	40%	50%	50%	65%	50%	-	-
Overall Building (Row of atta	ched units) (Max. Dimensic	ons)							
Width	-	-	-	-	-	100′	100′	70′	100′	180′
Depth	-	-	-	-	-	75′	70′	40′	60′	100′
Primary Mass or Unit	(Max. Dimer	isions)								
Width	40′	40′	40′	30′	30′	30′	30′	35′	50′	-
Depth	30′	30′	30′	25′	25′	40'	70′	45′	60′	100′
Wing	(Max. Dimer	isions)								
Width	20′	20′	20′	20'	20′	-	20′	-	= Unit W	-
Depth (Front Wing)	20′	20′	15′	15′	15′	-	15′	-	-	-
Secondary Buildings	(Max. Dimer	isions)	_							
Width	30′	30′	30′	25′	25′	25′	-	25′	= Unit W	-
Depth	30′	30′	30′	25′	25′	25′	-	40′	-	-
Height	36′	36′	36′	34′	34′	1-story	-	1-story	= Unit H	-
PERMITTED FRONTAGE				·						
Large Front Yard (5.5.3)	Р	Р	Р	Р	-	-	-	Р	-	-
Small Front Yard (5.5.4)	-	-	-	-	Р	Р	Р	Р	Р	-
Shopfront (5.5.5)	-	-	-	-	-	-	-	-	Р	Р
	1	1		1		1				
PRIVATE OPEN SPACE										
PRIVATE OPEN SPACE Area (Min.) (% of Lot Area)	25%	25%	25%	25%	300 SF	400 SF	-	25%	-	-

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G. Parking & Vehicular Access.

Throughout the neighborhoods of Etiwanda Heights, parking will be provided on a conventional lot by lot, residence by residence basis. Resident parking will be provided on-site (off-street) and visitor parking will in most cases be accommodated on-street, at the curb in front of the residence.

However, as the town square shops and restaurants are developed, parking resources can and must be more efficiently planned, managed and utilized to meet the potential demand while generating a relatively compact, pedestrian-oriented gathering place. The central concept that will organize an appropriate parking supply to support the shops, restaurants and civic spaces will be a "park-once" strategy.

The design intent is that residents, visitors and shoppers can easily move from shop to shop, from work to lunch, from home to dinner on foot or by bicycle, as well as by car. Because the town square environment is scaled and oriented to pedestrians, visitors can conveniently park only once, reducing both vehicular congestion amount of necessary parking spaces.

Accordingly shared parking arrangements are required for the shops, and parking ratios are reduced from the conventional suburban standards. Key elements of the Park Once strategy include:

Focus on the Pedestrian. As described in Chapters 5.7 and **5.8**, the streetscapes and other Public Open Spaces of are designed primarily for pedestrian comfort, with wide shady sidewalks surrounded by interesting and useful businesses and residences. The high-quality pedestrian environment will increase the average length of stay and reduce the importance for most users of finding parking adjacent to their first target destination.

A. PARKING PLACEMENT	ESTATE	XL	L	М	S	A-A	A-B	A-FLEX	SR
Setbacks (Minimum)									
Primary			25' from P	rimary Ma	ss façade f	facing Prir	nary lot lin	e	
Secondary		2	25' from Pri		,	0			
Side Yard									-
Rear w/ rear access		See	setback st	andards pe	er Building	Туре (5.4	.3-13)		-
Rear w/o rear access									-
B. ON-SITE ACCESS	ESTATE	XL	L	М	S	A-A	A-B	A-FLEX	SR
	10′	10′	10′	NI	Ν	N	N	N	N
Driveway Width (Max.) ¹	10	10	10	N	IN	IN	IN	IN	IN
Circular Drive		D ²	10	IN	IN	N	IN	IN	
		D2				N		than 60' w	
Circular Drive		D2				N			
Circular Drive Rear Lane	V	ehicular ac	cess shall k	pe provide M	d via a real	N r lane for A-A	all lots less	than 60' w	ide
Circular Drive Rear Lane C. SPACES REQ'D (MIN.)	V	ehicular ac	cess shall t L 2 per dwelli	oe provide M ng unit, m	d via a real	N r lane for A-A em, may l	all lots less A-B	than 60' w	ide
Circular Drive Rear Lane C. SPACES REQ'D (MIN.) Residential Uses	V	ehicular ac	cess shall t L 2 per dwelli	oe provide M ng unit, m	d via a rear S ay be tand	N r lane for A-A em, may l	all lots less A-B	than 60' w	ide

Parking Types for User Types. Within the town square, several distinct types of "parking users" must be recognized and accommodated. These include the shopper in a hurry, the couple going to dinner, the office worker, and the resident returning home at night. Since the hurried shopper may desire a space near the store, prime spaces may be time-limited or paid parking. Other user types are willing to walk a bit more. The parking supply planned for this area includes well-organized on-street parking, and shared parking lots behind the shops and restaurants and connected to the shopping streets with paseos, plazas and dining courts.

Wayfinding. In any mixed-use environment it is important that parking be intuitive. Parking lot entry points and pedestrian routes to shops will be clearly marked.

Shared Parking Strategy. Parking lots that are shared by various businesses can be more efficiently utilized than parking facilities dedicated to a single business or use. Spaces occupied by office workers during the day, for instance, can be utilized at night by patrons of nearby restaurants, reducing the number of spaces required.

Managed Supply. No matter how wonderfully walkable the town square becomes over time, there will always be prime parking areas and less convenient parking areas. That is where management comes in through the utilization of time-limited spaces, possibly charging a fee for some prime spaces, and ticketing those who do not comply with regulations. A merchants association or similar entity will take charge of such management, in cooperation with the City.

Expandable Parking Supply. As the town square becomes a more popular destination over time - and for special community events - more parking may be necessary. Parking areas adjacent to the two entry parks to the north and south of Wilson just to the east of the shops can be expanded as necessary within the electrical utility easement.

Parking to Accommodate EV and Active Transit. New parking facilities will, as appropriate, provide spaces with charging stations for Electric Vehicles (EV) as permitted and encouraged by the City. Facilities should accommodate convenient access and parking for bicycles.

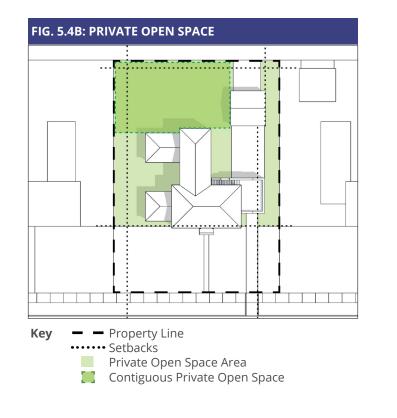
Where this Chapter is silent, refer to RCMC 17.64 for standards. When in conflict, the standards of this Code shall prevail. In no case may parking be provided between the façade of a primary mass and a front property line.

- 1. Residential Building Types. Unless specified by Building Type, garages may be attached or detached. See Table 5.4D for parking placement standards, and Chapter 5.10 for landscape guidelines for parking areas.
 - a. Circular Drives, where applicable, require a minimum 45' Primary setback from Property Line to building face. Circular drives require an inner green half-circle, differentiating the drive from the rest of the front yard, which shall be no less than 60' wide and with a depth at least 1/2 the width.
- 2. Shops & Restaurants Building Type. While it is the responsibility of the City to ensure that Shops and Restaurant Buildings provide the amount of parking required by this Code; it shall be the responsibility of the downtown business association, or similar entity, to manage parking internally. All street parking adjacent to SR zone block faces shall count towards the minimum required for SR Buildings.
 - a. Vehicular access shall be located in the rear, accessed by a rear lane (Chapter 5.7.15-16). Driveways and lanes may be one- or two-way but must provide a dedicated entrance/exit.
 - b. Surface parking spaces must be screened and shaded per the standards of RCMC 17.56.060(N).
 - c. Outdoor light fixtures are limited to 15 feet in height. Lighting should have illumination levels no greater than one foot-candle and shall be shielded to prevent glare on contiguous properties.
 - d. Permeable surfaces are encouraged. In commercial sites, maintenance is the responsibility of the owner. See Landscape Guidelines (Chapter 5.10.10) for recommended types.
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- H. Private Open Space. Each lot is required to provide on-site private open space as indicated in Building Type Standard Tables (Chapter 5.4.3-13).
 - 1. Standards in each Building Type require private open space in two ways:
 - a. The minimum open space area is a percentage of the lot area, but may only occur behind primary and side street setback lines.
 - b. "Any Dimension" refers to the minimum length of required area in either direction. For example, 12' requires that there is at least a 12' by 12' unobstructed square space on the lot.
 - 2. Open space must be at grade and directly accessible from the adjacent ground floor.
 - 3. Landscaping shall comply with the Master and Neighborhood Area Fire Protection Plans. See RCMC 17.56 for Landscaping Standards and Chapter 5.10.10C for Landscape Guidelines.
 - a. Turf shall not exceed 30% of the landscape areas in residential developments.
 - b. Decorative water features shall use recirculating and recycled water.

- I. Lighting. Lighting Standards are as follows:
 - 1. **Residential Building Types.** All exterior lighting shall be designed so that all site and buildingmounted luminaires produce a maximum initial illuminance value no greater than 0.04 horizontal and vertical footcandles (0.1 horizontal and vertical lux) at the LEED project boundary and beyond. Document that 0% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down). Street light fixtures shall be as widely spaces as practical for public safety and shall be International Dark-Sky Association (IDA) approved Dark Sky Friendly Fixtures.
 - 2. Shops & Restaurants Building Type. All exterior lighting shall be designed so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.10 horizontal and vertical footcandles (1.0 horizontal and vertical lux) at the boundary with adjoining residential lots, and no greater than 0.01 horizontal footcandles (0.1 horizontal lux) 10 feet (3 meters) beyond that boundary. Document that no more than 1% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down).

- J. Equestrian Standards. The standards for housing equestrians on properties area subject to the following standards and to the standards of RCMC § 17.88.020. Where in conflict, the standards of this Plan shall prevail.
 - 1. A property must be a minimum of 10,000 square feet in area to maintain equines. One additional equine is permitted for each additional 10,000 square feet of lot area, up to the limit specified in RCMC § 17.88.020-1.
 - 2. Equines shall be kept a minimum distance of 50 feet from any adjacent primary dwelling, school, hospital or church located on any adjoining site.
 - 3. All fences and gates used for the enclosure of horses or other large domestic animals shall be of such design, materials and construction as to prevent the escape of the animals. Fences enclosing horses or cows shall be not less than four feet in height and shall be of the strength equivalent to that of a wood fence with four-by-four-inch posts, no more than ten feet apart, with three two-bysix-inch rails. Electrically charged wires shall be used only to supplement other fences, and shall meet underwriter's standards for electric fences. and shall cause no electric interference with radio and television reception on neighboring parcels. Warning signs shall be posted in a visible location, every one hundred feet on the fence, warning that an electric fence is in use. Other electric fences and barbed wire fences are prohibited.



- 4. Each property owner or lessee is responsible for the continuous maintenance of sanitary conditions, including, but not limited to, the cleaning of corrals, stables, barns and other areas to which animals have access; and the proper disposal of manure, offal, soiled straw and other refuse. Animal waste shall not be allowed to accumulate, runoff or leach so as to create a nuisance or be offensive to other persons in the vicinity. Manure may be disposed of by removal from the lot or parcel by a city-licensed waste disposal company, or by composting. If waste or manure is to be composted, the composting material shall be kept in a composting bin, and the composting shall be performed in accordance with city approved composting procedures. Proper procedures must be used to control insects and to minimize offensive odors.
 - 5. Animal waste, manure, offal, soiled straw and other refuse shall not be allowed to accumulate in any regular, intermittent or seasonal watercourse.
 - 6. Each lot and structure shall be maintained so that there is no standing surface water or ponding within areas in which large domestic animals are kept.
 - 7. No structure or enclosure for the keeping of large domestic animals shall be constructed or maintained in any regular, intermittent or seasonal watercourse.
 - 8. A weatherproof notice setting forth the name of the person(s) responsible for such animals and a phone number(s) to be called in the event of an emergency shall be displayed on, or in the vicinity of, any barn, stable enclosure or other area in which large domestic animals are kept.

5.4.3 Estate

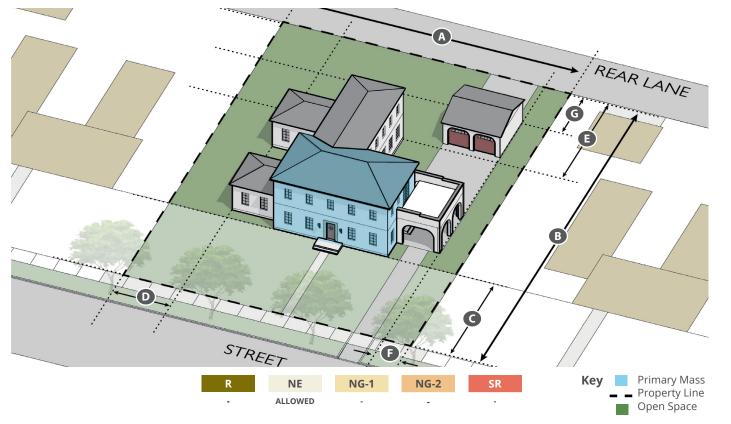


TABLE 5.4.3 ESTATE STANDARDS

LOT	SIZE	MIN.	MAX.
A	Width (corner lots add 15' to min.)	100′	-
B	Depth	120′	-
BUIL	DING SETBACKS		
	Primary Building (Row of Attached Uni	ts)	
С	Primary	Du Zono co	a Tabla F 4D
	Secondary	By Zone, se	e Table 5.4B
D	Side Yard (% of Lot Width)	15%	-
Ø	Rear	30′	-
	Secondary Building(s)		
	Primary	Pabind Drin	hary Building
	Secondary	Berninu Prin	iary bulluling
6	Side Yard	10′	-
G	Rear, with Rear Lane	5′	-
	Rear, without Rear Lane	10′	-
BUIL	DING HEIGHT	MIN.	МАХ
	To eave of pitched roof	-	24′
	To top of parapet of flat roof	-	24′
	Total Building Height	-	36′
	Ground floor above grade at setback	-	3'
	Ground Floor Story	10′	-

BUILDING ORGANIZATIC	N	MIN.	
Distance between bu	uildings	20′	
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of	total Lot Area)		25%
Primary Mass			
Width			40′
Depth			30′
Wing(s)			
Width			20′
Depth (Front Wing)			20′
Secondary Buildin	g(s)		
Width			30′
Depth			30′
Height			36
PRIVATE FRONTAGE			
Large Front Yard	(Chapter 5.5.3)	F	Permitted
Small Front Yard	(Chapter 5.5.4)		-
Shopfront	(Chapter 5.5.5)		-
PRIVATE OPEN SPACE		MIN.	MAX.
Area		25%	-
Any Dimension		30′	-

A. Site Organization / Massing

- 1. Garages are Secondary Buildings, and may face any direction. See *Chapter 5.4.2.G* and *Table 5.4D*.
- 2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 25% of lot area minimum.

C. Access

- 1. The primary entrance shall be located in the front.
- 2. Vehicular access to garages may be via a rear lane or driveway from the street. Rear lane required only for properties within the Camino Overlay.
- 3. Port cochères are permitted.
- 4. Circular Drives are permitted.
- 5. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

- 1. At least 70% of the footprint of the primary structure shall be 2 stories.
- 2. Must front onto the Camino de las Alturas.
- 3. Rear lane required.

Key - Not Applicable



Spanish Revival house with a port cochere.



Circular drives can provide drop-offs or access to garages, as long as garage setback of 25' from front of primary mass is maintained.



Corner lot fronts each street with balanced architectural expressions on each façade.

5.4.4 Extra Large House



TABLE 5.4.4 EXTRA LARGE HOUSE STANDARDS

LOT	SIZE	MIN.	MAX.
A	Width (corner lots add 8' to min.)	80′	100′
B	Depth	120′	-
BUII	LDING SETBACKS		
	Primary Building (Row of Attached Uni	ts)	
C	Primary	D 7	Table 5 4D
	Secondary	By Zone, see	TUDIE 5.4B
D	Side Yard (% of Lot Width)	15%	-
8	Rear	30%	-
	Secondary Building(s)		
	Primary	Dahind Drin	Duilding
	Secondary	Bening Prin	nary Building
6	Side Yard	10′	-
G	Rear, with Rear Lane	5′	-
	Rear, without Rear Lane	10′	-
BUI	DING HEIGHT	MIN.	МАХ
	To eave of pitched roof	-	24′
	To top of parapet of flat roof	-	24′
	Total Building Height	-	36′
	Ground floor above grade at setback	18″	3'
	Ground Floor Story	10′	-

		-	
BUILDING ORGANIZATIC	N	MIN.	
Distance between bu	uildings	20′	
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of	total Lot Area)		30%
Primary Mass			
Width			40′
Depth			30′
Wing(s)			
Width			20′
Depth (Front Wing)	I		20′
Secondary Buildin	g(s)		
Width			30′
Depth			30′
Height			36′
PRIVATE FRONTAGE			
Large Front Yard	(Chapter 5.5.3)	F	Permitted
Small Front Yard	(Chapter 5.5.4)		-
Shopfront	(Chapter 5.5.5)		-
PRIVATE OPEN SPACE		MIN.	MAX.
Area		25%	-
Any Dimension		30′	-

A. Site Organization / Massing

- 1. Garages are Secondary Buildings, and may face any direction. See *Chapter 5.4.2.G* and *Table 5.4D*.
- 2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 25% of lot area minimum.

C. Access

- 1. The primary entrance shall be located in the front.
- 2. Vehicular access to garages may be via a rear lane or driveway from the street. Rear lane required only for properties within the Camino Overlay.
- 3. Port cochères are permitted.
- 4. Circular Drives are permitted.
- 5. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

- 1. At least 70% of the footprint of the primary structure shall be 2 stories.
- 2. Must front onto the Camino de las Alturas.
- 3. Rear lane required.

Key - Not Applicable



Articulating separate roofs on different masses helps to breakdown the size of a large house.



A gabled, projecting front wing, a balcony and a raised porch on the front façade all contribute to the privacy of the front entrance of this home.



Houses on Large Lots can provide front drives to garages behind the primary mass.

5.4.5 Large House



TABLE 5.4.5 LARGE HOUSE STANDARDS

LOT	SIZE	MIN.	MAX.
A	Width (corner lots add 10' to min.)	60′	80′
B	Depth	110′	-
BUI	LDING SETBACKS		
	Primary Building		
С	Primary	Du Zono coo	Table F 4D
	Secondary	By Zone, see	10DIE 5.4B
D	Side Yard ¹ (% of Lot Width)	15% or 10'	-
8	Rear	30′	-
	Secondary Building(s)		
	Primary	Debind Drin	nary Building
	Secondary	Benina Prin	lary building
G	Side Yard	5′	-
G	Rear, with Rear Lane	5′	-
	Rear, without Rear Lane	10′	-
BUI	LDING HEIGHT	MIN.	MAX
	To eave of pitched roof	-	24′
	To top of parapet of flat roof	-	24′
	Total Building Height	-	36′
	Ground floor above grade at setback	18″	3'
	Ground Floor Story	10′	-

		_	
BUILDING ORGANIZATIO	N	MIN.	
Distance between bu	uildings	15′	
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of	total Lot Area)		35%
Primary Mass			
Width			40'
Depth			30′
Wing(s)			
Width			20′
Depth			15′
Secondary Building	g(s)		
Width			30′
Depth			30′
Height			36′
PRIVATE FRONTAGE			
Large Front Yard	(Chapter 5.5.3)	F	Permitted
Small Front Yard	(Chapter 5.5.4)		-
Shopfront	(Chapter 5.5.5)		-
PRIVATE OPEN SPACE		MIN.	MAX.
Area		25%	-
Any Dimension		25'	-

A. Site Organization / Massing

- 1. Garages are Secondary Buildings, and may face any direction. See *Chapter 5.4.2.G* and *Table 5.4D*.
- 2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 25% of lot area minimum.

C. Access

- 1. The primary entrance shall be located in the front.
- 2. Vehicular access to garages may be via a rear lane or driveway from the street. Rear lane required only for properties within the Camino Overlay.
- 3. Port cochères are permitted.
- 4. See Chapter 5.4.2.G and Table 5.4D for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

- 1. Minimum lot width 70'.
- 2. Minimum Primary Setback 40'.
- 3. At least 70% of the footprint of the primary structure shall be 2 stories.
- 4. Must front onto the Camino de las Alturas.
- 5. Rear lane required.

Кеу	Notes	
- Not Applicable	1	15% but in never less than



Side-facing garage with front drive shown. Garage setback is at least 25' from primary mass façade. Drive is 10' wide within front setback. See Table 5.4D.



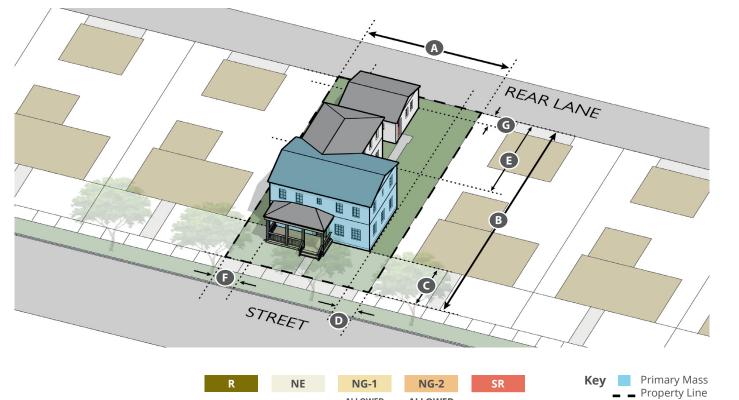
Front-facing garage with front drive shown. Garage setback is at least 25' from primary mass façade. Drive is 10' wide within front setback. See Table 5.4D.



10′.

If width permits, Large Lots may provide port cocheres.

5.4.6 Medium House



ALLOWED

ALLOWED

-

Open Space

A. Site Organization / Massing

- 1. Garages are Secondary Buildings, and may face any direction. See *Chapter 5.4.2.G* and *Table 5.4D*.
- 2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 25% of lot area minimum.

C. Access

- 1. The primary entrance shall be located in the front.
- 2. Rear Lane required. Vehicular access from front not permitted.
- 3. Port cochères are permitted.
- 4. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

TABLE 5.4.6 MEDIUM HOUSE STANDARDS

от	SIZE	MIN.	MAX.
A	Width (corner lots add 5' to min.)	40′	60′
3	Depth	100′	-
UII	LDING SETBACKS		
	Primary Building		
9	Primary	Du Zana ca	a Tabla E 4D
	Secondary	By Zone, see	e Table 5.4B
D	Side Yard ¹ (% of Lot Width)	10% or 5′	-
Э	Rear	25′	-
	Secondary Building(s)		
	Primary	Behind Primary Building	
	Secondary	Benind Phi	nary building
Ð	Side Yard	5′	-
9	Rear, with Rear Lane	5′	-
	Rear, without Rear Lane	-	-
UII	LDING HEIGHT	MIN.	MAX
	To eave of pitched roof	-	22'
	To top of parapet of flat roof	-	22'
	Total Building Height	-	34'
	Ground floor above grade at setback	18″	3'
	Ground Floor Story	10'	

BUILDING ORGANIZATIO	N	MIN.	
Distance between bu	uildings	10′	
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of	total Lot Area)		40%
Primary Mass			
Width			30′
Depth			25′
Wing(s)			
Width			20′
Depth		15′	
Secondary Building	g(s)		
Width			25′
Depth			25′
Height			34′
PRIVATE FRONTAGE			
Large Front Yard	(<i>Chapter 5.5.3</i>)	P	Permitted
Small Front Yard	(<i>Chapter 5.5.4</i>)	-	
Shopfront	(<i>Chapter 5.5.5</i>)		-
PRIVATE OPEN SPACE		MIN.	MAX.
Area		25%	-
Any Dimension		20'	-

Κ	ey
-	Not Applicable

^{1 10%} but in no event less than 5'

Notes



In smaller lots, physical barriers such as low walls and raised yards are crucial for maintaining privacy.



A generous setback combines a raised porch and open front yard that provides a defined and well-landscaped entrance.



Medium House lots must have rear garages accessed by an Rear Lane, so that no drives appear in the front.

5.4.7 Small House

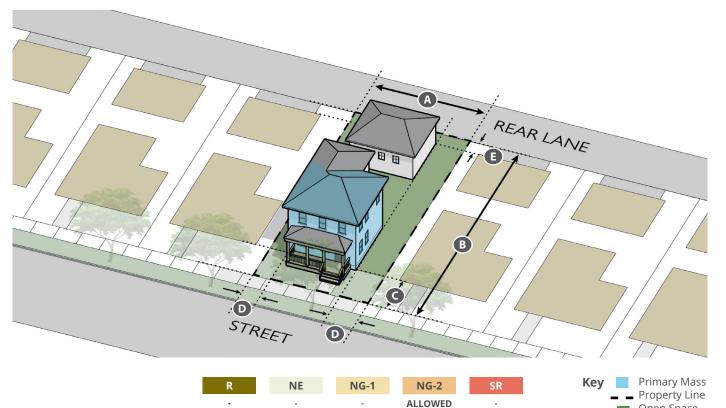


TABLE 5.4.7 SMALL HOUSE STANDARDS

LOT SIZE	MIN.	MAX.			
Width (corner lots add 5' to min.)	35′	40'			
B Depth	90′1	-			
BUILDING SETBACKS					
Primary Building (Row of Attached Un	its)				
C Primary	D. 7	Table 5 4D			
Secondary	By Zone, see	2 Table 5.4B			
D Side Yard	5′	-			
E Rear	25′	-			
Secondary Building(s) (Garage)					
Primary	Behind Primary Building				
Secondary					
Side Yard	5′	-			
Rear, with Rear Lane	5′	-			
Rear, without Rear Lane	-	-			
BUILDING HEIGHT	MIN.	MAX			
To eave of pitched roof	-	22'			
To top of parapet of flat roof	-	22'			
Total Building Height	-	34′			
Ground floor above grade at setback	18″	3'			
Ground Floor Story	9'	-			

		_	
BUILDING ORGANIZATIO	N	MIN.	
Distance between bu	uildings	10′	
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of	total Lot Area)		50%
Overall Building (I	ncluding all Attach	ed & Stacked l	Jnits)
Width			30′
Depth			25′
Wing(s)			
Width			20′
Depth			15′
Secondary Building	g(s) (Garage)		
Width			25′
Depth			25′
Height			34′
PRIVATE FRONTAGE			
Large Front Yard	(Chapter 5.5.3)		-
Small Front Yard	(Chapter 5.5.4)	Permitted	
Shopfront	(Chapter 5.5.5)		-
PRIVATE OPEN SPACE		MIN.	MAX.
Area		300 SF	-
Any Dimension		15′	-

Open Space

A. Site Organization / Massing

- 1. Garages are Secondary Buildings, and may face any direction. See *Chapter 5.4.2.G* and *Table 5.4D*.
- 2. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Yard area is required for outdoor living, dining and play. 300 square feet minimum.

C. Access

- 1. The primary entrance shall be located in the front.
- 2. Rear Lane required. Vehicular access from front not permitted.
- 3. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

Key - Not Applicable

Notes

May be 80' when fronting on 1 Rosewalk or Court.



The front entrance is protected from the sidewalk by several elements: a minimum setback, a fence, a porch, and a projecting front wing.



Small Houses on a block will have at least a 10' separation between buildings on different lots due to the side yard setback.



This Small House has arcaded porch built into a front wing, creating an irregular but pleasing composition.

5.4.8 Small House Variation - Side Yard House

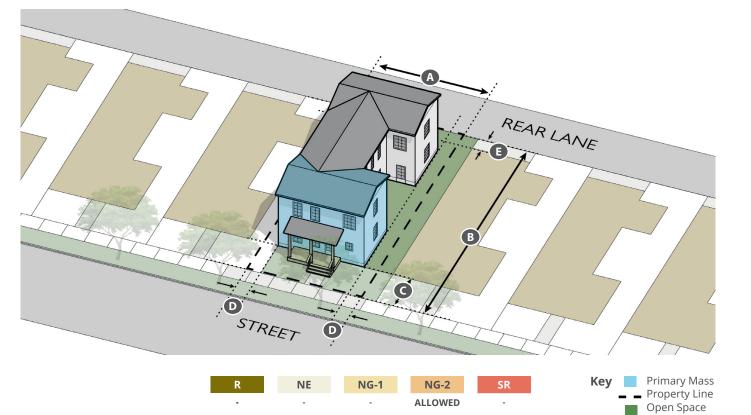


TABLE 5.4.7 SMALL HOUSE STANDARDS (REPEAT)

LOT SIZE	MIN.	MAX.			
Width (corner lots add 5' to min.)	35′	40′			
B Depth	90'1	-			
BUILDING SETBACKS					
Primary Building (Row of Attached Un	its)				
O Primary	D. 7	T. 1. 1. 5 4D			
Secondary	By Zone, see	? Table 5.4B			
D Side Yard	5′	-			
Rear	25′	-			
Secondary Building(s) (Garage)					
Primary					
Secondary	Behind Primary Building				
Side Yard	5′	-			
Rear, with Rear Lane	5′	-			
Rear, without Rear Lane	-	-			
BUILDING HEIGHT	MIN.	MAX			
To eave of pitched roof	-	22'			
To top of parapet of flat roof	-	22'			
Total Building Height	-	34′			
Ground floor above grade at setback	18″	3'			
Ground Floor Story	9′	-			

BUILDING ORGANIZATIC	N	MIN.	
Distance between bu	uildings	10′	
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of	total Lot Area)		50%
Overall Building (I	ncluding all Attach	ed & Stacked U	lnits)
Width			30′
Depth			25′
Wing(s)			
Width			20′
Depth		15′	
Secondary Buildin			
Width			25′
Depth			25′
Height			34′
PRIVATE FRONTAGE			
Large Front Yard	(Chapter 5.5.3)		-
Small Front Yard	(Chapter 5.5.4)	Permitted	
Shopfront	(Chapter 5.5.5)		-
PRIVATE OPEN SPACE		MIN.	MAX.
Area		300 SF	-
Any Dimension		15′	-

A. Site Organization / Massing

- 1. Side Yard House is subject to all Small House (5.4.7) Standards, and the those of this section.
- 2. For Side Yard House, front and rear wings form a central "active side yard" between them.
- 3. Fenestration on the "inactive side" shall be limited in size and/or transparency, so that the adjacent property's side yard cannot be observed.
- 4. The property adjacent to the active side shall provide an easement. See Figure 5.4.8A.
 - a. Property 1 has an easement that extends to the wall of the building of Property 2 for the entire depth of the lot. See Figure 5.4.8B.
 - b. Property 3 has an easement on the inactive side yard area of Property 1.
- 5. Side yard houses shall only be allowed when applied to an entire block face.
- 6. The primary entrance to the Side Yard House may be within the elevation facing the "active side yard".
- 7. The garage shall be attached and hosted in Rear wing.

B. Open Space

1. The open space area extends beyond the Property Line to the adjacent house. See Figure 5.4.8B.

C. Access

- 1. The primary entrance shall be located in the front, or on active side.
- 2. Rear Lane required. Vehicular access from front not permitted.
- 3. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

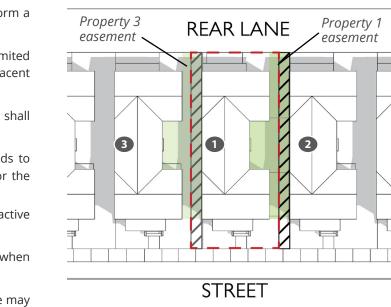
K	еу
-	Not Applicable

1

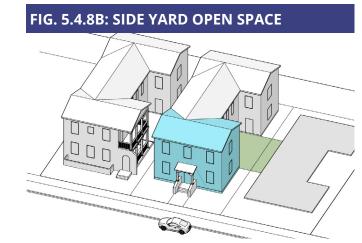
Notes

May be 80' when fronting on Rosewalk or Court.

FIG. 5.4.8A: SIDE YARD EASEMENTS



Property line shown in red. The easements create a situation in which Property 1's usable area is shifted, releasing control over it's side yard setback area on the left to Property 3, and gaining access to Property 2's side yard setback area on the right.



The contiguous private open space for each Side Yard House is the side yard that extends from its property to the wall face on the adjacent property.

5.4.9 Attached A (with Detached Garage)

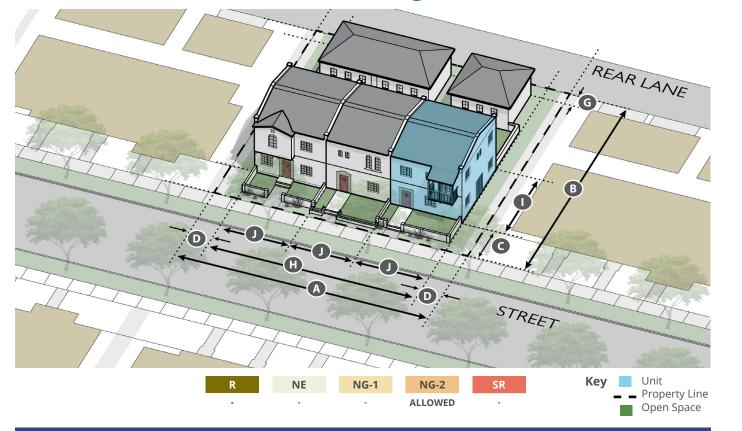


TABLE 5.4.9 ATTACHED A STANDARDS

LOT SIZE	MIN.	MAX.				
Width (corner lots add 7' to min.)	60′	116′				
B Depth	90′	-				
BUILDING SETBACKS						
Primary Building (Row of Attached Un	its)					
C Primary	D 7	Tuble 5 4D				
Secondary	By Zone, see	e Table 5.4B				
D Side Yard ¹	8'	-				
Rear	-	-				
Secondary Building(s) (Garage)						
Primary	Behind Primary Building					
Secondary						
Side Yard ¹	0 or 5′	-				
G Rear, with Rear Lane	5′	-				
Rear, without Rear Lane	-	-				
BUILDING HEIGHT	MIN.	МАХ				
To eave of pitched roof	-	22'				
To top of parapet of flat roof	-	22'				
Total Building Height	-	34'				
Ground floor above grade at setback	18″	3'				
Ground Floor Story	10′	-				

BUIL	DING ORGANIZATIO	N	MIN.	
	Distance between bu	ildings	10′	
BUIL	DING MASSING		MIN.	MAX.
	Lot Coverage (% of t	otal Lot Area)		50%
	Overall Building (Re	ow of Attached Un	its)	
0	Width			100′
	Depth			75′
	Unit (Primary Mass			
J	Width			30′
0	Depth			40'
	Secondary Building			
	Width			25′
	Depth			25′
	Height			1-story
PRIV	ATE FRONTAGE			
	Large Front Yard	(Chapter 5.5.3)		-
	Small Front Yard	(Chapter 5.5.4)	Permitted	
	Shopfront	(Chapter 5.5.5)		-
PRIV	ATE OPEN SPACE		MIN.	MAX.
	Area		400 SF	-
	Any Dimension		15′	-

A. Site Organization / Massing

- 1. Comprised of a Primary Mass and detached garage.
- 2. Up to 4 units may be attached, with 16' space between exterior wall face of adjacent groups of rowhouses.
- 3. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

- 1. Each ground floor unit shall have a rear yard for outdoor living, dining and play with a minimum area of 400 SF.
- 2. Paseos may encroach a maximum of 4' into side yard setback.

C. Access

- 1. All primary entrances shall be located in the front.
- 2. Rear Lane required. Vehicular access from front not permitted.
- 3. See Chapter 5.4.2.G and Table 5.4D for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

- 1. Minimum lot width 70'.
- 2. Minimum Primary Setback 40'.
- 3. At least 70% of the footprint of the primary structure shall be 2 stories.
- 4. Must front onto the Camino de las Alturas.
- 5. Rear Lane required. Vehicular access from front not permitted.
- 6. Side Yard Setback is at least 15% of Lot Width.
- 7. Each property shall be limited to 2 units, which must be massed as a single house.

Notes

Key	
-----	--

- Not Applicable

One side must provide 5' setback from adjacent unit to garage for access.



Small rowhouses, if well-articulated, maintain a house form that fits a traditional neighborhood street.

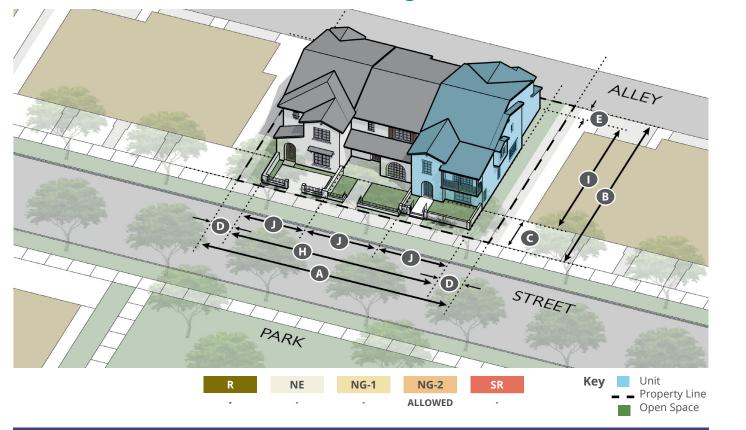


Strategies in Small Front Yard Frontage Type affords opportunities to make the public walk in front of a row of attached houses varied and visually pleasing.



Attached-A Type within the Camino Overlay: two units and massed as a grand house.

5.4.10 Attached B (with Attached Garage)



Area

Any Dimension

TABLE 5.4.10 ATTACHED B STANDARDS

LOT SIZE	MIN.	MAX.	
Width (corner lots add 7' to min.)	60′	116′	
B Depth	80′	-	
BUILDING SETBACKS			
Primary Building (Row of Attached Un	its)		
O Primary	By Zone, see Table 5.4B		
Secondary	By Zone, see	TUDIE 5.4B	
D Side Yard	8′	-	
E Rear	5′	-	
Secondary Building(s) (Not Applicable)			
Primary	-		
Secondary	-		
Side Yard ¹	-		
G Rear, with Rear Lane	-		
Rear, without Rear Lane	-		
BUILDING HEIGHT	MIN.	MAX	
To eave of pitched roof	-	22'	
To top of parapet of flat roof	-	22'	
Total Building Height	-	34′	
Ground floor above grade at setback	18″	3'	
Ground Floor Story	10′	-	

BUILDING ORGANIZATIO	N	MIN.	
Distance between bu	ildings	-	
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of t	otal Lot Area)		65%
Overall Building (R	ow of Attached Un	its)	
H Width			100′
Depth			70′
Unit (Primary Mass	s + Wings)		
Width			30′
Depth			70′
Wings(s)			
Width			20′
Depth			15′
Secondary Building	g(s) (Not Applicable)	
PRIVATE FRONTAGE			
Large Front Yard	(Chapter 5.5.3)		-
Small Front Yard	(Chapter 5.5.4)	Per	mitted
Shopfront	(Chapter 5.5.5)		-
PRIVATE OPEN SPACE		MIN.	MAX.

-

A. Site Organization / Massing

- 1. Comprised of a Primary Mass, optional adjoining wings, and attached garage.
- 2. Up to 4 units may be attached, with a minimum of 16' space between side façades of adjacent groups of rowhouses.
- 3. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

- 1. Only allowed within 200' of the Camino de las Alturas or a Neighborhood Park.
- 2. Paseos may encroach a maximum of 4' into Side Yard Setbacks.

C. Access

- 1. All primary entrances shall be located in front.
- 2. Rear Lane required. Vehicular access from front not permitted.
- 3. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

Key - Not Applicable



Articulating separate roofs helps differentiate attached units.



An Attached B (with Attached Garage) Type fronting an Attached Green.



Front yard space, provided by Primary setback is the only private open space provided by this Type.

5.4.11 Attached C (Mansion Type)

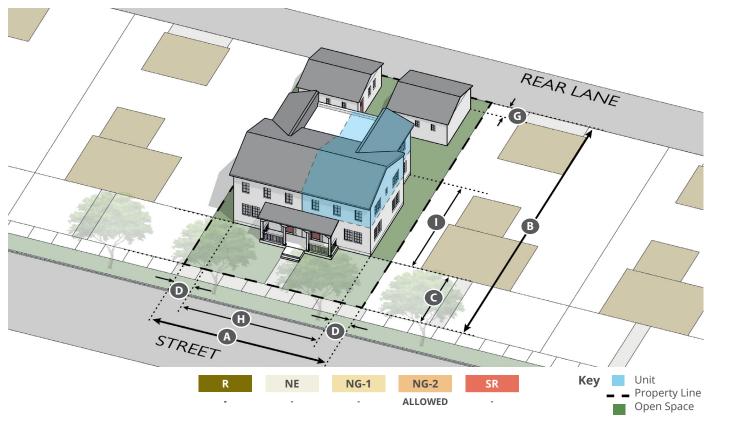


TABLE 5.4.11 ATTACHED C STANDARDS

LOT SIZE	MIN.	MAX.
A Width (corner lots add 10' to min.)	60′	100′
B Depth	90′	-
BUILDING SETBACKS		
Primary Building (Row of Attached Un	its)	
C Primary	/	
Secondary	By Zone, see	2 Table 5.4B
D Side Yard	10%	-
Rear	-	-
Secondary Building(s) (Garage)		
Primary		
Secondary	Benind Prir	nary Building
Side Yard	5′	-
G Rear, with Rear Lane	5′	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	MIN.	МАХ
To eave of pitched roof	-	22'
To top of parapet of flat roof	-	22'
Total Building Height	-	34′
Ground floor above grade at setback	18″	3'
Ground Floor Story	10′	-

RIII	LDING ORGANIZATIO	N	MIN.	
BOIL			10'	
	Distance between bu	maings		MAX.
BOIL	LDING MASSING		MIN.	
	Lot Coverage (% of			50%
	Overall Building (I	ncluding all Attach	ed & Stacked	l Units)
0	Width			70′
0	Depth			45′
	Unit			
	Width			35′
	Depth			45'
	Secondary Building	g(s) (Garage)		
	Width			25′
	Depth			40'1
	Height			1-story
PRIV	ATE FRONTAGE			
	Large Front Yard	(Chapter 5.5.3)	P	ermitted
	Small Front Yard	(Chapter 5.5.4)	Permitted	
	Shopfront	(Chapter 5.5.5)		-
PRIV	ATE OPEN SPACE		MIN.	MAX.
	Area		25%	-
	Any Dimension		15′	-

A. Site Organization / Massing

- 1. Exactly 4 units may be hosted in one 2-story building, both attached and stacked, in the configuration indicated in the diagram.
- 2. The building shall be the depth of a unit and the width of two units.
- 3. Garages shall be detached.
- 4. The only allowed wing are in the front, and must host an entrance atrium.
- 5. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

1. Only allowed within 200' of the Camino de las Alturas or a Neighborhood Park.

C. Access

- 1. All primary entrances shall be located in the front.
- 2. All Units must be accessed through the front façade. A maximum of 2 front doors on the front façade are allowed, but must employ a frontage type that unifies the two, such as a shared porch or stoop.
- 3. Rear Lane required. Vehicular access from front not permitted.
- 4. Detached garages or surface parking spaces in the rear of lot may only be accessed via a Rear Lane.
- 5. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

D. Within Camino Overlay (C-O)

- 1. Minimum lot width 70'.
- 2. Minimum Primary Setback 40'.
- 3. At least 70% of the footprint of the primary structure shall be 2 stories.
- 4. Must front onto the Camino de las Alturas.
- 5. Side Yard Setback minimum 15% of Lot Width.
- 6. Must be massed as a large house.

Notes

Key

- Not Applicable

40' depth intended for tandem parking on deeper lots. If not tandem, depth is limited to 25'.



Mansion Type, if well-articulated, maintains a house form that fits a traditional neighborhood street.



A projecting gabled overhang on top of a stoop create the appearance of a house-form building with a single entrance portico.



The larger size of the Mansion Type building allows it to fit in with homes in both NG-1 and NG-2 zones.

5.4.12 Attached Flex

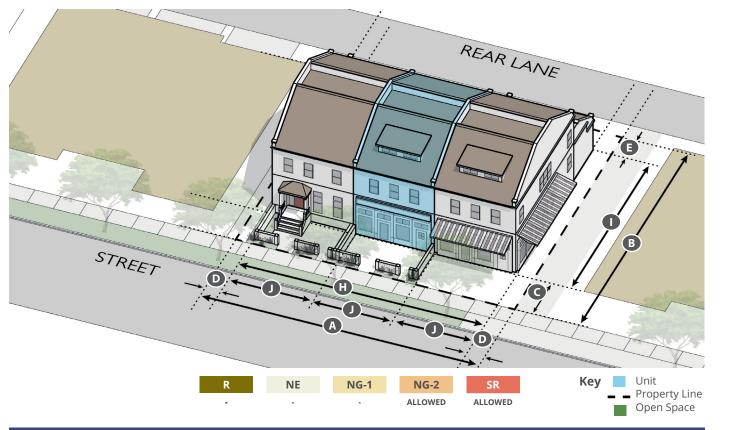


TABLE 5.4.12 ATTACHED FLEX STANDARDS

LOT SIZE	MIN.	MAX.
Width (corner lots add 7' to min.)	25′	100′
B Depth	75′	-
BUILDING SETBACKS		
Primary Building (Row of Attached Ur	nits)	
C Primary	D: . 7- :	- Table E 4D
Secondary	By Zone, se	e Table 5.4B
D Side Yard	8′	-
Rear ¹	5′	-
Secondary Building(s) (Garage)		
Primary	Dahiad Dai	en e e : De sideline e
Secondary	Benina Pri	mary Building
Side Yard	8′	-
G Rear, with Rear Lane	5′	-
Rear, without Rear Lane	-	-
BUILDING HEIGHT	MIN.	МАХ
To eave of pitched roof	-	22'
To top of parapet of flat roof	-	22'
Total Building Height	-	34′
Ground floor above grade at setback	-	3'
Ground Floor Story	10′	-

BUU		NI.	NAINI		
BUIL	DING ORGANIZATIO		MIN.		
	Distance between bu	uildings	10′		
BUIL	DING MASSING		MIN.	MAX.	
	Lot Coverage (% of	total Lot Area)		-	
	Overall Building (R	ow of Attached Un	its)		
0	Width			100′	
0	Depth			60′	
	Unit (Primary Mas	s + Wings)			
	Width			50′	
	Depth			60′	
	Secondary Building	g(s) (Garage)			
	Width		Width of Unit		
	Depth		Up to Rear Setback		
	Height		Height of Unit		
PRIV	ATE FRONTAGE				
	Large Front Yard	(Chapter 5.5.3)		-	
	Small Front Yard	(Chapter 5.5.4)	Permitted		
	Shopfront	(Chapter 5.5.5)	Permitted		
PRIV	ATE OPEN SPACE		MIN.	MAX.	
	Area		-	-	
	Any Dimension		-	-	

A. Site Organization / Massing

- 1. Multiple Frontage types are permitted and dictated by use (See Frontage Types in *Chapter 5.5*).
- 2. Live-Work use is permitted in Attached Flex Building Type (See *Appendix 5*).
- 3. Buildings may not exceed 2 stories, however 2.5 stories may be conditionally approved by the Precise Neighborhood Plan process.
- 4. Garages may be attached or detached.
- 5. Attached Flex Type is not permitted within 300' of Rochester Ave.
- 6. The minimum Primary setback for Attached Flex is 10' in SR zone.
- 7. Utility connections should be located in a rear lane or drainage easement and placed underground.

B. Open Space

- 1. Each ground floor unit should have a yard area for outdoor living, dining and play.
- 2. Paseos may encroach a maximum of 4' into Side Yard Setbacks.
- 3. Attached Flex type is only allowed within 200' of a Neighborhood Park.

C. Access

- 1. All primary entrances shall be located in the front.
- 2. Rear Lane required. Vehicular access from front not permitted.
- 3. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

Кеу	Notes	
- Not Applicable	1	Requires Rear Lane.



Attached Flex may have a variety frontage types based on use. Primary setbacks are required for all.



Live-Work units with commercial ground-floor use benefit from flexible private frontage space and design.



House-form Live/Work Unit.

5.4.13 Shops & Restaurants



TABLE 5.4.13 SHOPS & RESTAURANTS STANDARDS

LOT SIZE	MIN.	MAX.
Width (corner lots add 10' to min.)	25′	180′
B Depth	65′	-
BUILDING SETBACKS		
Primary Building		
Primary	By Zone, see Table 5.4B	
Secondary	By Zone, see	10DIE 5.4B
Side Yard	-	-
Rear ¹	5′	-
Secondary Building(s) (Garage)		
Primary	Debind Drin	oon (Duilding
Secondary	Bening Prin	nary Building
Side Yard	-	
Rear, with Rear Lane	-	
Rear, without Rear Lane	-	
BUILDING HEIGHT	MIN.	MAX
To eave of pitched roof	-	30′
To top of parapet of flat roof	-	35′
Total Building Height	-	42'
Ground floor above grade at setback	-	3'
Ground Floor Story	10′	14′

BUILDING ORGANIZATIO	N	MIN.	
Distance between bu	ildings	-	
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of t	total Lot Area)		-
Overall (Row of She	opfronts)		
Width			180′
Depth			100′
Unit (Primary Mass	s + Wings)		
Width			-
Depth			100′
Secondary Building	g(s) (Garage)		
Width			-
Depth			-
Height			-
PRIVATE FRONTAGE			
Large Front Yard	(Chapter 5.5.3)		-
Small Front Yard	(Chapter 5.5.4)		-
Shopfront	(<i>Chapter 5.5.5</i>)	P	ermitted
PRIVATE OPEN SPACE		MIN.	MAX.
Area		25%	-
Any Dimension		15′	-

A. Site Organization / Massing

- 1. Comprised of a Primary Mass defined mostly by Shopfront frontage requirements (See Chapter **5.5.5**).
- 2. A continuous row of shopfronts may not exceed 180'. At intervals of at least 180', the street wall should be interrupted by a Paseo or Rosewalk (See Public Open Space Types in *Chapter 5.8*).
- 3. Buildings that wrap corners are shall apply frontage types to each side.
- 4. Buildings may be no more than 2 stories, however 2.5 stories may be conditionally approved by the Precise Neighborhood Plan process.

B. Open Space

1. No open space required.

C. Access

- 1. For a variety of Shopfront Frontage Types, see Chapter 5.5.5.
- 2. Fire Lane required.
- 3. All on-site parking and loading space shall be located at the rear of the lot.
- 4. See *Chapter 5.4.2.G* and *Table 5.4D* for Parking and Vehicular Access Standards.

Кеу	Notes	
- Not Applicable	1	Requires Rear Lane.



Corner shopfronts may have orientation to intersection and two façades.



Cafe Seating on street is an amenity to restaurants.



Shopfronts should encourage visibility and interaction between the public street and the private building.

5.4.14 Carriage House

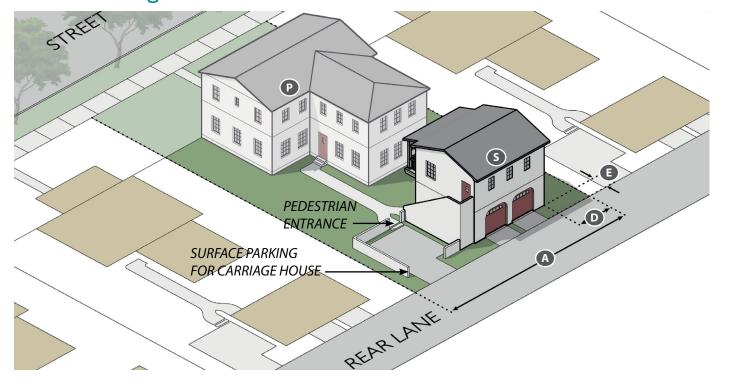


TABLE 5.4.14 CARRIAGE HOUSE STANDARDS

LOT SIZE	MIN.	MAX.	
A Width (corner lots add 10' to min.)	Py Puildin	By Building Type	
Depth	Бу Бишиш		
BUILDING SETBACKS			
Primary Building (Row of Attached Un	its)		
P Primary	By Zone, see Table 5.4B		
Secondary	by Zone, S	ee Tuble 5.4b	
Side Yard ¹	- By Building Type		
Rear			
Secondary Building(s) (Garage)			
Primary			
Secondary	By Buildin	д Туре	
D Side Yard			
B Rear, with Rear Lane	5′	-	
Rear, without Rear Lane	-	-	
BUILDING HEIGHT	MIN.	MAX	
To eave of pitched roof			
To top of parapet of flat roof			
Total Building Height	By Buildin	д Туре	
Ground floor above grade at setback			
Ground Floor Story			

BUILDING ORGANIZATIO	N	MIN.	
Distance between bu	10′		
BUILDING MASSING		MIN.	MAX.
Lot Coverage (% of	total Lot Area)		Ву Туре
Overall Building (I	ncluding all Attach	ed & Stacke	d Units)
Width			
Depth			-
Unit			· · ·
Width			
Depth			-
Secondary Buildin	g(s) (Garage)		
Width		Width &	Depth of Garage
Depth		on Lot	1 0
Height		By Buildi	ing Type
PRIVATE FRONTAGE			
Large Front Yard	(<i>Chapter 5.5.3</i>)		
Small Front Yard	(Chapter 5.5.4)		-
Shopfront	(<i>Chapter 5.5.5</i>)		
PRIVATE OPEN SPACE		MIN.	MAX.
Area		By Building Type	
Any Dimension			

A. Site Organization / Massing

- 1. The Carriage House is an accessory dwelling unit (ADU) that accompanies any single-family detached building type: Estate, Extra Large, Large, Medium, and Small Building Types.
- 2. The Carriage House refers to the upper story unit above an enclosed garage.
- 3. The Carriage House shall not extend beyond the footprint of the garage on which it sits.
- 4. Exterior or enclosed access stairs permitted.
- 5. Setbacks, Height, Massing, Open Space, and Lot Dimensions are determined by the Building Type of the primary building that accompanies the Carriage House.
- 6. See RCMC 17.100.050 for City's ADU Design Standards.

B. Open Space

1. Open Space requirements are dictated by the Building Type that the Carriage House accompanies.

C. Access

- 1. Pedestrian entrances to Carriage House units should be located within or adjacent to the rear yard.
- 2. Vehicular access to the garage must be through a rear lane if a rear lane is provided.

Key - Not Applicable



Architectural projections, such as balconies, allow a small dwelling to be more comfortable and valuable



Minimum setback from the Rear Lane serving the carriage house is 5'.



A unit with exterior stairs should face stairs toward the rear yard of the house.

5.5 Private Frontages

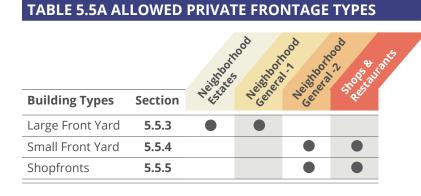
Introduction 5.5.1

Frontages – the ground floor face of the building and the space between the building and the sidewalk – define not only the character of each building, but collectively define the character of the neighborhood and of the city. Frontages that welcome visitors and other pedestrians are the most important single design element of walkable neighborhoods, making the streets and open spaces comfortable, safe, pedestrian-scale "outdoor rooms" for family and community life.

On a functional level, the frontage is the transition between the public spaces of streets and parks and the private realm of each home, providing a critically important "privacy filter" between the fully public street and the private interior spaces of dwellings. Front yards and dooryards, stoops and terraces provide moderate degree of privacy for homes, while shopfronts in various forms push display windows right up to the sidewalk and open shop and café interiors to public view – the opposite of privacy. Carefully designed frontages, calibrated to the neighborhood, street and use are the key to making streets, parks and open spaces of Etiwanda Heights the "living rooms of the neighborhood" - a pleasure to walk in, play in, and meet neighbors in. This plan provides three types of frontages that address the necessary level of privacy for different zones.

Standards & Guidelines Applicable to All 5.5.2

- A. All Frontage Type ares required to include windows in compliance with the applicable architecture guidelines.
- B. Design, materials, and finishes shall be consistent with the architectural style of the building and compatible with the surrounding environment. Landscaping shall be compatible with public landscaping.
- C. All Primary façades are required to provide pedestrian access using only the allowed Frontage Type.
- D. Elements of each Frontage Types may encroach into setbacks or the public right-of-way as identified in each Type's respective table.
- E. All ground-floor dwellings units must be accessible from the front, through the front yard.
- F. In cases where the open space along any side street exceeds a slope of 2:1, a decorative retaining wall not exceeding 4 feet in height in combination with a planter of at least 3' in depth must be provided.
- G. In residential regulating zones: fences, walls, and hedges within Primary and Secondary Setback areas shall not exceed 3 feet in height. Those enclosing side yards may be up to 6' in height beginning 5' behind the Primary and Secondary façades of the Primary Mass.
- H. All encroachments into the right-of-way (R.O.W.) require an encroachment permit, obtained from the city engineer (RCMC 12.08.090). R.O.W. encroachments are only relevant in the SR regulating zone. The encroachment permit shall formalize ownership, liability, and maintenance responsibility.



Allowed

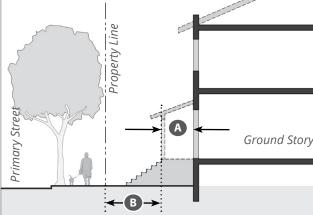
TABLE 5.5B ALLOWED ENCROACHMENTS FOR ARCHITECTURAL ELEMENTS

The following architectural elements are permitted to encroach past setback lines. Porch and Stoop have additional standards enumerated in the Frontage Types (Chapter 5.5.3-4). Refer to Chapter 5.10 for design guidelines.

	NE, NG-1	NG-2	SR
Porch ¹	Max 15'; no less than 10' from PL	Max 10'; no less than 5' from PL	-
Stoop ¹	no less than 10' from PL	no less than 2' from PL	no less than 2' from PL
Awning / Canopy	-	-	Into R.O.W. within 2' of curb
Balcony	Max 5'; no less than 3' from PL	Max 5'; no less than 3' from PL	-
Bay Window	Max 3'; no less than 3' from PL	Max 5'; no less than 3' from PL	- (ground floor) ²
Eaves	2' into setbacks	2' into setbacks	2' into R.O.W. and setbacks
Chimney	2' into setbacks	2' into setbacks	2' into setbacks only
ey Not permitted	Max encroachment into setback	Notes	s may encroach further as necessa

B no less than x' from PL PL Property Line





Encroachment Standards for porches and stoops refer to the element without the stair. Stairs can encroach further.



Attached Flex building type that employs a low planter wall to craft a small private frontage.

Not including stairs. Stairs may encroach further as necessary



A low wall, setback from the public sidewalk by 2' distance and landscaping, is an attractive Small Front Yard frontage.



Shopfront frontages engaging directly with the public sidewalk.

3' encroachment into R.O.W. and setbacks on upper floors.

Large Front Yard 5.5.3



A. Description

In Regulating Zones NG-1, NE, and R, the Primary setback is at least 25', so lots in these zones must follow standards for Large Front Yard. The predominant characteristics of this type are well-landscaped open front yards with a pedestrian path from the sidewalk to the front door. Native and drought tolerant designs - which may include hardscape areas and elements - are recommended, but maintained lawn areas are also allowed to provide play areas. Homes in these zones may use a combination and variety of architectural elements that encroach on the front yard.

B. Standards and Guidelines

- 1. **Front access.** A minimum 6' wide pedestrian path from the sidewalk to the front door is required.
- 2. Landscaping. Refer to RCMC 17.56.070-C and Landscape Guidelines, Chapter 5.10.10.
- 3. **Grading.** Front yards must have a minimum slope of 0.5% toward the street for drainage. Max slope is 5%.
- 4. Walls. Walls, whether they are enclosures of a flat yard, retaining walls for an elevated yard, or a combination thereof, may not exceed 3'.
- 5. **Height.** Height is regulated by the combination of maximum measure for: Elevated Yard Height, Grading on Front Yard, and Ground Floor above Grade at setback.

TA	TABLE 5.5.3 LARGE YARD STANDARDS				
Fro	ntage element	Min.	Max.		
	Landscape (% of front yard area)	50%	-		
	Hardscape (% of front yard area)	-	50%		
	Wall height at frontage (total)	-	3′		
A	Elevated Yard Height	-	3′		
E	Grading on Front Yard	0.5%	5%		
0	Ground Floor above Grade at setback	18″	3'		
C	Path to Front Door Width	6′	-		

Large Front Yard - Variations

C. Open

Characterized by its openness to the street. Adjoining front yards blend seamlessly with that of neighboring yards with no sudden changes of grade.

- 1. The landscape of this Front Yard type may be mowed lawn and/or native and drought-tolerant plantings, with some Decorative Hardscape (Refer to RCMC 17.56.070-C5).
- 2. On steeper slopes within large lots, natural unmowed grasses are appropriate, with or without naturalistic rocky drainage swales with other plants characteristic of creeks.

D. Elevated

Characterized by its elevation above the street to accommodate pre-existing site grades or add a layer of privacy by physically separating the public sidewalk and the private front yard more distinctly.

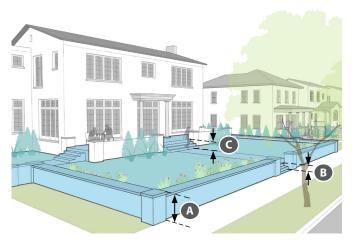
1. Retaining walls must not exceed 3 feet in height, and should either be integrated with the design of the naturalistic landscape of the lot when not connected with the building, or coordinated with the architectural design of the building.

E. Defined

Characterized by a wall that encloses the front yard when the yard is not elevated.

- 1. Walls shall have a small setback of 2' from the back of sidewalk to allow landscaping on the public side of the wall.
- 2. Garden walls should be made of wood or clad in brick, stone, or stucco compatible with the design of the primary mass when located adjacent to and attached to the building. See *Chapter 5.10.8.C*.
- 3. Walls and fences that do not connect to a building should be designed as an integral element of the landscape of which they are a part.







Small Front Yard 5.5.4



A. Description

In Regulating Zone NG-2, the Primary setback minimum is 10'. Without a deep front yard space, lots in NG-2 must follow standards for Small Front Yard to achieve the necessary level of privacy for residences. The most basic form is a small, elevated or at-grade garden located in the front yard setback, often enclosed by a low wall located near the property line(s). Without an enclosed front yard, elevating the yard or the front entrance becomes necessary.

B. Standards & Guidelines

- 1. **Elevated.** Elevated front yards may be enclosed with a retaining wall of at most 3' in height above sidewalk.
- 2. **At-grade.** Small front yards at-grade either must have an enclosing wall between the sidewalk and front yard or the building must provide a stoop or porch, with the ground floor of the building elevated at least 18" above sidewalk grade.
- 3. Transition. A landscaped strip between the sidewalk and the front yard wall is recommended to provide a visual transition/buffer between public and private and to soften the transition from sidewalk to wall.

TABLE 5.5.4 SMALL YARD STANDARDS

MIN MAX

Frontage element

110	intug	celement		IVIAA
	A	Wall height at frontage (total)	-	3′
<u>a</u>	B	Elevated Yard Height	-	3′
Genera		Grading on Front Yard	0.5%	5%
U	G	Ground Floor above Grade at setback	18″	3′
	D	Porch depth (not including stairs) ¹	8'	-
es	E	Porch width	10'	-
Porches	F	Porch floor height ²	8'	12′
Рс	G	Floor height ³	18"	3'
	Ð	Between porch and front PL	5'	-
	0	Stoop width	4'	8'
S	D	Stoop depth (not including stairs)	4'	8'
Stoops	K	Stoop floor height ³	18"	3'
St		Planter/fence height	-	3'
	0	Entry Recession depth	6"	6'
Not				

Notes

- Between wall and end of porch deck. 1
- From porch floor to top of porch columns. 2
- Measured from adjacent finished grade. 3

Small Front Yard - Variations

C. Elevated - Porch

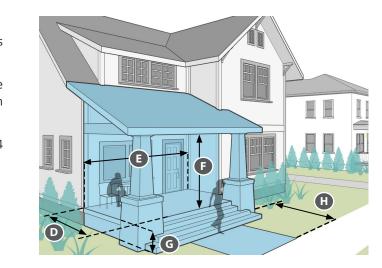
- 1. Porches may encroach into required front setbacks up to the limit allowed by the zone (*Table 5.5B*).
- 2. Porches may also wrap around a corner of the building. This may be particularly appropriate on corner lots.
- 3. Porches may be enclosed by open railings up to 4 feet in height.

D. Elevated - Stoop

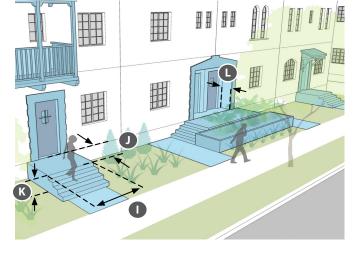
- 1. A stoop may provide access to one or two groundfloor dwellings.
- 2. Stoops may encroach into setbacks up to the limit allowed by the zone (Table 5.5B).
- 3. Landscaping should be provided in the remaining private setback area, either at grade or in raised planters, and should be compatible with street/ parkway landscaping.
- 4. Gates are not common for stoop frontages and are prohibited if not combined with an enclosing wall type, as shown in the diagram on the left and below.

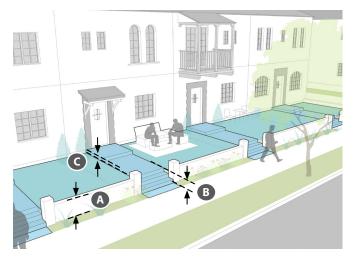
E. Elevated

- 1. Walls enclosing elevated front yards may not to exceed 3' feet above the sidewalk. Heights of fences or railings shall be as required by the California Building Code (CBC).
- 2. Entry openings in walls may be provided with gates.
- 3. Gates shall be designed to not swing into the sidewalk area.
- 4. The average grade of elevated yards shall not be more than 3' above the adjacent sidewalk or Public Open Space.









5.5.5 Shopfront



A. Description

Nonresidential uses in the SR regulating zone must allow and encourage easy access and transition from the public sidewalk to the private frontage. Thus setbacks are 0 feet (immediately engaged with the sidewalk). The Shopfront in basic form is a large opening in the façade at or near the sidewalk, enclosed with doors and transparent glass in a storefront assembly. The primary entrance provides direct access to the ground floor use(s). The basic required architectural elements comprising the storefront are large windows, doors with glass, transom windows, and a solid shopfront base. Optional elements include awnings, cantilevered shed roof or canopy, signage, lighting, and cornices. Variations (on the right) show various strategies for providing dedicated seating.

B. Standards & Guidelines

- 1. Street Wall. Shopfronts should maintain a consistent streetwall by maintaining 0' setback. Streets along SR zones shall have wider sidewalks to provide space for cafe seating. See Chapter **5.10.8.H** for Architectural Guidelines regarding Shopfronts.
- 2. **Glass.** All glazing shall not have greater than 10% tinting.
- 3. **Shopfront Bays.** Shopfront bays are the units into which the building façade is divided. Each bay shall contain its own coherent storefront assembly. Storefront assemblies occur between Piers. Bays are measured between the centerline of each Pier.

TABLE 5.5.5 SHOPFRONT STANDARDS					
Fron	Frontage element MIN MA				
A	Height to top of transom ¹	12′	16′		
В	Height to bottom of awning ¹	8′	10′		
C	Width of shopfront bay(s)	10′	25′		
D	Height of shopfront base	1′	3′		
	Glass % of ground floor wall area	70	90		
E	Awning Depth	4′	-		
			1		

Notes

1 Clear.

2 Corner building.

Shopfront Variations

C. Galleries and Arcades

- 1. May encroach into the R.O.W., subject to the issuance of an encroachment permit (RCMC 12.08.090).
- 2. Column height should be 4-5 times column width.
- 3. Max setback from back of curb: 6'
- Walls without openings should not exceed 10 4. horizontal feet.
- 5. Column spacing should align with storefront openings.
- 6. Planter boxes may be placed between columns to provide enclosure for such uses as cafe seating.
- 7. Depth (façade to interior column face): 12-16'
- 8. Height (sidewalk to ceiling):12-16'

D. Terraces

- 1. The average grade of the terrace should not be more than 3 feet higher or lower than the adjacent sidewalk or Public Open Space. Walls may extend an additional 2' in height and fences/railings to the height required by California Building Code (CBC).
- 2. Terraces should feature planters or hardscape features that help to provide shade and seating.
- Max length of terrace: 150' 3.
- 4. Minimum depth to shopfront façade: 8'

E. Recessed

- 1. Depth not to exceed 16'.
- 2. Width per bay is a minimum of 16' and a maximum of 24'.
- 3. A low wall, fence, or planter may enclose recessed shopfront area.







5.6 Signage

Introduction 5.6.1

This Chapter establishes the standards for signage on all private property within the Plan area, replacing the provisions of Rancho Cucamonga Municipal Code 17.74.070 and 0.17.74.080. The remaining Sections of RCMC 17.74 shall apply. Except for those signs which are exempted in RCMC 17.74.040, each new sign or modification to an existing sign on private property within the Plan is required to be designed in compliance with the standards and guidelines of this Chapter and permitted via the procedures outlined in RCMC 17.74.030. Signage is allowed as identified in Table 5.6.

5.6.2 Standards & Guidelines

Substantial conformance with each of the following is required before a sign or building permit can be approved.

- A. Combinations. The types allowed in a zone may be combined unless stated otherwise. Sign types may be combined along each lot frontage to transition physical character.
- **B.** General
 - 1. A building is allowed multiple types of signs.
 - 2. Signs shall not obscure building entrances, cornices, columns, or other prominent architectural elements.
- C. Prohibited Signs. The following types of signs are not allowed: internally illuminated individual letters or cabinets, permanent banners, pole-mounted or lollipop signs, feather flags or inflatables, billboards, signs that produce smoke or sound, signs with animated or moving characters, changeable copy signs (except for theater venues), and digital and electronic signs.
- D. Color. Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the project site. Contrasting colors may be utilized if the overall effect of the sign is still compatible with building colors.
- E. Design and Construction. Except for approved temporary banners, flags, and signs, conforming with the requirements of this Chapter, each sign shall be constructed of permanent materials and be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.

F. Materials and Structure.

- 1. Sign materials (including framing and supports) should be representative of the type and scale of materials used on the project site where the sign is located.
- 2. Signs should not include reflective material.
- 3. Materials for permanent signs should be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- 4. The size of the structural members (e.g. columns, crossbeams, and braces) should be in proportion with the sign panel they are supporting.
- The use of individual letters incorporated into the building facade design is recommended, rather than a sign with 5. background and framing other than the structure wall.
- G. Sign Copy (Messaging) Guidelines. The following are to ensure readability and visual strength of sign.
 - 1. Sign copy should relate only to the name and/or nature of the business or commercial center.
 - 2. Permanent signs that advertise continuous sales, special prices, or include phone numbers are discouraged.
 - 3. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent is to increase the readability of the sign and thereby enhance the identity of the business.

- - object other than the sign.
 - devices.
 - vehicles.
- tenants within a building or complex. The following guidelines apply to these signs:
 - within the lobby or court.
 - 2. Directory signs should not exceed 6 square feet.
- Ι. illumination should be repaired in a timely manner.
 - removed.

	Neighborl	nood Area Regu	lating Zones			
Туре	R	NE	NG-1	NG-2	SR	Chapter
Façade	-	-	-	-	Р	5.6.3
Window	-	-	-	-	Р	5.6.4
Front Yard	-	-	-	P ¹	Р	5.6.5
Projecting	-	-	-	P ¹	Р	5.6.6
Sidewalk	-	-	-	-	Р	5.6.7
Mural	-	-	-	-	Р	5.6.8
Gateway	-	Р	Р	Р	Р	5.6.9

Кеу	Notes
P Permitted	1
- Not Applicable	

the ground floor.

H. Sign Lighting. Sign lighting shall be designed to minimize light and glare on surrounding rights-of way and properties. 1. External light sources shall be directed and shielded so that they do not produce glare off the project site, on any

2. Colored lights shall not be used at a location or in a manner so as to be confused or construed as traffic control

3. Direct and reflected light from primary light sources shall not create hazards for pedestrians or operators of motor

4. For energy conservation, light sources should be hard-wired fluorescent or compact fluorescent lamps, LED, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.

I. Directory Signs. Directory signs are small wall signs located at pedestrian eye level and intended to identify multiple

1. When tenants are accessed via a building lobby or outdoor court, and a directory sign is provided, it should be located

3. Directory signs should be externally illuminated. Internal illumination and neon lighting is discouraged.

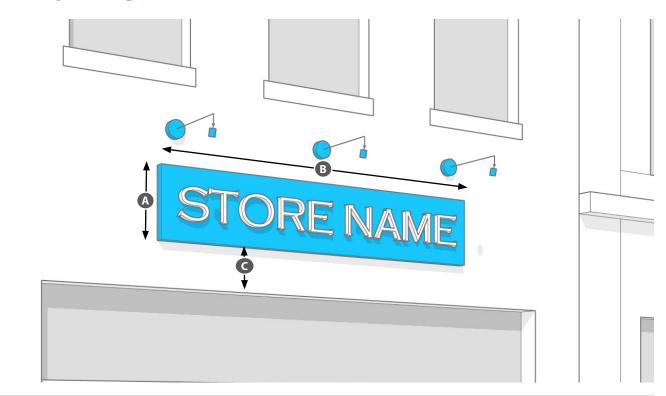
Sign Maintenance. Each sign and supporting hardware, including temporary signs and awning signs, should be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of

1. A repair to a sign should be of materials and design of equal or better quality as the original sign.

2. When a sign is removed or replaced, all brackets, poles, and other supports that are no longer required should be

Signage Type Permitted only in Attached Flex Type where a business is operated on

Façade Sign 5.6.3



A sign painted or reverse channel letters applied directly to the façade, typically above the storefront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters and/or logo. This type of sign is intended for viewing from across the street and along the sidewalk.

A. Standards

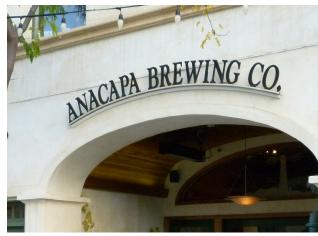
- 1. Up to one façade sign per business along a building frontage. In multi-tenant buildings, only the businesses with frontage on the sidewalk shall have a façade sign.
- 2. Façade signs shall be located above the storefront and at least 12 inches from any eave, edge of building or top of parapet. On multi-story buildings, façade signs should be located either above the storefront or above the openings on the uppermost story.
- 3. Sign thickness (as measured from the façade) shall not exceed four inches.
- 4. A minimum clearance of 24 inches is required between a sign and any opening.
- 5. If illuminated, external illumination is required, and should be mounted to maintain visual integrity of the sign.
- 6. If a background panel is not included, letter height shall be up to 24 inches tall.

TABLE 5.6.3 FAÇADE SIGN STANDARDS

		MIN	MAX
A	Height	10″	24″
B	Width as % of façade width	-	60%
C	Clearance from openings	24″	-

Key - Not Applicable

Façade Sign Examples



Individual metal letters mounted on a string course.



Using bright colors to provide contrast to adjacent walls.



Individual, internally illuminated letters mounted directly on wall.





Wall signs may be located within the transom area of the shopfront.



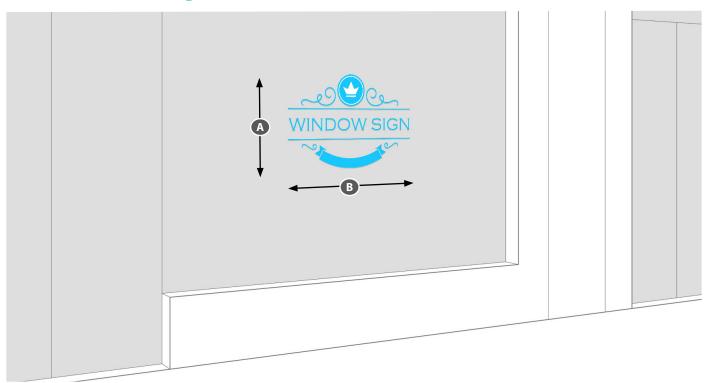
Script neon and metal letters mounted on reclaimed wood.



SEERT CONTEMPORAN

Simple, metal sign with laser-cut letters. Direct sun helps to create a legible contrast against the surface the sign is mounted on.

5.6.4 Window Sign



A sign painted or applied directly to the storefront window(s) and/or door(s). This type consists of individual letters and a logo with allowances for contrasting background. Window signs also include posters for advertisements and sales, product merchandise posters, open and closed signs, and painted or etched business names and logos.

A. Standards

- 1. Up to one window sign per storefront. A storefront is the glass area between the two closest edges defined by wall material at least 9 inches wide.
- 2. Permanent window signs shall be individually painted, etched or otherwise applied letters or logo graphics surrounded by clear glass.
- 3. Neon signs are subject to review (RCMC 17.74.030).
- 4. Window signs shall not occupy more than 25% area of a window.
- 5. Area of the window sign is calculated as a rectangular area enclosed by the width and the height.

TABLE 5.6.4 WINDOW SIGN STANDARDS

		MIN	MAX
A	Height as % of window/ door height	-	50%
B	Width as % of window/ door width	-	50%
	Area as % of total window/door area	-	25%

Кеу

Window Sign Examples



Depending on font type and letter spacing, window signs can have a wide range of transparency.



Vinyl logo graphic.



Individual vinyl letters with feature area at top center and contrasting background along bottom.





A wall sign incorporating neon.



Subtle tones and colors can still create legible contrast.



Bright colors can help make the window sign be more visible and lively.

⁻ Not Applicable

5.6.5 Front Yard Sign



A front yard sign is intended for businesses in buildings that are set back from the public right-of-way, and in areas that are more residential in character. The target viewer is the passing pedestrian or bicyclist. They may be freestanding or integrated into the design of a fence or dooryard wall.

A. Standards

- 1. Signs may not encroach into the public right of way.
- 2. Signs must be oriented toward side property lines.
- 3. Signs shall be of painted wood or other high quality and durable material.
- 4. Exterior illumination is permitted, provided that it is from a single bulb, shielded, and warm in tone.

TABLE 5.6.5 FRONT YARD SIGN	STAND	ARDS
	MIN	ΜΛΥ

		IVITIN	IVIAX
A	Sign Height	-	30"
B	Overall Height	-	48″
C	Vertical clearance from sidewalk	-	30"
D	Sign Width	-	24″

Key - Not Applicable

Front Yard Sign Examples

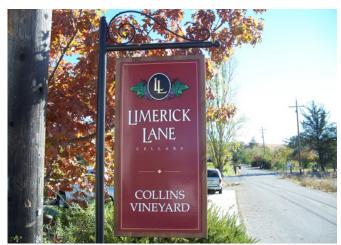


Creative and tasteful variations of the front yard sign are encouraged.

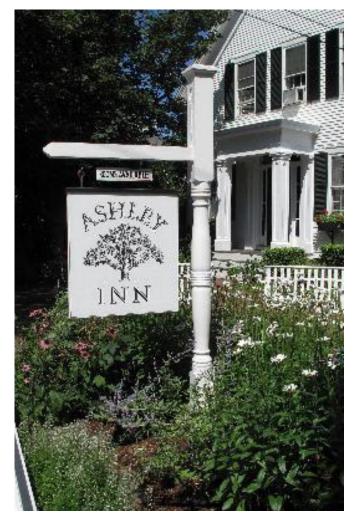


Individual vinyl letters with feature area at top center and contrasting background along bottom.



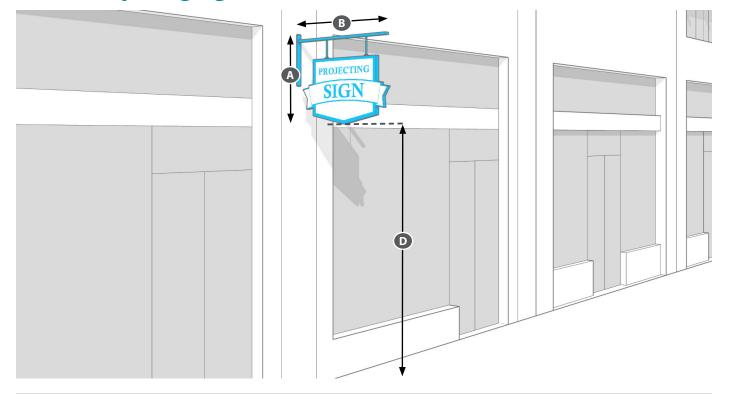


Logos are permitted on Front Yard Signs.



Bright colors can help make the window sign be more visible and lively.

5.6.6 Projecting Sign



A double-sided sign that projects perpendicular to the building façade from a mounted wall brace or from the ceiling of a balcony or arcade. Projecting signs typically project over a public right-of-way such as a sidewalk or Public Open Space and are intended for viewing by pedestrians approaching the shop.

A. Standards

- 1. A maximum of one projecting sign is allowed for every storefront entrance on the façade.
- 2. An encroachment permit or license agreement is required prior to installation of any sign extending into the public R.O.W.
- 3. The top of a projecting sign shall be located below the building's second floor windows.
- 4. Signs shall be externally illuminated by a light mounted on the façade or by neon tubing used to illuminate letters, symbols, and accent frames.

B. Guidelines

- 1. Projecting signs should be mounted near storefront entrances.
- 2. Projecting signs should not be placed under an awning or horizontally within five feet of an awning or another projecting sign.
- 3. Decorative and supporting hardware such as brackets should be architecturally compatible with the building façade.

TABLE 5.6.6 PROJECTING SIGN STANDARDS

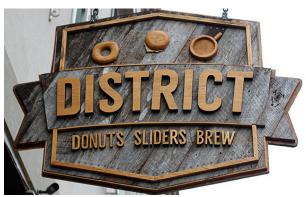
	MIN	MAX
A Sign Height	-	18″
B Sign Width	-	48″
Sign Thickness	-	3″
D Vertical Clearance from Sidewalk	8′	12′
Horizontal Clearance from Adjacent Curb	4'	-
Area	-	10 sf
Key		

• Not Applicable

Projecting Sign Examples



Projecting signs are scaled to be legible from the sidewalk, and often use contrast to be read easier from afar.



Projecting sign with depiction of product sold within the store.



Projecting signs with depictions of product sold within the store.



Projecting signs may be simple and allow other sign elements to provide more information.



A simple projecting sign with address, name, and type of store.

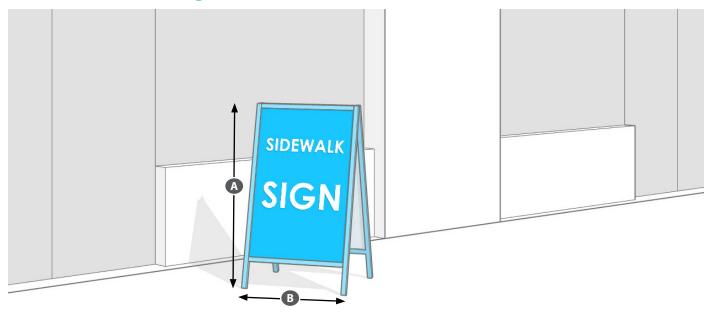




Simple round projecting signs.



Sidewalk Sign 5.6.7



A two-sided, non-illuminated, portable and temporary sign placed outside a storefront on the sidewalk for viewing at close range. The sidewalk sign is intended for use by retailers, office tenants, theaters, restaurants, cafes, and other foodoriented businesses.

A. Standards

- 1. Signs shall be constructed of durable materials, sufficient to withstand inclement weather and color fading due to sunlight. Materials may include wood, wrought iron, fiberglass (not foam board) and metal. Signs shall also be adequately weighted to withstand being overturned by wind or contact. Weights, if required, shall be concealed or incorporated into the design of the sign.
- 2. The design, graphics, colors and materials shall complement the design of the shopfront and business and present a finished appearance. Graphic symbols are recommended, utilizing images that convey the goods or services offered.
- 3. Signs shall not contain posters, flyers, balloons, pennants or flags attached to the sign.
- 4. There should be no projections other than raised carved letters, which should extend no more than ¹/₂ inch from the sign face.
- 5. Signs shall contain no sharp edges or corners.

TABLE 5.6.7 SIDEWALK SIGN STANDARDS

-		MIN	MAX
A	Height (Overall)	18"	36"
B	Width	18"	30"
	Horizontal Clearance from Adjacent Curb	18″	-
	Pedestrian Clear Pathway	6′	-
1	Кеу		

- Not Applicable

- 6. Maximum of one (1) sidewalk sign per business.
- 7. Signs shall only be displayed during hours of operation.
- 8. Signs should be located within 6 inches of the storefront it serves.
- 9. Signs shall not be located within 15' of any crosswalk or intersection.

Sidewalk Sign Examples



Made of durable materials and utilize graphic symbols that convey the goods offered in the store.



Foldable, unobtrusive sidewalk signs with concise message

- 10. Signs shall not obstruct adequate and safe visual clearance for vehicular or pedestrian traffic.
- 11. Signs shall not impede pedestrian access or violate ADA clearance.
- 12. Signs shall not be affixed to any wall or mounted on wheels.
- 13. Signs shall be well-maintained in good structural and aesthetic condition.
- 14. "Reader board" signs with removable slide-in letters are prohibited.







A chalkboard allows easy display of daily specials.

5.6.8 Mural



A sign flat against a secondary façade. Murals are painted directly on the building, and are pedestrian-scaled if on the ground floor and larger if on upper stories. They are intended to be visible from a greater distance and are secondary to signage on the primary façade. Mural Signs are subject to design review and approval.

A. Standards

- 1. Maximum Area
 - a. 1-story façade: 1,000 sq ft max.
 - b. 2-story façade: 3,000 sq ft max.

B. Guidelines

- 1. A billboard is not considered a mural and is prohibited.
- 2. Murals are recommended to include or feature local history.
- 3. Murals are intended for secondary façades but may be allowed on the front façade subject to review (RCMC 17.74.030).
- 4. Murals may include advertising subject to review (RCMC 17.74.030).





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5.6.9 **Gateway Sign**



A monument that may or may not include words, that marks the entrance to a distinct place and defines an area, often giving it a name. There are a few scales of gateway signs: those that denote entry to the entire Etiwanda Heights Plan Area, those that mark entry to individual neighborhoods, and those that adorn the public realm within neighborhoods.

A. Standards

- 1. Gated communities are inconsistent with the Vision of the Plan, and shall not be permitted anywhere within the Plan area.
- 2. Gateway signs shall be constructed of durable materials, sufficient to withstand inclement weather and fading due to sunlight. Materials may include masonry, wood, wrought iron, and metal. Signs shall also be adequately secured to the ground plane with foundations.
- 3. The design, graphics, colors and materials shall complement the design of the public realm, including street and open space lighting and furnishing (see Chapter 5.10.11)
- 4. Gateway signs shall function as one of the following:
 - a. Etiwanda Heights Gateways. These significant gateways mark the entrances to the entire Etiwanda Heights Plan Area from

the surrounding neighborhoods. See Figure 4.4 for a plan of the Etiwanda Heights Gateway locations.

- b. Neighborhood Gateways. These gateways mark the entrances to individual subareas, neighborhood projects, or tracts. They are smaller in scale than Etiwanda Heights Gateways. These signs shall only be located within the Plan Area boundaries on Neighborhood Avenues, Wilson Main St, a part of Banyan St, some Entry Avenues, Miliken Ave, and the Edge Drives that extend off of Miliken Ave through the Plan Area (for allowed street locations, see Figure 4.4).
- c. Neighborhood Monuments. These monuments area located in the public realm within subareas and neighborhood projects, and are smaller in scale than Neighborhood Gateways. If provided, these monuments shall be designed to be consistent in appearance with their corresponding Neighborhood Gateways.

Gateway Sign Examples



Etiwanda Heights Gateway: Signs should maintain a reasonable scale but communicate importance and identity.



Neighborhood Gateway: Signs may emphasize the pedestrian route into neighborhoods.





Neighborhood Monuments: Each monument is primarily decorative, and may act as symbols relevant to the neighborhood.







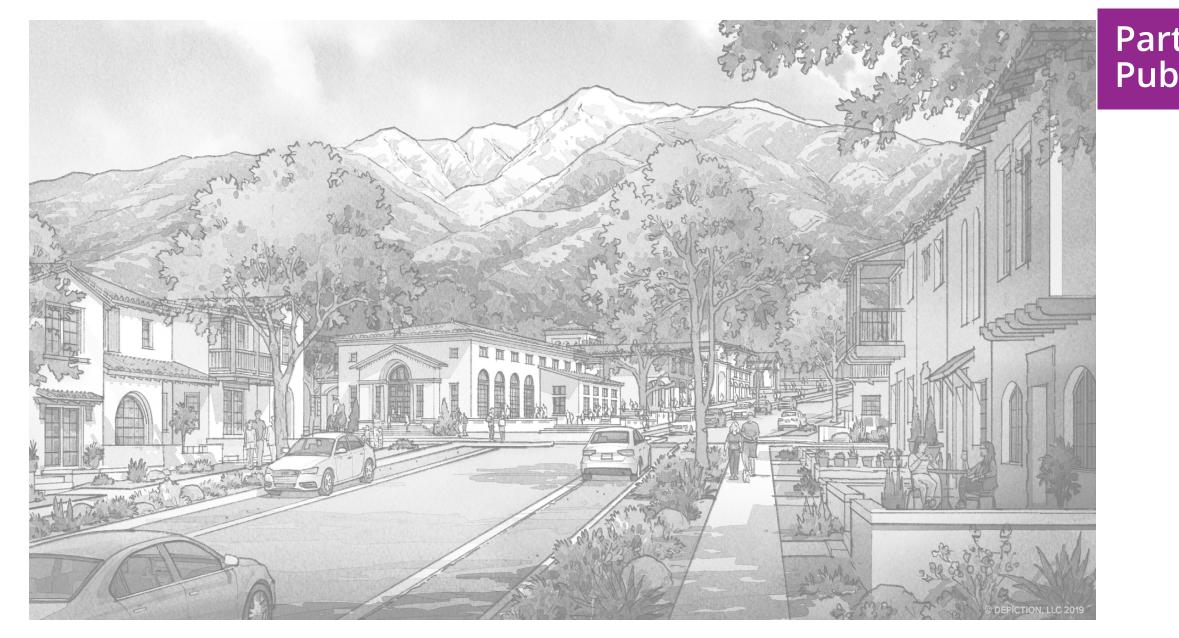
Etiwanda Heights Gateway: If signs include text denoting the name of the area, the sign should be large enough that the text is legible from across an intersection.



Neighborhood Gateway: Signs on either side of a street should be clearly visible and symmetrical.



Neighborhood Monuments should lend character to the area.



Part III: Public Realm Standards

5.7 Thoroughfares

Introduction 5.7.1

This section establishes the standards for thoroughfares that are consistent with the vision described in *Chapter 4* for walkable neighborhoods. The most current edition of the National Association of City Transportation Officials' (NACTO) Urban Street Design Guide shall be consulted for all fine-turning and review.

Intersections. 5.7.2

- A. Turning Radii. As Illustrated in Figure 5.7.2A, the effective turning radius takes parked cars and bike lanes into account. Where actual and effective radii are equal, the most restrictive of the two standards shall prevail
- B. Pedestrian Crossings. Where present, crosswalks should continue sidewalks as directly as feasible, and should be double the width of the sidewalks they connect. Additionally, at least 4 crosswalks shall connect the town square to surrounding blocks.
- C. Roundabouts. Figure 5.7.4 identifies roundabouts at three key intersections. Prior to the approval of a proposed roundabout, it shall be demonstrated that it has been designed to prioritize non-motorist comfort and safety, incorporating pedestrian crosswalks and slowing vehicular traffic for the duration of its path through the roundabout.

Public Frontage 5.7.3

TARIES 7 24 TURNING PADI

A. **Bicycle lanes.** All bicycle lanes shall identify required buffers via paint at a minimum. Where appropriate, physical buffers should be provided. In addition to the standards provided herein, all proposed bike lane designs shall be reviewed against the recommendations of the most current edition of NACTO's Urban Bikeway Design Guide.

- B. Parkway/Bioswales. An important and pervasive design feature of Etiwanda Heights will be landscaped parkway strips between the curb and sidewalk on almost every street. These parkways will be both beautiful and functional, configured to collect and convey stormwater from the streets and adjacent private lots so as to help clean the runoff of pollutants while watering the street landscaping to reduce irrigation-water demand. Landscaping will include native and drought-tolerant ground plantings and street trees. Entry walks at each home will form a small checkdam within these bioswales, helping to slow the flows and increase infiltration and reduce runoff to the regional stormwater channels.
- C. Landscaping. Specific standards regarding allowed tree types and locations, and all other landscaping in the public realm are found in *Chapter 5.8.14*.
- D. On-street Parking. On-street parking is assumed on all streets except Edge Drives and Neighborhood Streets in Milliken Heights. Near corners, spaces shall be placed so as not to infringe upon pedestrian visibility.
- E. Parking Lane Planters. As shown in the Thoroughfare Types below, planters are required in all parking lanes. These shall extend 7 feet from the curb face and occur at a rate of one per 100 feet of block face. Each planter shall provide an allowed street tree (see Table 5.8.14). Where possible, parking lanes should employ permeable pavements that both contrast the main street material to denote parking and allow for infiltration. Using permeable pavements in conjunction with appropriate planters allows for a wide range of infiltration opportunities. Materials for permeable areas include spaced concrete pavers and decomposed granite. The permeable pavement areas should be located adjacent planter bioswales and infiltration areas when possible.

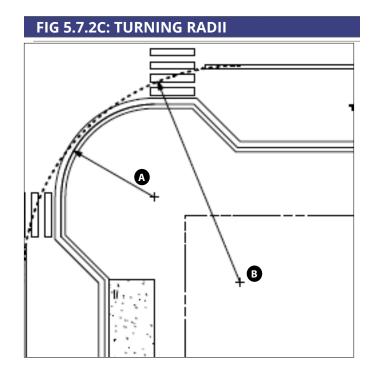
TABLE 5.7.2A TORNING RADII				
Zone	Actual Turning Radius	Effective Turning Radius B		
Neighborhood Estates	10	15-20		
Neighborhood General-1	10	15-20		
Neighborhood General-2	5	15		
Shops & Restaurants	5	15		

- F. Furniture. Sidewalk benches, where provided, should either be located on the building side of the sidewalk facing out, or on the street side of the sidewalk in pairs, facing each other and perpendicular to the street.
- G. Lighting. In the SR zone lights shall be located at the midpoints between street trees. On streets in all other zones, lights shall be located between every fourth tree, staggered so that there is one light every 60 linear feet of street, alternatively on one side or the other (but not both). Outdoor light fixtures are limited to 15 feet in height.
- H. Clearly visible pole mounted street signs shall be provided at all intersections. Signs shall be of a unified design throughout Etiwanda Heights, as approved through the Precise Neighborhood Plan process, see *Chapter* 7.7.
- I. Curb Paint. Where deemed necessary by the City Engineer or Fire Marshal to restrict curbside parking, including within approximately 40 feet of intersections. Every effort shall be made to identify such section by means other than paint. Curbs shall not be painted yellow anywhere.
- Ramp alignment. Sidewalk ramps shall be aligned with the direction of sidewalks.



A well-designed neighborhood roundabout.





Thoroughfare Standards 5.7.4

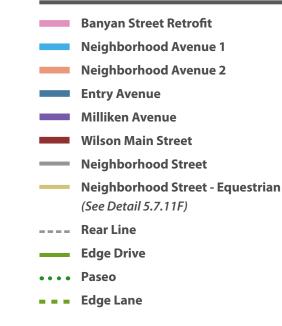
Through its configuration and design, the Neighborhood Area network of public and private streets is intended to generate the pedestrian-oriented public realm framework of the neighborhoods, supporting and enhancing their small-town character, as intended by the Vision in *Chapter* **4** and as described below.

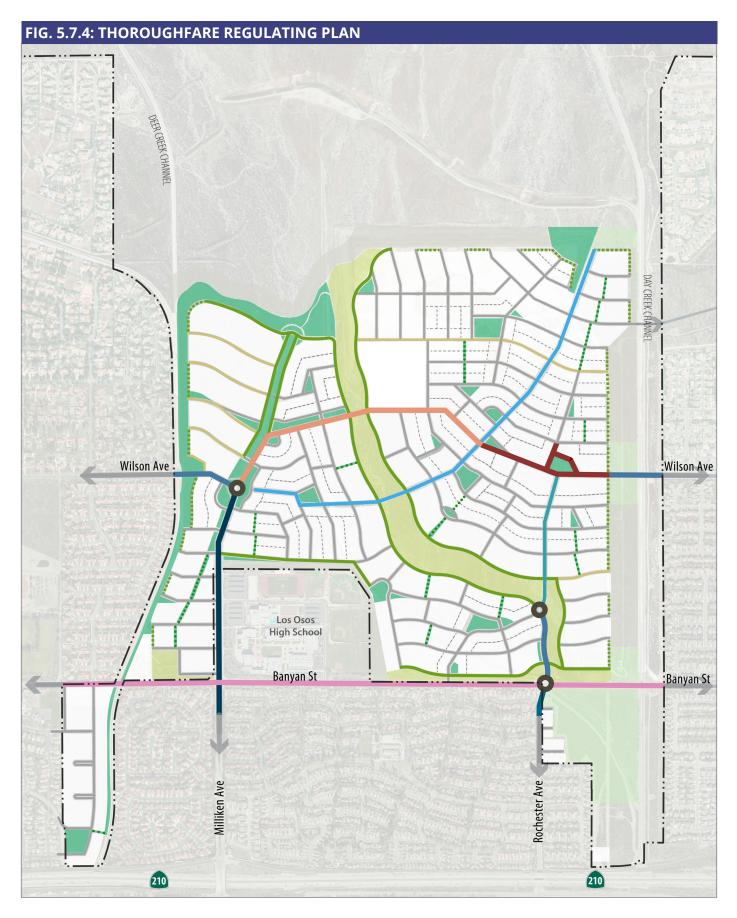
Any public or private street subject to the Plan shall be designed and developed in compliance with the standards provided in this section. The design of each new street and the individual design components thereof shall be based on applicable street types, open space standards (Chapter **5.8**), and other applicable sections.

Neighborhood streets, lanes, and edge drives will typically be maintained by HOAs; thoroughfares with granular surfaces (not AC or concrete) will always be maintained by HOAs. Final determinations regarding maintenance responsibilities for all thoroughfares are to be defined in each Precise Neighborhood Plan and Tract Map process.

The street network and street designs of each Neighborhood Sub-area will be reviewed and approved through the Precise Neighborhood Plan process, as defined in *Chapter* **7.7**. While the block structure and street alignments may deviate from this figure, the required street types and their respective standards may not. Gated communities are inconsistent with the Vision of the Plan, and shall not be permitted anywhere within the Plan area. Precise Neighborhood Plans or tentative tract map applications that do not comply with the requirements of this Code shall be considered inconsistent with the intent and purpose of the Plan.

Figure 5.7.4 shows the street network of the Plan by type. Each line of the legend corresponds with its own sub-section below, containing specific illustrations and standards. In the illustrations in this section lane lines and centerlines are shown for clarity of functional areas and dimensioning, but are not intended to illustrate the final striping plans for each type. For example, residential streets will typically not have any striping, and parking lanes will in most cases not be striped.

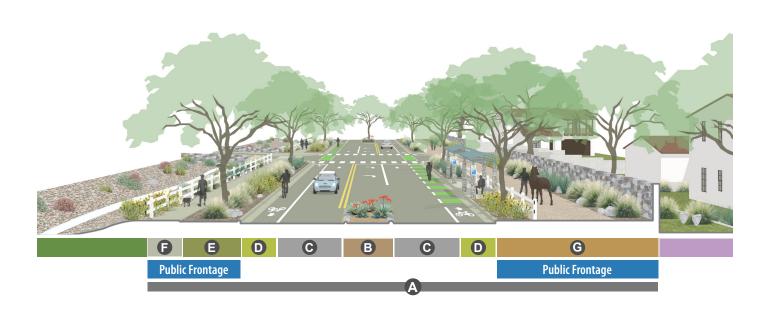




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Banyan Retrofit 5.7.5

FIG. 5.7.5: BANYAN RETROFIT



Intent

Banyan Street from the easterly boundary of the Plan area to the easterly boundary of the Los Osos High School site will be reconfigured to widen the existing bike lanes to 6 feet to provide improved access to Los Osos High School and Etiwanda Heights. The existing multi-purpose trail will remain on the south side (right side, above), and add a planted parkway strip and sidewalk will be added along the north side between the street and the Banyan Greenway. A center left turn lane with small periodic landscaped medians is provided - on-street parking is not.

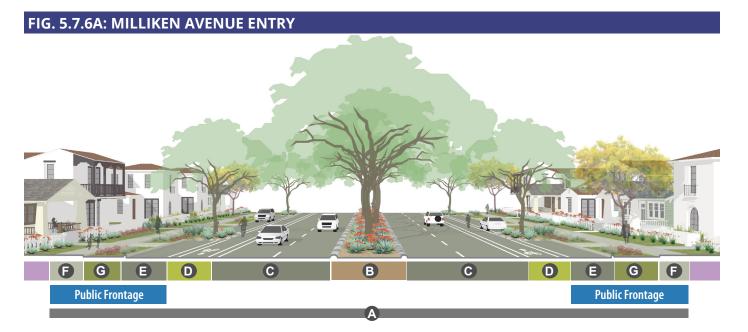


Existing condition on Banyan Street

De	Design Standards			
1.F	1. Public Right-of-Way			
A	R.O.W.	82' (may vary by design)		
2. F	Roadway			
B	Median / turn Lane	10'		
C	Travel lanes	11' (2 lanes; 1 in each direction)		
D	Buffered cycling lanes	6'		
3. Public Frontage				
8	Parkway / bioswale	8'		
6	Sidewalk	6'		
G	Multi-purpose trail and landscape buffers	24' (per existing condition)		
4. Public Open Space				

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Milliken Avenue 5.7.6



Intent

The primary vehicular gateway to Etiwanda Heights, Milliken Avenue north of Banyan Street substantially retains its existing geometry along the Los Osos High School frontage - with significant landscape enhancements - and then bends slightly to the east, approaching a new roundabout at its intersection with Wilson Avenue. The right-of-way for this new segment is widened and improved, from the current two-lane roadway without sidewalks to a four-lane facility with landscaped median, buffered bike lanes, curbside parking, and sidewalks set behind wide landscaped parkway strips. The west side of Milliken opposite the high school will also be improved in a similar fashion.



Existing condition on Milliken Avenue

Design Standards				
1. Public Right-of-Way				
A R.O.W.	116′			
2. Roadway				
B Median	16' landscaped median (continuous)			
C Travel lanes	11' (4 lanes; 2 in each direction)			
D Bicycle facilities	6 ' Class II Lanes with Buffers			
Disuslo huffors	2' (travel lane side);			
Bicycle buffers	2' (parking side)			
3. Public Frontage				
Parking	8' with Parking Lane Planters			
F Sidewalk	6'			
G Parkway / bioswale	1 0′			

I. Private Frontages

Design Intent

As a potential alternative to the current opportunistic reverse angle parking along the east edge of Milliken Avenue adjacent to Los Osos High School, this configuration would provide an edge-of-street loading/unloading zone and sidewalk, which could reduce congestion along Banyan Street and provide more direct access to the primary campus entry.



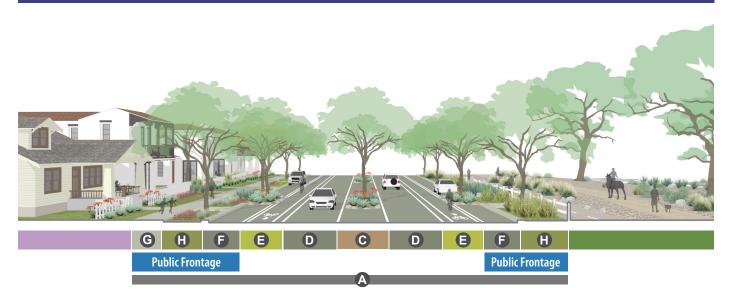
Travel Lane





Entry Avenue (Rochester & Wilson) 5.7.7

FIG. 5.7.7A: ENTRY AVENUE (ROCHESTER AVE)



Intent

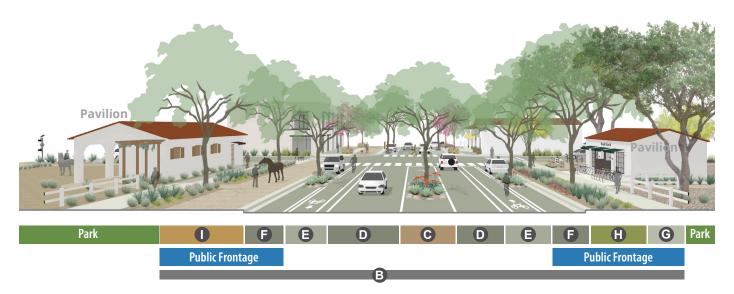
Rochester Avenue heading north from the roundabout at Banyan Street presents a gracious Entry Avenue gateway to Etiwanda Heights, with a multipurpose trail in the broad greenway along the east side. Buffered bike lanes and curbside parking are provided along both sides of this street, along with a central left turn lane with periodic landscaped median islands. A generous sidewalk is provided on the west side where homes front the street, while a multipurpose trail within the east side greenway avoids the need for a sidewalk on that edge. Also within the greenway is a Class 1 bikeway, which is in addition to the on-street Class 2 bike lanes.



Intended character

Design Standards				
1. Public Right-of-Way	1			
A R.O.W.	77'			
2. Roadway				
G Median	10' landscaped medians (not continuous)			
D Travel lanes	2 (1 each way); 11' lane width			
Bicycles	Class II Lanes; 5' lanes			
Bicycle buffers	2' (travel lane side); 1' (parking side)			
3. Public Frontage				
Parking	7'			
G Sidewalk	6'			
Parkway / bioswale	9'-10'			
4. Private Frontages				
5. Public Open Space				

FIG. 5.7.7B: ENTRY AVENUE (WILSON AVE) - (EAST ENTRY ILLUSTRATED)



Intent

This second Entry Avenue type greets visitors arriving Wilson Avenue from the east and from the west. On east side it transitions from the much wider Wilson Aven section into the active pedestrian Main Street environme of the neighborhood shops and restaurants.

This segment passes between new parks to the north and south, carrying the multi-purpose trail through and providing trailhead and equestrian amenities for users heading north along the Day Creek Trail leading to the foothills above, or south to the Camino de las Alturas and its trails and open spaces. Buffered on-street bike lanes transition bicyclists from the higher speed environment of Wilson to the east into the low-speed Main Street environment. Generous sidewalks, rural fences along park edges, and large oaks and sycamores reflect the area's rural heritage.

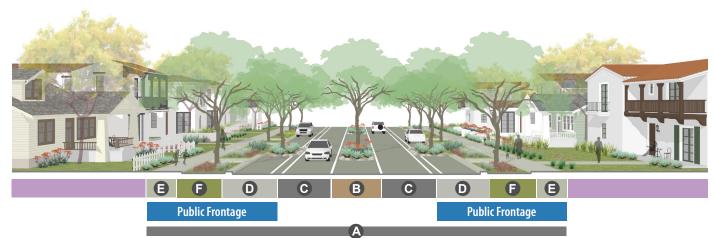
The same street section provides the entry gateway on Wilson from the west, transitioning from the existing three-lane configuration into the new Wilson/Milliiken roundabout. At this location the existing multi-purpose trail runs along the north side of Wilson, and the street is flanked by park space on both sides, although the small community structures shown above may not be present.

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nue	
ent	

De	sign Standards				
1.F	1. Public Right-of-Way				
B	R.O.W.	94'			
2. F	Roadway				
C	Median	10' landscaped medians (not continuous)			
D	Travel lanes	2 (1 each way); 11' lane width			
8	Bicycles	Class II Lanes; 5' lanes			
	Bicycle buffers	2' (travel lane side); 1' (parking side)			
3. F	Public Frontage				
6	Parking	7'			
G	Sidewalk	6′			
0	Parkway / bioswale	9'-10'			
0	Multi-purpose trail	10' min.			
4. P	4. Private Frontages				
5. Public Open Space					

Neighborhood Avenue 1 5.7.8

FIG. 5.7.8A: NEIGHBORHOOD AVENUE 1



Intent

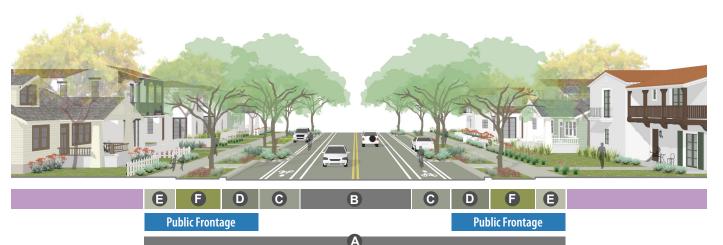
Wilson Avenue from the Milliken roundabout to the Main Street segment at Rochester Avenue is a broad avenue with one travel lane each direction a central left turn lane with landscaped median islands, buffered parking lanes with tree planters, a broad parkway/bioswale, and wide sidewalks.

Bike lanes are not provided in this stretch of Wilson, where a greenway with off-street Class 1 bikeway extends along the north side between Milliken and the Camino de las Alturas, and because a less traveled, lower speed avenue with shallower slopes runs to the south of Wilson providing a better bike route for most cyclists.

Design standards			
1. Public Right-of-Way			
A R.O.W.	84'		
2. Roadway			
B Median	10' landscaped median (not continuous)		
G Travel lanes	2 (1 each way); 11' lane width		
3. Public Frontage			
 Parking lanes 10' (striped at 7') Includes 2' striped buffer Includes parking lane planters 			
G Sidewalk	6'		
Parkway / bioswale	10′		
4. Private Frontages			

Neighborhood Avenue 2 5.7.9

FIG. 5.7.9A: NEIGHBORHOOD AVENUE 2



Intent

Wide buffered bike lanes flank the street, with buffered curbside parking and wide bioswale parkways and wide sidewalks. Somewhat narrower than Wilson, carrying les traffic, avoiding the slightly steeper grades that Wilson follows to the north, this avenue is designed as a safe comfortable cross-neighborhood bike avenue.

Connecting from the trailhead in the northeast corne of the neighborhoods down to and across Wilson to th Camino de las Alturas, it continues west to the Wilson Milliken roundabout. There vehicular traffic is diverted to the north and south while bike traffic may flow through th park to cross Wilson at the roundabout.



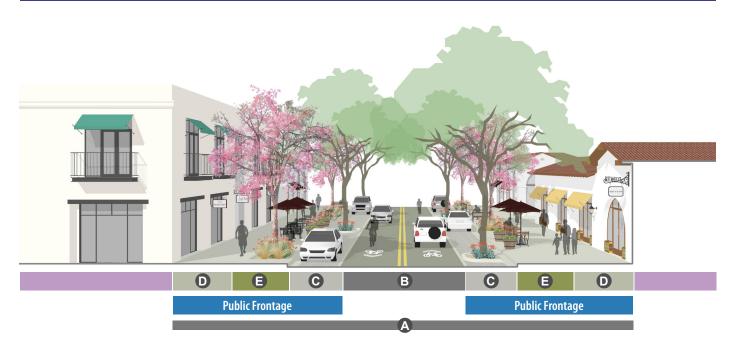
DETAIL 5.7.8B NEIGHBORHOOD AVENUE 1



Design Standards1. Public Right-of-WayA R.O.W.84'2. Roadway84'3 Travel Ianes2 (1 each way); 11' Iane widthB BicyclesClass II Lanes; 5' IanesBicycle Buffers2' (travel Iane side); 1' (parking side)3. Public Frontage7'D Parking7'Sidewalk6'Parkway / bioswale10'4. Private Frontages			
 R.O.W. 84' 2. Roadway Travel lanes 2 (1 each way); 11' lane width Bicycles Class II Lanes; 5' lanes Bicycle Buffers 2' (travel lane side); 1' (parking side) 3. Public Frontage Parking 7' Sidewalk 6' Parkway / bioswale 	l l	Design Standards	
 2. Roadway 3 Travel lanes 2 (1 each way); 11' lane width G Bicycles Class II Lanes; 5' lanes 2' (travel lane side); 1' (parking side) 3. Public Frontage 9 Parking 7' G Sidewalk 6' G Parkway / bioswale 10' 	1	1. Public Right-of-Way	
 B Travel lanes 2 (1 each way); 11' lane width Bicycles Class II Lanes; 5' lanes 2' (travel lane side); 1' (parking side) Public Frontage Parking Sidewalk 6' Parkway / bioswale 10' 		A R.O.W.	84'
G BicyclesClass II Lanes; 5' lanesBicycle Buffers2' (travel lane side); 1' (parking side) 3. Public Frontage 7' 9. Parking 7' 6. Sidewalk 6' 6. Parkway / bioswale10'	2	2. Roadway	
Bicycle Buffers 2' (travel lane side); 1' (parking side) 3. Public Frontage D Parking 7' Sidewalk 6' Parkway / bioswale 10'		3 Travel lanes	2 (1 each way); 11' lane width
Bicycle Buffers 1' (parking side) 3. Public Frontage D Parking 7' Sidewalk 6' Parkway / bioswale 10'	(B icycles	Class II Lanes; 5' lanes
 Parking 7' Sidewalk 6' Parkway / 10' 		Bicycle Buffers	
Sidewalk 6' Parkway / bioswale 10'	11	3. Public Frontage	
Parkway / 10' bioswale	(D Parking	7'
bioswale		3 Sidewalk	6'
4. Private Frontages			10′
	4	4. Private Frontages	

5.7.10 Main Street

FIG. 5.7.10A: MAIN STREET - TYPICAL (WILSON AVENUE)



Intent

In the blocks immediately east and west of Rochester Avenue, Wilson is an active, pedestrian-oriented main street, with wide sidewalks, welcoming shopfronts, and convenient onstreet parking for customers and visitors. Mid-block paseos and crosswalks provide easy access to parking lots behind the shops, and encourage visitors to shop both sides of the street. The generous sidewalks provide ample room for street furnishings and café dining areas. Pervious curbside parking lanes with in-street planters further soften the streetscape and provide additional shade and enclosure. In these blocks the travel speeds are low enough that bikes can safely share lanes with cars.



Existing condition on Wilson Avenue

Design Standards			
1.F	Public Right-of-Way		
A	R.O.W.	80'	
2. F	Roadway		
B	Travel lanes	2 (1 each way); 11' lane width	
	Bicycles	Sharrowed Travel Lanes	
3. Public Frontage			
С	Parking	8′	
D	Sidewalk (pedestrian zone)	8'	
8	Landscape & furnishing zone	6'	
4. Private Frontages			

FIG. 5.7.10B: MAIN STREET - VARIATION (SURROUNDING THE TOWN SQUARE)



Intent

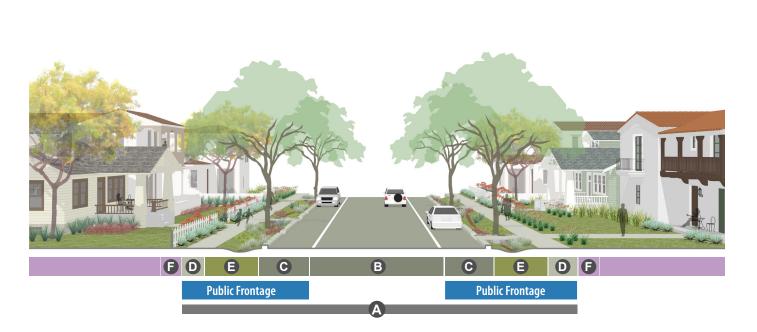
Wilson Avenue effectively loops around the town square, and the lower speed, lower volume segments to the north and west of the square retain the same curb-to-curb street section geometry as the through segments. A narrower sidewalk and parallel pervious path front the park, with a wider sidewalk on the opposite side, where dining terraces transition from the sloping street to the shopfronts.

B	С	Θ	D	
	F	Public Frontage		
A				

De	Design Standards				
1.F	1. Public Right-of-Way				
A	R.O.W.	56′			
2. F	Roadway				
B	Travel lanes	2 (1 each way); 11' lane width			
	Bicycles	Sharrowed travel lanes			
3. F	Public Frontage				
C	Parking	8'			
D	Sidewalk (pedestrian zone)	8'			
8	Landscape & furnishing zone	6'			
4. Private Frontages					
5. F	Public Open Space				
6	Town Square	See Chapter 5.8.10			

5.7.11 Neighborhood Street

FIG. 5.7.11A: NEIGHBORHOOD STREET



Intent

Neighborhood Streets are designed for very low vehicular volumes, speeds and noise levels and a very safe, comfortable and pleasant pedestrian environment. Children and other pedestrians are buffered from traffic by broad landscaped parkways, which also serve as landscaped bioswales for sustainable stormwater management. Street trees provide welcome shade and wind buffering, as well as spatial enclosure for the classic "tree-lined street" character that residents value. Front yard depths vary by neighborhood and zone, but all frontages welcome visitors and invite socializing with neighbors.

The typical condition has bioswales on each side to accommodate larger stormwater flows in natural drainages. Entry walks punctuate and bridge the swale, forming small check-dams to slow flows and increase infiltration.

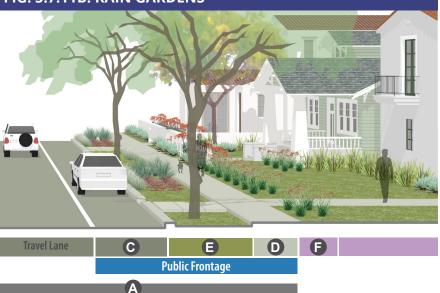
Streets Designated "Neighborhood Street - Equestrian" on the Thoroughfare Regulating Plan (*Figure 5.7.4*) must incorporate the Multi-purpose trails shown in Figure 5.7.11F.

One provided alternative within Neighborhood Streets includes multi-purpose trails on one side, to accommodate equestrian traffic in certain sub-areas and create a semirural hillside character.

Design Standards			
1. Public Right-of-Way			
A R.O.W.	62' typical (may vary by design)		
2. Roadway			
Curb-to-Curb	34'		
B Travel lanes	2 (1 each way); 10' lane width		
3. Public Frontages			
G Parking	7'		
D Sidewalk	6' min.		
Parkway /	7' min. (typical)		
bioswale	Includes 1' step-out curb		
4. Private Frontages			

Des	ign Standards (5.7.11	B)
C	Parking	7′
D	Sidewalk	6'
8	Parkway	8'
6	Private frontage / required setback	3' min.

The parkways in this variation act as "rain gardens", set below the sidewalk and curb, with periodic breaks in the curb to allow stormwater from the gutter to infiltrate into the planting area. Entry walks form small check dams to slow flows and increase infiltration.



Design Standards (5.7.11C)		
C	Parking	7′
D	Sidewalk	6'
8	Bioswale	18′
0	Private frontage / required setback	3' min.

This variation is much the same as the smaller bioswale parkway version but provides for larger stormwater flows on selected streets, providing an more rural look and feel. Bioswale widths are to be calibrated as the stormwater plan for each neighborhood is prepared.



FIG. 5.7.11B: RAIN GARDENS

FIG. 5.7.11C: BIOSWALE LARGE



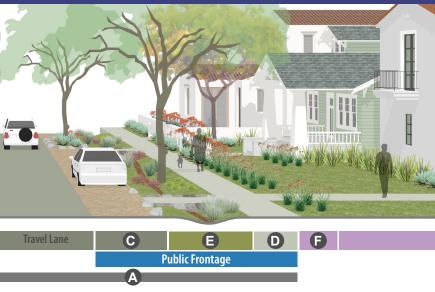
Des	sign Standards (5.7.1	1D)
С	Parking shoulder	7′
D	Sidewalk	6'
8	Bioswale	8'
Ø	Private frontage / required setback	3' min.

This alternative provides additional stormwater infiltration potential as well as providing a more rural design character by making the parking lane of granular pervious material. The California Gold crushed rock used for multipurpose trails or interlocking pavers are recommended.

Design Standards (5.7.11E) **G** Parking shoulder 7' min. **D** Sidewalk 6' min. **B**ioswale 21' min. Private Frontage/ Where Ø Required setback occurs

This variation is much the same as the bioswale and parking shoulder version but provides for larger stormwater flows on selected streets, and is only appropriate in neighborhoods with the most rural character. Bioswale widths are to be calibrated as the stormwater plan for each neighborhood is prepared.

FIG. 5.7.11D: BIOSWALES AND PARKING SHOULDER





Des	ign Standards (5.7.11	F)
С	Parking shoulder	7' min.
D	Sidewalk	6' min.
8	Bioswale	21' min.
6	Private Frontage/ Required setback	Where occurs

designated "Neighborhood Streets Street - Equestrian" in the Thoroughfare Regulating Plan (Figure 5.7.4) must employ this street section. Sidewalks are provided on one side only to minimize paving, with multi-purpose trails accommodating pedestrian and equestrian traffic on the opposite side to bring the trail network to every home.

With its soft parking shoulders and broad drainage swales, this variation provides a very rural appearance and function for this neighborhood abutting the rural open space and conservation lands to the north. The California Gold crushed rock material used for multipurpose trails is recommended for parking shoulders.

Low retaining walls and front yard fences flanking these streets, extending the semirural, hillside neighborhood character to the deep front yards of the homes. Entry walks cross the drainage swales, providing distinctive entries into each lot.

1 Star

C

DETAIL 5.7.11F EQUESTRIAN / MULTI-PURPOSE TRAIL B E G **Public Frontage**

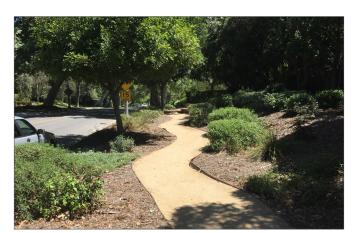
5.7.13 Neighborhood Edge Lane

FIG 5.7.13A EDGE LANE VARIATION A: ALONG UTILITY CORRIDORS & OTHER OPEN SPACES



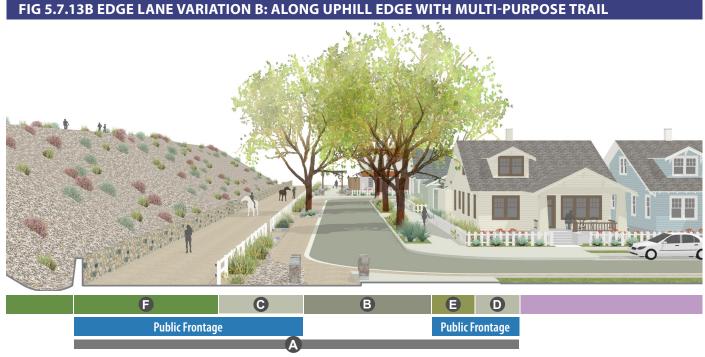
Intent

Edge Drives run along neighborhood edges adjacent to parks and greenways, providing views of and access to the adjoining open spaces. They provide a "loop lane" connecting the ends of two neighborhood streets that would otherwise require large cul-de-sacs. These loops are in turn connected to one another by multi-purpose trails to encourage walking and biking along the open space edge. Additional, parallel trails within the open spaces may also be provided.



Intended character

De	sign Standards	
1. F	Public Right-of-Way	
A	R.O.W.	40' typical
2. F	Roadway	
B	Paved width	20'
3. F	Public Frontage	
С	Parking shoulders	7' (includes planters)
D	Sidewalk	6'-6"
8	Parkway / bioswale	6'-6" parkway
4. F	Private Frontages	
5. F	Public Open Space	
F	Multi-use trail	12' min. includes 2' landscaped buffer

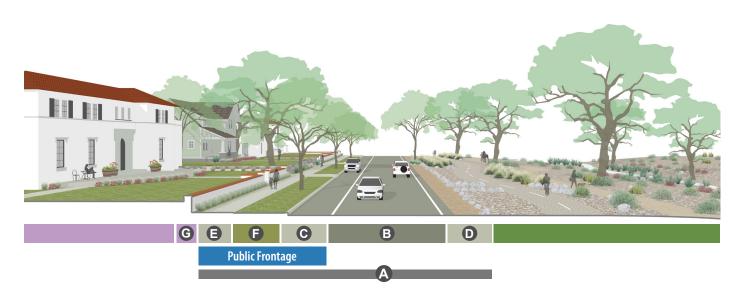


Intent

The Hillside Edge Drive is a special Edge Drive variation for the north edge of neighborhood in Sub-area 9. A multi-purpose trail runs along the toes of the slope left by the former Hanson gravel mine operation, with a edge drive running parallel to connect the ends of neighborhood streets. The tree plantings and landscape of this street help to soften views of the large slopes and define a comfortable neighborhood space for the homes, pedestrians, cyclists, and equestrians.

5.7.14 Neighborhood Edge Drive

FIG 5.7.14A TYPICAL EDGE DRIVE



Intent

The Neighborhood Edge Drive is a character-defining element of Etiwanda Heights, providing a striking neighborhood-to-rural edge, faced by large homes with deep front yards. Sidewalks and curbs are provided in the house side, with a soft, curbless, rural road edge and large open spaces on the other side.

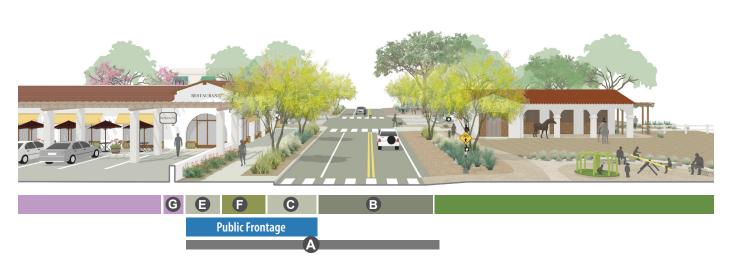
A pair of Edge Drives flank both sides of the Camino de las Alturas, the signature green spine of Etiwanda Heights, connecting from Rochester Avenue near Banyan Street north and west to Wilson Avenue and the new school, and northward to the Etiwanda Heights Preserve and foothills beyond. Multipurpose trails within the greenway accommodate joggers, mountain bikers and horseback riders, with a Class 1 bikeway for cyclists.



Intended character

Design Standards	
1. Public Right-of-Way	
A R.O.W.	52' typical
2. Roadway	
Paved width	30'
B Travel lanes	2 10'-lanes
3. Public Frontage	
O Parking lane (paved)	8′
D Parking shoulders	8'
G Sidewalk	5' min.
Parkway / bioswale	9' min.
4. Private Frontages	
5. Public Open Space	

FIG 5.7.14B WILSON EDGE DRIVE



Intent

This special edge drive runs between the town square shops and restaurants (seen from the rear on the left, above) and the Edge Parks flanking Wilson Avenue to the east. It provides access from Wilson to the parking lots behind the shops, and also to the parks. When and as necessary, overflow parking lots may be developed along this drive on the park side, providing extra parking for special community events in the town square, along the Wilson main street, and/or in the parks themselves. This edge drive provides flexible access to such functions without generating traffic congestion within existing or new residential neighborhoods.

5.7.15 Rear Lane (Nonresidential)

FIG 5.7.15 REAR LANE (NONRESIDENTIAL)



Intent

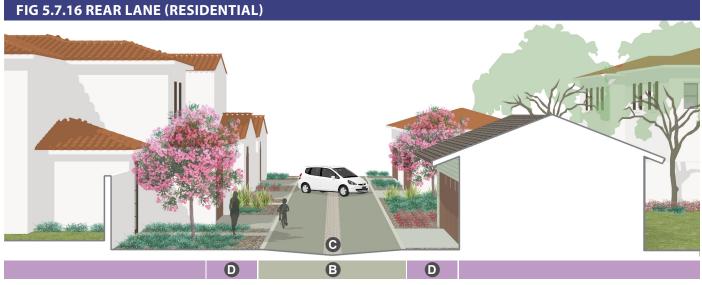
Providing convenient customer access to the parking lots for the neighborhood shops and restaurants from the Wilson Edge Drive and from Rochester Avenue - and emergency access for firefighters and other emergency responders service/fire lanes run along the backs of neighborhood shops and through the shared parking areas. A main water line runs along this lane bringing water to support fire suppression. This lane also serves as the primary route for delivery trucks, trash collection, and other service functions. Rear lanes shall be provided as easements on adjoining properties and privately maintained.



Intended character

Design Standards	
1. Public Right-of-Way	
R.O.W.	44'-54'
2. Roadway	
B Paved width	34'-44'
3. Public Frontage	
© Parking	8' Parallel 18' Head-In
Planters	In parking lane, every 5 spaces
D Sidewalk	8' min.
4. Private Property	

5.7.16 Rear Lane (Residential)



Intent

Rear access lanes within neighborhoods serve a number of functions. First, they provide access to garages set at or near the rear of the lot, freeing up front yard areas for landscaping, play space, porches, and family and neighborly activities. Because they are at the rear, garages for 3 or 4 cars are not a problem on wider lots. Second, they allow the stormwater from "downhill lots" to drain down hill to the lane, rather than requiring extensive mass grading of the natural foothill terrain to force stormwater back uphill to the street. Third, lanes provide a good route for solid waste pickup and dry utilities, so that containers stored by the garage and set out for pickup do not clutter neighborhood streets, and utility service boxes do not clutter the front yard. Rear lanes shall be provided as easements on adjoining properties and privately maintained. In the case of condo subdivisions, they may be provided as lettered lots.



Intended character

Design Standards							
1. Public Right-of-Way							
A R.O.W.	30′						
2. Roadway							
B Paved width	20'						
G Drainage	French Drain						
3. Private Property							
D Required land- scape setback	5′						



5.7.17 Shops Paseo

FIG 5.7.17 SHOPS PASEO



Intent

A paseo is a pedestrian passage between shops or restaurants that provides a convenient route from the large rear parking lots to the shopping street. Paseos also provide additional merchandising opportunities, as shops and restaurants may open directly to them with display windows or in some cases may places tables and chairs within them for outdoor dining in a comfortable shady and wind-protected space.

Design Standards							
A Right-of-Way	20' Min.						
B Clear Walkway	10′ Min.						
Private Frontages							



Intended character



5.7.18 Paseo/Rosewalk

FIG 5.7.18A PASEO / ROSEWALK

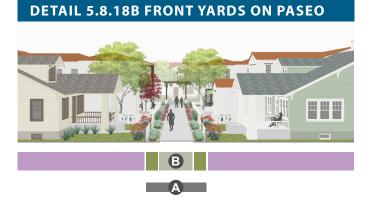


Intent

Neighborhood paseos provide pedestrian shortcuts throug longer blocks, while also providing small neighborhoo gathering or play spaces. Adjacent homes face and overloc the street and the paseo, similar to homes on street corne lots, providing the paseos with a safe, comfortable character with resident's "eyes on the street".

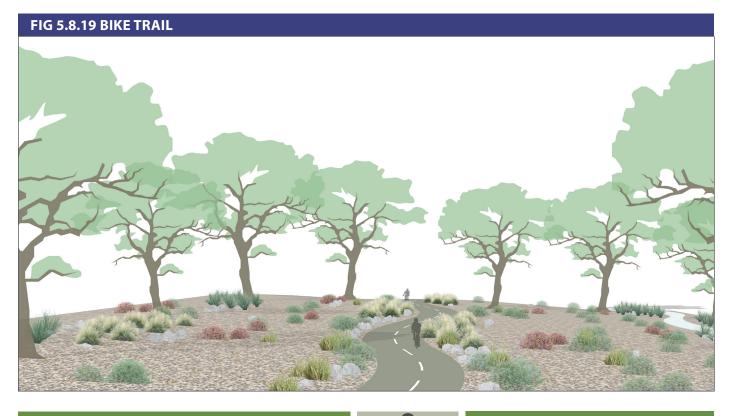
Landscaping may flank a single central walk, or a small open space may be locate between a pair of walks. The variation with a pair of walks flanking a small green is a "rosewalk", which residences may face in lieu of a street. Rosewalks never include vehicular access, so homes fronting rosewalks are always provided with rear lanes for vehicular access and parking. See Chapter 5.3.3 on block configurations.

B	
Design Standards	
Right-of-Way	30' Min.
B Walkway width	6' Min.
G reen width (for Rosewalk)	14' Min.
Private Frontages	



CITY OF RANCHO CUCAMONGA | ADOPTED OCTOBER 2019 | 210

5.7.19 Bike Trail



Intent

A. This Class 1 bikeway is intended to run through parks and other open spaces, extending and connecting the Class 2 and 3 routes within the street network of Etiwanda Heights, providing comfortable connections for cyclists of all skill levels. See 6.1.4

Chamberra
Standards

1.Pathway

A Paved width

12' Min.

2. Public Open Space







Intent

These multi-purpose trails provide routes for runners, hikers, mountain bike riders and equestrians through the larger parks and open spaces of Etiwanda Heights. With porous granular surfaces, these "soft" trails bring the rural character from foothill open spaces down through the Camino de las Alturas into the neighborhoods. See 6.1.4





Design Standards 1.Pathway **A** Trail width 12' Min. 2. Public Open Space



Public Open Space 5.8

5.8.1 Introduction

As of July 2010, the City of Rancho Cucamonga offers over 350 acres of developed parkland and special use facilities (not including trails). There are a total of 25 neighborhood parks, 3 community parks and 8 special use facilities located throughout the City. The City also owns or leases several sites intended for parks or special use facilities, as well as a number of private parks, which have not yet been developed. Those sites total approximately 150 acres.

Parks located near to the Plan area include Day Creek Park, located adjacent to John L. Golden Elementary School one block to the east of the Development Priority Area; Etiwanda Creek Park, located at East Avenue and 23rd Street; and Olive Grove Park at Banyan Street and Wardman Bullock Road; Rancho Summit Park off Wardman Bullock; and several other smaller neighborhood parks.

Based on extensive community input, high quality parks and open space are a top priority of this Plan. As shown in *Figure* **5.8** to the right, the framework for the new neighborhoods of Etiwanda Heights is an open space network including parks, greens, squares, greenways and fuel-modification buffers for fire safety. Of 790-acre Neighborhood Area,

approximately 204 are open space, of which approximately 92 acres are improved, maintained parks, and the remaining 112 acres are natural but maintained fuel modification buffer areas or naturalistic community greenways. The 92 acres of park space exceeds the minimum City requirement by 51 acres.

This section establishes the variety of Public Open Space types and their standards needed to implement the intended community form and neighborhood character described in Chapter 4 'Neighborhood Plan.' Chapters 6.1.3-4 further describe the bikeway and trail systems, respectively, that run to and through these open spaces.

5.8.2 Applicable to All

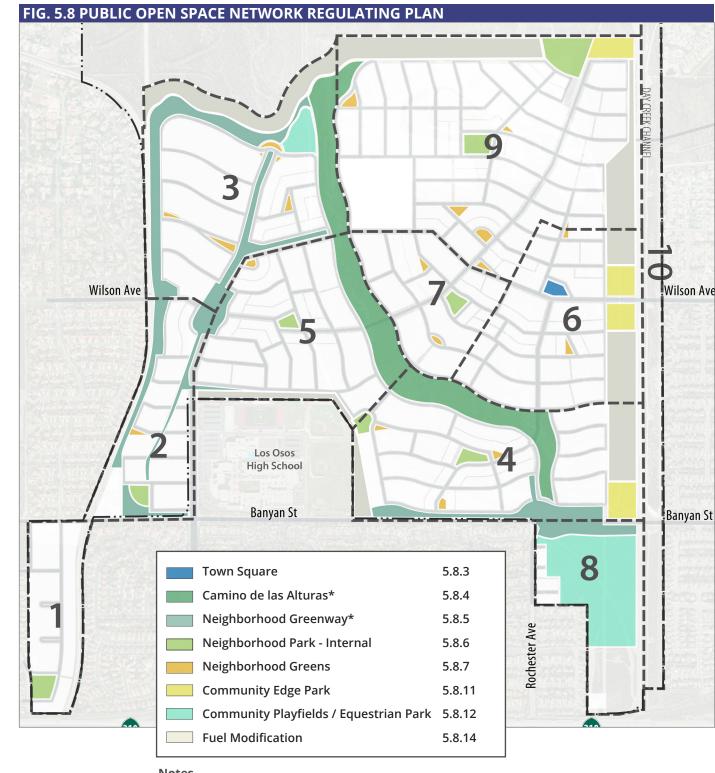
- A. Each Sub-area must provide at least one Neighborhood Park as shown on the Open Space Regulating Plan (Figure 5.8).
- B. Playgrounds, where allowed, shall be of naturalistic material, color, and character. This includes all equipment, signage, and groundcover.

TABLE 5.8 REQUIRED PUBLIC OPEN SPACE BY SUB-AREA											
	Sub-are	а		Public C) pen Spa	ce Types		Totals			
#	Gross Acres	Dwelling Units	N Parks Internal	N Parks Edge	N Greens	Comm. Edge Parks	Comm. Play- fields / Eq. Park	Total Plan Req'd	Total QUIMBY Req'd¹	Total City Req'd¹	EHNCP Over Req'd
See Chap	ter:		5.8.3	5.8.4	5.8.7	5.8.11	5.8.12				
1	33	110	2.00	0.00	0.25	0.00	0.00	2.25	1.00	1.67	0.48
2	50	120	1.50	1.50	0.00	0.50	0.00	3.50	1.09	1.82	1.58
3	117	150	0.00	3.00	4.60	3.50	4.00	15.10	1.36	2.27	12.77
4	117	515	1.50	3.00	1.30	3.50	0.00	9.30	4.68	7.80	0.71
5	90	445	2.00	5.00	0.50	0.00	0.00	7.50	4.05	6.74	0.26
6	87	430	1.00	1.50	0.50	5.50	0.00	8.50	3.91	6.51	1.55
7	46	265	1.00	3.00	0.50	0.00	0.00	4.50	2.41	4.01	0.24
8	49	14	0.00	0.00	0.00	0.00	30.00	30.00	0.13	0.21	29.77
9	201	650	3.00	4.00	2.00	2.00	0.00	11.00	5.91	9.85	0.36
Total	790	2,700	12.00	21.00	9.65	15.00	34.00	91.65	24.54	40.88	50.77

Notes

Assuming an average of 3.03 people per household.

Neighborhood Ν



Notes

* Contains areas of Neighborhood Park - Edge

5.8.3 Town Square

A. Relation to Regulating Plan

The town square is defined as Neighborhood Park - Internal in the Regulating Plan, Figure 5.8. This Public Open Space type contributes to Public Open Space requirements, *Table* **5.8**.

B. Intent

A formal area with focused landscaping and hardscape for civic purposes and commercial activities, spatially defined by building frontages, and located at the intersection of important streets or pedestrian paths.

C. Physical Character and Requirements

1. Size

1.5 to 2 acres.

2. Context and Connectivity

The town square is defined on all sides by streets. Opposite the Square, on the other side of those streets, are community-serving retail and restaurants that make use of wide streets to provide space-activating amenities such as outdoor seating. Crosswalks are required at all intersections at the nodes of the square. Tabled intersections, in which the street raises to be flush with the sidewalk grade, are encouraged.

3. Function and Design Opportunities

The town square shall be designed to serve two major functions:

- a. Serve as a flexible gathering space.
- b. Support civic and commercial activities such as farmers' markets, concerts and art fairs.
- c. Serve all ages and abilities, providing safe and convenient pedestrian connections through the site as well as 360-degree vistas of the surrounding building frontages. Traffic-calming features such as crosswalks, pedestrian-oriented intersections and landscaped buffers may be implemented to enhance the pedestrian experience.

4. Landscape

The Square's features shall be as follows:

a. A balance of drought-tolerant trees, plants and groundcover that provide significant shade and interconnected spaces for convenient movement through the space. See Chapter 5.10.10, Landscape Guidelines.



Conceptual town square

- b. Variety of levels, structures and hedges to create smaller "rooms" within the plaza.
- c. Variation of terrain to provide a sense of movement across the plaza and support water drainage and reclamation patterns.
- d. Furnishings such as benches, chairs, tables and drinking fountains are required.

- a. Visibility. The Square shall be visible from all sides. Pedestrians and motorists alike must be able see through the space to the opposite side.
- b. Frontages and Adjacencies. The Square shall have street frontage on at least 2 sides. Proper scaling and orientation of the Square and its relation to the surrounding streets and buildings is required.
- c. Shading. Adequate shading from shade trees, landscape elements and structures is required.
- d. Lighting, Structures and Improvements. The Square shall provide iconic locations for pavilions, kiosks, bandstands, public art, water features and monuments. All installations must enhance the space and not obstruct views and pedestrian connections. Adequate lighting shall be provided. See *Chapter 5.10.11* for Lighting and Furnishing Guidelines.





Conceptual town square design for the Plan (± 1.5 ac. as shown)



Theater seating created in the topography of a park

Flexible seating activates a space with users.

5.8.4 Camino de las Alturas

A. Relation to Regulating Plan

These standards refer to the Camino de las Alturas, a major community amenity and design element of the Plan. The Camino de las Alturas is shown as a greenway on the Regulating Plan, Figure 5.8. Within the Camino de las Alturas, there are Neighborhood Parks - Edge, which contribute to Public Open Space requirements, Table 5.8, however, the Greenway area outside of Neighborhood Parks - Edge does not contribute to acreage requirements.

B. Intent

This linear open space shall consist of paths and trails, parks, dry creeks, tree clusters and open shelters, all naturalistically disposed.

C. Physical Character and Requirements

1. Size

This Greenway is intended to span approximately 40 acres in area and a mile in length. It shall vary from 180 to 400 feet in width.

2. Context and Connectivity

This Greenway is the primary open space spine of Etiwanda Heights, bringing the rural open space character of the foothills above down into the neighborhoods, and providing access to and view of the foothills and mountains beyond. Curbless edge drives flank this Greenway, providing it with a strong rural character. Only large lots with 2-story homes front this Greenway, reflecting the traditional image of Etiwanda.

3. Function and Design Opportunities

The Camino de las Alturas shall be designed to serve several functions, including:

- a. Provide a central route for trails connecting to the preserves and foothills above.
- b. Serve a number of recreational uses including paths for jogging, walking, biking and horseback riding, meandering through the greenway.

4. Landscape

The greenway landscape shall consist of unobstructed lawns, planting beds, trees and/or areas of drought tolerant landscape according to the following:

a. Trees are arranged naturalistically and

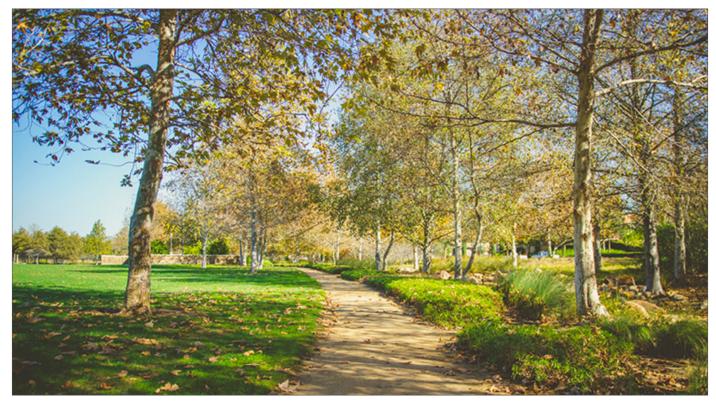


Conceptual greenway with adjacent street (Edge Drive) fronted by houses

> provide shade for trails that pass through the Greenway.

- b. Hardscape is minimal and only in support of providing access with sidewalks and peripheral connections.
- c. Unnecessarily complicated and distracting paving patterns are discouraged.

- a. Visibility. Intermittent entrances shall be clearly marked and provided on both sides.
- b. Shading. Groups of trees shall provide shade to provide comfortable pedestrian and bike circulation.
- c. Lighting, Structures and Improvements. Small rest areas, pedestrian amenities (benches, picnic tables, drinking fountains, etc.), bike racks and playground equipment may be located at appropriate intervals. The Camino de las Alturas may incorporate shade structures and playgrounds, but is primarily intended for informal recreation.



The width of the Camino de las Alturas varies between 180 and 400 feet.



5.8.5 Neighborhood Greenway

A. Relation to Regulating Plan

These standards refer to the Neighborhood Greenways, greenways that extend through one or more neighborhoods. This type is shown as Greenway on the Regulating Plan, Figure 5.8. Within each Greenway are Neighborhood Parks - Edge, which contribute to Public Open Space requirements, Table 5.8, however the Greenway area outside of Neighborhood Parks - Edge does not contribute to acreage requirements.

B. Intent

A linear open space along the edge of or passing through a neighborhood consisting of paths and trails, dry creeks, tree clusters and open shelters, all naturalistically disposed.

C. Physical Character and Requirements

1. Size

Neighborhood greenways span several consecutive blocks and may vary in width from 40 to 100 feet.

2. Context and Connectivity

Greenways provide passive recreation and connectivity on the edge of the Plan. Connections to a neighborhood greenway are extended to allow access to pedestrians and users beyond the Plan area.

3. Function and Design Opportunities

Neighborhood greenways shall be designed to serve four major functions:

- a. Provide a degree of conservation and habitat restoration by introducing drought-tolerant trees, plants and groundcover.
- b. Serve a number of recreational uses including paths for jogging, walking and biking that meander through the greenway.
- c. Create bioswale networks for stormwater management (see Chapter 5.8.13).

4. Landscape

Greenway landscaping shall consist of unobstructed lawns, planting beds, trees and/or drought tolerant landscape as follows:

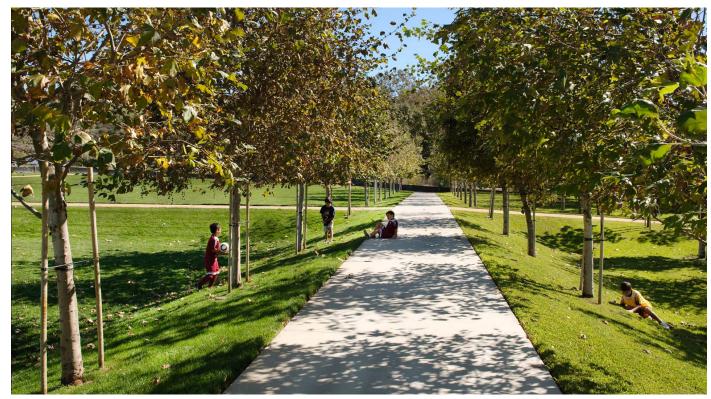
- a. Trees shall be arranged naturalistically and provide shade for trails that pass through.
- b. Hardscape shall be minimal and only in support of providing access with sidewalks and peripheral connections.



Conceptual greenway with adjacent street fronted by houses

- a. Visibility. Intermittent entrances shall be clearly marked and provided on both sides.
- **b.** Adjacencies. Neighborhood greenways shall cross over multiple public streets and frontages and have adequate crosswalks, signage and other traffic-calming features at those locations. Private homes and buildings may also open directly onto Greenways.
- c. Shading. Trees and planters shall provide sufficient shading during all times of day to allow for comfortable pedestrian and bike circulation.
- d. Lighting, Structures and Improvements. Small rest areas, pedestrian amenities, bike racks and playground equipment may be located at appropriate intervals. Greenways may incorporate shade structures or playgrounds, but are primarily intended for informal recreation. Adequate lighting shall be provided. See Chapter 5.10.11 for Lighting and Furnishing Guidelines.





5.8.6 Neighborhood Park

A. Relation to Regulating Plan

These standards refer to Neighborhood Parks - Internal in the Regulating Plan, *Figure 5.8*. This Public Open Space type contributes to Public Open Space requirements, *Table 5.8*.

B. Intent

A largely green and landscaped area available for unstructured recreation. The "Power of 10+" developed by the Project for Public Spaces is a recommended guideline for park design, providing at least 10 types of activities, from active to passive, for children and adults of all ages and abilities.

C. Physical Character and Requirements

1. Size

1/2 to 1 acre.

2. Context and Connectivity

Neighborhood Parks shall be defined by public or private streets on all sides.

3. Function and Design Opportunities

Neighborhood parks may include passive open areas, playgrounds, recreational fields, pools, amphitheaters, other programming or event spaces.

4. Landscaping

Landscaping consist of drought tolerant softscape, lawn and trees, naturalistically composed.

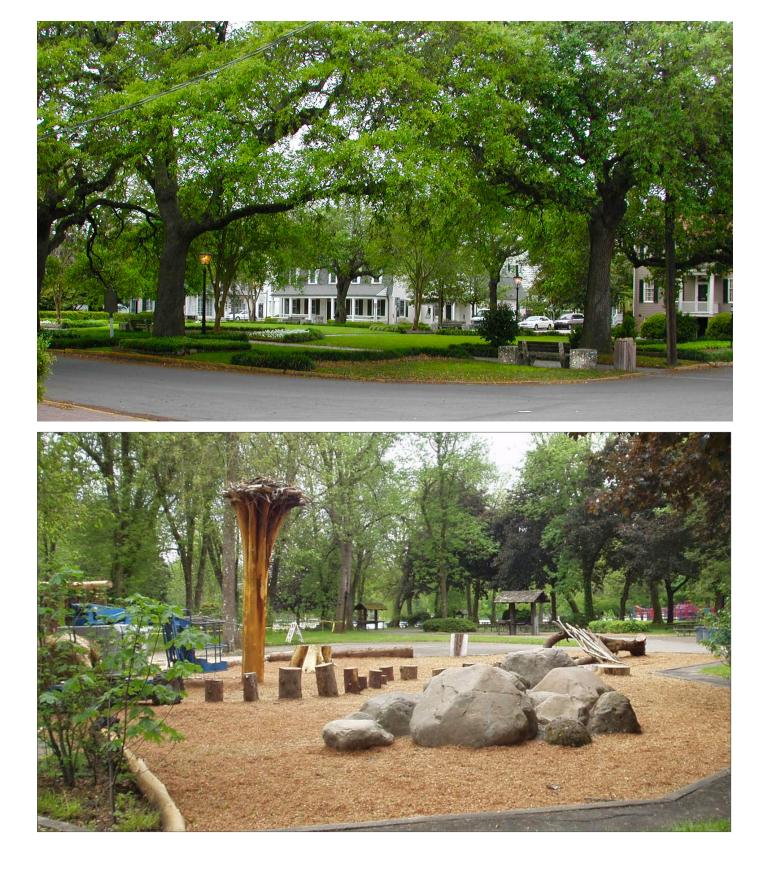
- a. Visibility. Intermittent entrances shall be clearly marked and provided on all sides.
- b. Adjacencies. Neighborhood parks shall be surrounded on all sides by public streets and have adequate crosswalks, signage and other traffic-calming features at those locations.
- c. Shading. Trees and planters shall provide sufficient shading during all times of day to allow for comfortable pedestrian and bike circulation.
- d. Lighting, Structures and Improvements. Neighborhood parks shall have small pedestrian-oriented improvements, such as rest areas, pedestrian amenities (benches, picnic tables, drinking fountains, etc.), bike racks or playground equipment at appropriate intervals. Adequate lighting shall be provided. See Chapter 5.10.11 for Lighting and Furnishing Guidelines.



Conceptual Neighborhood Park with surrounding context



Hardscape and landscape may recreate terrain and spaces within a park that complement natural forms.



5.8.7 Neighborhood Greens, Attached & Unattached

A. Relation to Regulating Plan

These standards refer to Neighborhood Greens in the Regulating Plan, Figure 5.8. This Public Open Space type contributes to Public Open Space requirements, Table 5.8.

B. Intent

A small open space within a neighborhood, spatially defined by building frontages and streets and accommodating passive recreation and children's play. While greens may include playgrounds, they are primarily intended as informal spaces with no dedicated recreational use.

C. Physical Character and Requirements

1. Size

1/4 acre to 1/2 acre

- 2. Context and Connectivity a. Adjacent homes shall front onto attached
 - greens.
 - Greens have as boundaries at least 2 streets. b.
 - c. Allowed locations: within or at the end residential blocks. Connectivity may be designed in two different forms:
 - i. Attached Greens There is no vehicular right-of-way between the green and adjacent residential lots; and,
 - ii. Unattached Greens A vehicular right-ofway separates the green from residential lots.

3. Landscape

Landscape consists generally of unobstructed lawn, planting beds, trees and/or areas of drought tolerant landscape according to the following guidelines:

- a. Trees are arranged naturalistically and provide shade.
- b. Hardscape is only in support of providing access to sidewalks and peripheral connections.



Conceptual attached green

4. Design Details and Elements

- **a. Visibility.** Hedges and walls within the green are limited to 36 inches in height.
- b. Shading. Given the climate and context of Rancho Cucamonga, drought-tolerant trees provide the majority of the shading. Shade structures are permitted but are kept to a minimum to allow for greater natural open space.
- c. Lighting, Structures and Improvements. The following buildings and improvements are appropriate within Greens:
 - i. Pergolas, picnic shelters, flexible gathering and event spaces and small public restrooms.
 - ii. Benches, chairs, tables (movable recommended) bike racks, playground equipment, and athletic courts and fields.

See Chapter 5.10.11 for Lighting and Furnishing Guidelines.



Typical green with direct housing frontage



Typical detached green within a single-family neighborhood





Greens may accommodate a range of uses from active playgrounds and recreational fields to passive spaces.

5.8.8 Pocket Park

A. Relation to Regulating Plan

Pocket Parks are defined as Neighborhood Greens in the Regulating Plan, *Figure 5.8*. This Public Open Space type contributes to Public Open Space requirements, *Table 5.8*.

B. Intent

A small open space tucked into a block for the recreation of children, generally fenced and may include an open shelter. Pocket parks may also be designed primarily for quiet, passive recreation, and in all cases they are intended to be interspersed within neighborhoods.

C. Physical Character and Requirements

1. Size

Up to 1/4 acre.

2. Context and Connectivity

Pocket Parks may only be located on corners. They should be strategically placed and sized to contribute to the larger network of open spaces. Pocket parks are often ideal on small neighborhood blocks adjacent to blocks that have larger open spaces.

3. Function and Opportunities

Pocket parks shall be designed to serve two major functions:

- a. Act as gateways or iconic markers for smaller neighborhoods.
- b. Foster a sense of safety and visibility for the immediate community.

4. Landscape

Landscape features shall be as follows:

- Groundcover may range from predominately green, to hardscape, or a balance of both.
 However, paved paths and hardscape features should be integrated to encourage pedestrian movement through the park.
- b. Unobstructed lawn, planting beds, hardscape, and or drought tolerant landscape are recommended.



Pocket Parks may be used to connect the larger public realm and open space network.

5. Design Details and Elements

- **a. Visibility.** Hedges and walls within the green are limited to 36 inches in height.
- **b.** Frontages and Adjacencies. Pocket Parks shall front at least one public street when located mid-block, or two public streets on the corner of a block.
- **c. Shading.** Shade structures may be allowed but are limited in use and appropriately scaled.
- d. Lighting, Structures and Improvements. Built structures may include but are not limited to pergolas, trellises, small monuments, water features, and pedestrian amenities (benches, tables, drinking fountains, etc.), bike racks, playground equipment and informal athletic courts that provide a focus to the Pocket Park. Adequate lighting shall be provided. See *Chapter 5.10.11* for Lighting and Furnishing Guidelines.



A pocket park adjacent to single-family homes



Pavers and simple hardscapes may be used to create temporary pocket parks if further development is planned for future phases.



Neighborhood serving recreation facilities are ideal for Pocket Parks.

Rosewalk 5.8.9

A. Relation to Regulating Plan

These standards refer to the Rosewalks, a neighborhood amenity that is shown on illustrations of the Plan, interwoven into blocks. These are not shown on the Open Space Regulating Plan and do not contribute to Public Open Space requirements, however they function as a method of splitting blocks into smaller block sizes to meet Block Scale Standards (see Chapter 5.3).

B. Intent

A pedestrian "street" that is defined by building frontages and provides the primary pedestrian access to those buildings. The Rosewalk layout may be formal with a central focal point and seating area, or may be more naturalistically designed. Simple softscape or lawn areas accommodate a variety of passive and active recreational opportunities for residents and visitors.

C. Physical Character and Requirements

1. Size

Rosewalks are must be 16 to 40 feet in width and are limited to 300 feet in length.

2. Context and Connectivity

Rosewalks are not required, but they provide the opportunity to improve pedestrian connectivity and safety while reducing the need for vehicular rights-of-way if sufficient circulation is present.

When possible, Rosewalks lead or connect to other community open spaces.

3. Function and Design Opportunities

Rosewalks shall be designed to serve two major functions:

- a. Create new greens and open spaces within a block that may be large enough to accommodate a small playground, small structures, community gardens or other community uses.
- b. Break up lengths of blocks in order to improve walkability for the pedestrian in an aesthetically pleasing manner, adding value to the homes with frontages and addresses on the Rosewalk.



Conceptual rosewalk placement with neighborhood blocks

4. Landscape

Landscape features shall be as follows:

- a. Rosewalks are designed as small attached Greens. Drought-tolerant trees, plants and groundcover can be composed to create more of a natural-looking open space.
- b. Landscaping allows for users to move through the Rosewalk unobstructed, with sidewalks linking building frontages to the major rightof-ways.

5. Design Details and Elements

- a. Visibility. Houses along a Rosewalk are visible from the from street, but some element of screening is necessary to clearly define the pedestrian-only space.
- b. Frontages and Adjacencies. Homes adjacent to Rosewalks must front the Rosewalk. The integration of stoops, dooryards and similar approved frontages is permitted.
- c. Shading. Rosewalks are appropriately placed and scaled to allow significant daylight and shading to enter the space.
- d. Lighting, Structures and Improvements. Small side courts, rest areas and pedestrian amenities (benches, picnic tables, etc.), may be located in the Rosewalk. Adequate lighting shall be provided. See Chapter 5.10.11 for Lighting and Furnishing Guidelines.



Rosewalk with integrated green and paved court



Trellises, pergolas and other shade structures may be incorporated into rosewalks, but should not obstruct views.



Sample rosewalk with open large open green on asymmetrical block

5.8.10 Paseo

A. Relation to Regulating Plan

These standards refer to the Paseos, a neighborhood amenity that is shown on illustrations of the Plan, interwoven into blocks. These are not shown on the Open Space Regulating Plan and do not contribute to Public Open Space requirements, however they function as a method of splitting blocks into smaller block sizes to meet Block Scale Standards (see *Chapter 5.3*).

B. Intent

A narrow pedestrian way that provides mid-block connections. A Paseo is especially useful in blocks with large perimeters.

C. Physical Character and Requirements

1. Size

10 to 15 feet in width; 300 feet in length.

2. Context and Connectivity

Paseos may be used in any zone and can accommodate residential or non-residential frontages. While there are no required locations for Paseos, they present the opportunity to improve pedestrian connectivity.

When possible, Paseos should lead to other open spaces.

3. Function and Design Opportunities

Paseos shall be designed to serve two major functions:

- a. In residential areas, create open spaces that support passive recreational activities as well as convenient connections to the rest of the neighborhood.
- b. In commercial areas, provide additional locations for store frontages, patios and outside dining, informal open spaces and mini-plazas between buildings.

4. Landscape

Landscape features shall be as follows:

a. Trees may be arranged at varying intervals along the side or in the middle of the Paseo to accommodate pedestrian furniture and seating areas. Variability in tree species, size and spacing is recommended to create a more natural-looking space.



When possible, paseos should connect larger parks and open spaces within a neighborhood.

b. Landscaping allows for pedestrians to meander through the Paseo side-to-side, especially in paseos lined with commercial frontages, but a defined route should encourage movement through the space.

- a. Visibility. All buildings on Paseos shall be scaled to encourage pedestrian access. Paseo entrances shall be placed directly on major right-of-ways, but landscape buffers clearly restrict vehicular access.
- b. Frontages and Adjacencies. Residential and non-residential buildings may, but are not required to, open directly onto the Paseo with the integration of stoops, patios and similar frontages.
- c. Shading. Paseos shall be appropriately placed and scaled to allow significant daylight and shading to enter the space. Especially in commercial areas, a balance of shade and light is vital to improving economic activity.
- d. Lighting, Structures and Improvements. Small semi-public side courts, rest areas and pedestrian amenities (benches, picnic tables, etc.) may be located in the Paseo. Adequate lighting shall be provided. See Chapter 5.10.11 for Lighting and Furnishing Guidelines.



Trellises and pergolas may be used to extend shade structures along the length of a Paseo.



and private environment between multi-family buildings.



A Paseo can create active pedestrian environments in the commercial and dining districts of the Shops & Restaurants Zone.

5.8.11 Community Edge Park

A. Relation to Regulating Plan

These standards refer to Community Edge Park in the Regulating Plan, Figure 5.8. This Public Open Space type contributes to Public Open Space requirements, Table 5.8.

B. Intent

These spaces present a great opportunity for community activities that are not immediately adjacent to existing or future homes.

C. Physical Character and Requirements

1. Context and Connectivity

Community Edge Parks are planned in four locations – two flanking Banyan Street and two flanking Wilson Avenue - with a Southern California Edison (SCE) transmission line easement; final program and design for these parks must be worked out with SCE.

2. Function and Design Opportunities

Parks may include passive open areas, recreational fields, pools, amphitheaters, other programming or event spaces and are designed to complement existing physical character.

3. Landscaping

Landscaping consists of drought-tolerant softscape, lawn and trees, naturalistically composed.

4. Design Details and Elements

Park facilities may include open greens, recreational fields, pools, plazas, squares, amphitheaters, other programming or event spaces.



Community Edge Park may contain athletic fields.

5.8.12 Community Playfields & Equestrian Park

A. Relation to Regulating Plan

These standards refer to Community Playfields & Equestrian Park in the Regulating Plan, Figure 5.8, which are located in Sub-area 8 and Sub-area 3, respectively.

B. Intent

Community playfields and the Equestrian Park are large Public Open Spaces that are designed and intended for active recreation, such as regional sporting events or equestrian riding and sport training.

C. Physical Character and Requirements 1. Context and Connectivity

Community Playfields are planned for the majority of land within Sub-area 8, which is adjacent to Rochester Avenue and Banyan Street, and is easily accessible from Interstate 210. Access control must meets SCE requirements. The Equestrian Park is planned for the northeast portion of Subarea 3, meeting the Camino greenway east and transitioning to the Fuel Modification Zone north.

2. Function and Design Opportunities

Community Playfield facilities may include passive open areas, recreational fields, pools, plazas, amphitheaters, other programming or event spaces. Equestrian Park facilities may include riding arenas, such as Western or Dressage, round pens, or walking paths and trail connections.

3. Landscaping

Landscaping, outside of spaces for specific sports and programs, consists of drought-tolerant softscape, lawn and trees, formally composed.

4. Design Details and Elements

The first priority of each of these spaces is that they provide functional facilities, whether human or equestrian sports and activities, that are accessible to the entire Etiwanda Heights community. Design Elements and Details, such as lighting, furnishing, and amenities should be designed with those in mind, importantly not neglecting comfort and accommodation for spectators and passerbys.

5.8.13 Neighborhood Bioswale

A. Relation to Regulating Plan

Neighborhood Bioswales exist in both the Neighborhood Greenways and the Camino de las Alturas. Bioswales are not included as a separate item on the Open Space Regulating Plan, *Figure 5.8*, but will only exist where there are Greenways. This Public Open Space type does not contributes to Public Open Space requirements.

The area on the edge of the Plan boundaries that abuts **B.** Intent Conservation area. Landscaping must be modified to A largely un-programmed area that provides drainage and prevent the spread of fire, and shall comply with the Master stormwater collection within and between neighborhood and Neighborhood Fire Protection Plans blocks.

C. Physical Character and Requirements

1. Context and Connectivity

Neighborhood Bioswales may be attached or within blocks, or surrounded by streets. The network of Neighborhood Bioswales should be connected, leading to Stormwater Retention Facilities.

2. Function and Design Opportunities

Neighborhood Bioswales shall be designed with adequate grading and terrain with adequate percolation.

3. Landscaping

Landscaping consists of drought-tolerant softscape, lawn and trees, naturalistically composed.

4. Design Details and Elements

Neighborhood Bioswales shall not include programmed space.



Neighborhood Bioswale

5.8.14 Fuel Modification Zone

A. Relation to Regulating Plan

These standards refer to Fuel Modification Zone in the Regulating Plan, Figure 5.8. This Public Open Space type does not contributes to Public Open Space requirements, Table 5.8, but has a minimum area requirement defined in Chapter 5.8.1.

B. Intent

C. Physical Character and Requirements

1. Context and Connectivity

Fuel Modification Zones are transitions from Neighborhoods to Rural Conservation land. Pedestrian access may be provided by trails. Vehicular access is only necessary for service drives.

2. Function and Design Opportunities

Fuel Modification Zones shall create a fireprotected landscape buffer between conservation areas and neighborhoods.

3. Landscaping

Landscaping consists of drought-tolerant softscape, lawn and trees, naturalistically composed.

4. Design Details and Elements

Fuel Modification Zone facilities may include passive open greens and trails.



Fuel Modification

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5.8.11 Public Realm Landscape Standards

A. Trees

Street trees within the Plan area shall either be native to the San Gabriel Foothills or adaptive and from regions with similar arid climates. Deciduous trees shall be planted at open spaces and buildings with south and west orientation, providing passive solar light and heat gain in winter, while providing cooling shade through summer.

- 1. Shade / Canopy Trees. The London Plane and similar trees shall be used most often in pedestrian-heavy residential neighborhoods and smaller connecting streets. Within a inland foothill, these trees are often smaller but maintain a wide canopy, providing much needed shade on sidewalks and streets.
- 2. Accent Trees. Trees with colorful seasonal blooms or year-round distinct foliage shall be used to help give certain streets and spaces a unique character in relation to other parts of the Plan area. These may range greatly in size and form.

B. Street Tree Plan

All Street Landscape Standards are grouped into 7 categories by street type: 1) Banyan Street Retrofit; 2) Wilson Main Street; 3) Avenues; 4) Streets; 5) Open Space (Linear); 6) Open Space (Non-linear); and 7) Parking Areas. These categories are based on the similarity of street conditions and the intended design of a the area.

Table 5.8.12 identifies specific locations where tree types are advised and permitted.

All street landscaping decisions shall complement the intended design and use of a given street and location within the Plan. The Master Landscape Plan shall identify all trees and landscaping intended for streets, parks and other open spaces for the subject phase of development.

C. Plants

Plant materials within the Plan area shall either be native to the San Gabriel Foothills, or adaptive and from regions with similar climates. Characteristically, these are droughttolerant species once established. Most species will require an initial period of regular irrigation to either allow the plant's root systems to get established or bursts of irrigation to catalyze seasonal blooms of flowering plants. In certain areas, the landscape shall emulate its native riparian woodland or coastal scrub condition by organizing native plants in organic/natural patterns and distributions. At other, more significant nodes and/or frontages, native plants shall be incorporated into more intense, formalized compositions for enhanced visual effect and to communicate entry/arrival into an urban destination. Drip irrigation systems are recommended for these more formalized applications.

D. Specific Landscape Standards by Street and Place Type

The following are landscape standards for place types in the Plan area. Refer to the Street Tree Types and Locations table (Table 5.8.12) of recommended and permitted trees.

1. Avenues and Open Spaces

Avenues will carry most of the vehicular traffic through the Plan area. As Avenues cross the site, they will travel through commercial, residential and open space areas - as such, selected tree species will have to transition in order to complement the block size, uses and intensity of the neighborhood zone.

- a. Shops & Restaurants Zone. Ornamental trees shall be used to line the main streets. Their verticality will allow visitors to clearly see across the street and shopfronts. The Town Square shall also be complemented with a consistent row of smaller street trees that provide some measure of shading and bolster a pedestrian-oriented environment.
- b. Residential Blocks. Larger canopy trees shall be used to foster privacy and a buffer between the street and residential buildings.
- c. Along Open Spaces. Smaller street trees at regular intervals shall allow views into the Public Open Space or green, and complement the larger shade/canopy, vertical and color accent trees within the green.

d. Location. Smaller street trees shall always occur at regular intervals and support larger trees in then Town Center and Residential areas.

2. Neighborhood Streets and Greens

These represent the most common street type in the Plan. They have significantly less vehicular traffic, slow travel speeds, and will be frequented with pedestrian and bicycle traffic on a regular basis.

Street trees shall prioritize shade for pedestrians and be tall enough to allow individuals to clearly see across the street. Shade/canopy trees shall also be selected to complement street lighting.

a. Location. Shade/canopy trees shall occur at regular intervals along both sides of neighborhood streets and edges of greens. Accent trees may be place sporadically to create variety and enhance the primary street trees.



3. Parking Areas

Parking area trees do not have to match the street tree type on a given block, and they shall be primarily taller trees that provide some measure of shading. See Chapter 5.10.8L for shade requirements.

> a. Shading. Landscaping within or around the parking area should cover a minimum of 10% of the gross parking lot area. A minimum of one shade tree should be provided for each 4 parking spaces, or trees shall be provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.

E. Fire Protection

All landscaping design – including tree canopy coverage, landscaping furnishings, shade structures, plants, etc. shall be consistent with the Master and Neighborhood Fire Protection Plan. If a risk assessment determines that an allowed landscape plan exceeds acceptable risk, the design must change to comply.

TABLE 5.8.14 TREE TYPES & LOCATIONS

Street	/	Place	Туре
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			Avenue	witcon Mair	Heighborn	00 93505 W	all's part	5 Green	Patkingh
	Tree Species	Spacing	An -	Wilson	Ner. S.	Q.			Q 0'
	London Plane Tree (Planatus acerifolia)	50′		•	•		0	0	0
	California Sycamore (Planatus racemosa)	60′	0				•	•	0
	Coast Live Oak (Quercus agrifolia)	40′	0		0		0	0	0
	Southern Live Oak (Quercus virginiana)	40′	0		0		0	0	0
	Chinese Pistache (Pistacia chinensis)	50′		•	0	0	0	0	0
JIIAUG	Holly Oak (Quercus ilex)	45′	0		0		0	0	0
	Southern Live Oak (Quercus virginiana)	50′	0		0		0	0	0
	Camphor (Cinnamomum Camphora)	60′	•		•		0	0	•
	Thornless Honey Locust (Gleditsia triacanthos f. inermis)	40′	0		0		0	0	0
	Chinese Evergreen Elm ¹ (Ulmus parvifolia)	50′					0	0	•
	Jacaranda¹ (Jacaranda mimosifolia)	50′				0	0	0	•
	Western Redbud (Cercis occidentalis)	40′			0	0	0	•	
	Bronze Loquat tree (Eriobotrya deflexa)	40′			0	0	0	0	
	Chinese Fringe Tree (Chionanthus retusus)	40′			0	0	0	•	•
_	Pink Crape Myrtle Hybrid 'Biloxi' (Lagerstroemia hybrid)	30′			0		0		
כוורמ	White Crape Myrtle Hybrid 'Natchez' (Lagerstroemia hybrid)	30′			0		0		
	Pink-Red Crape Myrtle Hybrid 'Tuscarora' (Lagerstroemia hybrid)	30′			0		0	0	
)	NCN (Prunus blireiana)	40′			0	0	0	0	0
	NCN - 'D.D. Blanchard' (Magnolia grandiflora)	50′	0				0	0	0
	NCN - 'Majestic Beauty' (Magnolia grandiflora)	50′	0		0		0		0
	NCN - 'Samuel Sommer' (Magnolia grandiflora)	50′	0		0		0	•	0



Notes

1 Not allowed in public right-of-ways; private property only



Trees along framework streets and in the Town Center will provide shade and visibility when possible.



Pepper trees, as they mature, develop into large, full street trees with plenty of shade.





Chinese Pistache trees provide color accents along neighborhood streets.

Smaller trees with wide canopies can shade sidewalks.



Part IV: Rural/Conservation Area Standards

Rural Development Standards 5.9

5.9.1 Introduction

The Rural/Conservation Area contains a distinctive combination of topographic, geological, hydrological, biological, and archaeological resources that are of great value to the character, health, safety, well-being, and viability of the City of Rancho Cucamonga and the Inland Empire region. The value of such rural lands is recognized by the General Plan and the Etiwanda Heights Neighborhood & Conservation Plan, which aim to protect and preserve the resources on these lands for future generations.

Further, as described in *Chapter 3*, a high level goal of this Plan is that as much of the Rural Open Space as feasible be conserved and managed as natural habitat. Most of the goals, policies and regulations of this Plan and this chapter have the intention and the effect of limiting and controlling the amount of development with the Rural/Conservation Area, and ensuring that such limited development is organized, planned and designed to reduce to the practical minimum its physical, visual and environmental impacts on the natural and rural open space character of this unique foothill environment. However, the standards of this chapter are focused on conserving the areas rural character, allowing open space uses including fuel modification buffer areas, agriculture and resource extraction, which although generally consistent with a rural visual character are not consistent with conservation of natural habitat. The policies and programs of *Chapters 3* and 7 do provide strong regulatory and economic incentives for habitat conservation.

Any new development within the sensitive lands of the Rural/ Conservation Area creates direct impacts to the lands and direct and indirect impacts to the surrounding area. In rural lands such as the Rural/Conservation Area, these impacts can have significant ramifications for the region's resources and, therefore, any new development within these lands must be carefully and systematically planned and designed. The Etiwanda Heights Neighborhood & Conservation Plan provides the policy framework and direction – in the form of development standards and guidelines – as to how any new development can best be located, configured, and designed within this delicate landscape, so as to fit in gracefully and complement the existing and historic rural context, rather than damaging or fundamentally altering it. These rural lands also tend to present the greatest risk of wildfires in the region, and as such, human safety and defensibility – both within the rural area and in adjoining urban neighborhoods and National Forest - is a central consideration in planning and designing any and all new development.

Goals & Principles

The top goal of the Etiwanda Heights Neighborhood & Conservation Plan is as follows:

Goal #1: To permanently conserve and manage as rural open space the largest feasible portion of the Rural/Conservation Area (See Chapter 3 for goals, policies and programs encouraging that as much of the rural open space as feasible takes the form of habitat conservation).

To accommodate pre-existing development rights while prioritizing open space conservation, the following additional goal is intended to guide any potential development in the Rural/Conservation Area.

Goal #2: To ensure that all development and uses within the Rural/Conservation Area are aesthetically compatible with the rural foothill character and landscape.

The following principles for all development and uses shall be used in the analysis of all proposals within the Rural/ Conservation Area:

- 1. Natural landforms should guide site design, integrating any buildings with the natural sloping terrain. Buildings should conform themselves to the natural terrain rather than grading large flat building pads onto which "flatland buildings" may be places. Where some grading is necessary it should be contour grading (terracing) with small, incremental steps that blend subtly with the natural landforms.
- 2. All building siting, configuration, massing, materials, colors, and textures should be designed to harmonize with the surrounding environment, and in such a way that the impact to the natural viewshed (as perceived both by those in the foothills below, and on those on roads and trails within the Rural/Conservation Area) is minimized.
- 3. Groups of structures should be sited as compactly as practical within parcels, consolidating buildings and associated yard areas and active human use areas within compact footprints surrounded by large, interconnected areas of rural open space.
- 4. Architectural design, including structure, building methods, materials, form, and ornamentation, should relate to the historic rural traditions of Rancho Cucamonga and surrounding communities.



A couple of home sites clustered on a hilltop sharing an access road



A larger cluster of Homesites within an expansive area of open space



Clusters of Homesites make up a small percentage of the landscape



Rural Homesite with dedicated grazing land



Rural Homesite with dedicated agriculture and animal husbandry



Homesites surrounded by conserved rural open space

5.9.2 How to Use these Standards

The process of using these standards to determine developable area and land to be preserved within the Rural/ Conservation Area is as follows. Refer to *Figure 5.9.2*.

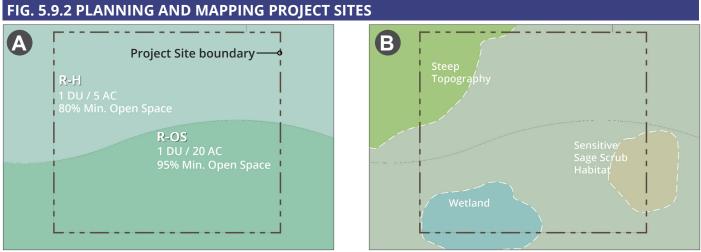
- 1. Identify Project Site and Applicable Rural Sub-zones. Identify the proposed Project Site - which may be all or a portion of an existing parcel, or may include multiple existing parcels – and then identify which portions and acreages of the Project Site fall within each of the several Rural Regulating Sub-zones. Refer to the Regulating Plan (Figure 5.9.3B) to determine which Subzone designation (or multiple Sub-zone designations) are present within the Project Site (see Figure 5.9.2(A)).
- 2. Calculate Potentially Allowable Dwelling Units. The number of dwelling units that may potentially be developed within the Project Site is based on the maximum density ratio(s) for each of the applicable Sub-zone(s). Calculate the acreage of each Sub-zone within the Project Site, and divide that acreage by the maximum allowable density for that Sub-zone (measured in acres per dwelling, see Table 5.9.3A) to calculate the maximum potential number of dwellings within that Sub-zone portion of the Project Site. The sum of the maximum dwelling counts for each Subzone area will be the maximum number of dwellings allowable within the entire Project Site.

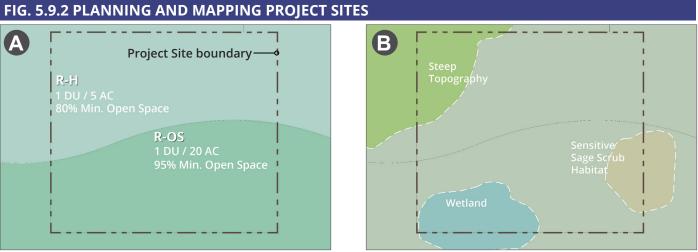
Please note that the Hillside Development Ordinance (see *Chapter 7.7* of this Plan, and 17.16.140 and 17.52 of the Rancho Cucamonga Municipal Code) is also applicable to properties within the Rural/Conservation Area. Accordingly, the calculation of the maximum potentially allowable number of dwelling units within any parcel must take the slope/density regulations of that ordinance into account.

- 3. Calculate Required Open Space Area. See Table 5.9.5. In parallel fashion to the calculation of the maximum potential dwelling units within the Project Site, the minimum required rural open space area within the Project Site is calculated by identifying the minimum rural open space acreage for each Sub-zone portion of the Project Site, and the sum of those is the minimum required rural open space area within the Project Site.
- 4. Map Environmental Constraints. To inform the project site plan and design – and to ensure that the allowable dwelling units and required open space acreage calculated in the two previous steps are optimally located and configured on the Project Site

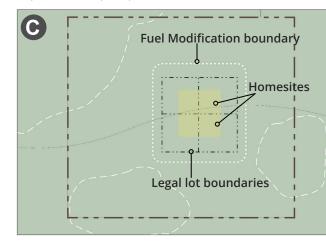
- a site survey, environmental constraints base map, and accompanying technical reports shall be prepared and submitted as part of any development permit application. The survey, constraints map and reports shall include a boundary and topographic survey prepared by a licensed civil engineer or surveyor, and maps and reports describing all on-site drainage courses, biological resources, archaeological resources, structures, geological features and fault zones, and other on-site conditions that might inform or constrain the project plan and design (see Figure 5.9.2(B)).

- 5. Determine Location of Homesites. Based on the site survey and constraints mapping, identify preferred locations for Homesites, clusters of Homesites, required fuel modification buffer areas, Legal Lot boundaries, and access roads (see Figures 5.9.2(C) and (F)).
 - a. Homesites may be up to 1/2 acre in area maximum.
 - b. Fuel modification buffer areas and access roads shall be as required by the Fire Marshall and Public Works Director.
 - c. Lots must be a minimum area of 1-acre.
 - d. Based on topographic and environmental constraints, it may prove impossible to fit the maximum number of Homesites and lots (as calculated in step 2) on the Project Site, and thus the total number of Homesites will necessarily be less than the number allowed by Sub-zone regulation density and open space calculations.
 - e. Lots may be expanded to include the entire fuel modification buffer area associated with the corresponding Homesite.
 - f. Lots may be further expanded so as to collectively include the remainder of the Project Site, including all open space easement areas.
- 6. Record open space easement. A map and agreement shall be prepared and recorded for the designated open space easement, which specifies all intended uses, whether development, agriculture, equestrian, enhanced nature, etc. Fee title to this easement may be held by individual homeowners, a Home Owners Association, the Land Manager, or combination thereof.
- 7. Transfer of Development Rights. As an alternative to preparing such a development plan to realize the value of a property within the Rural/Conservation Area, the owner may sell the development rights to the Master Developer/Builder, the Neighborhood Area Developer/ Builder, or the TDR Authority (see *Chapter 7.4*).

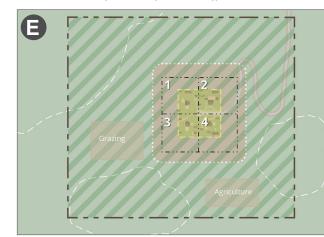




Calculate maximum potential dwelling units and minimum required rural open space based on Sub-zones.

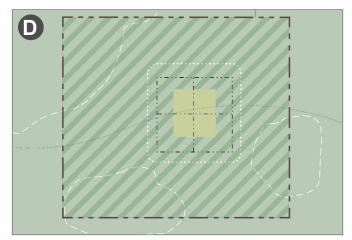


Determine location of clusters, including Homesites, Legal Lot boundaries, and fuel modification buffer areas.

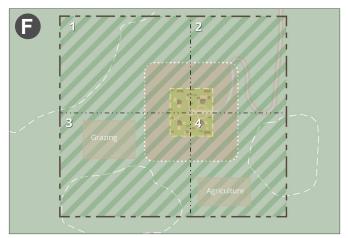


Designate and map areas of permitted "non-Homesite uses" within open space easement. Uses other than "habitat conservation" will reduce conservation value.

Map environmental constraints.



Map and record all open space areas outside Homesites as "open space easement(s)".



Legal lots may subdivide the required open space and include those areas as part of the Legal Lots, which must be at least 1 acre but may be much larger.

5.9.3 Rural Zone and Sub-Zones

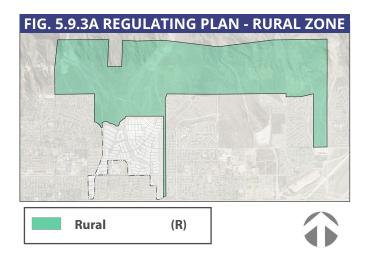
A. Rural Regulating Zone

The entire Rural/Conservation Area is designated with the Rural Regulating Zone (Figure 5.9.3A), which is applied to the environmentally sensitive area along the foothills of the San Gabriel Mountains and adjoining the San Bernardino National Forest, and is subdivided into four sub-zones. In response to which and in keeping with the vision for the Etiwanda Heights Neighborhood & Conservation Plan, the entire Rural Zone is subject to strict standards that require any new development to be very low in density and rural in character. All structures and uses within these Sub-zones are subject to the processes, standards, guidelines, and entitlements specified in this chapter.

The four Regulating Sub-zones are based on the existing Rancho Cucamonga General Plan designations, regulating the maximum number of potential dwelling units within a parcel or Project Site, standards for clustering dwellings and minimizing infrastructure, standards for minimum acreages of rural open space conservation (Table 5.9.5) and procedures for organizing that open space for unified and permanent management, as described in Chapter 3.

B. Rural Regulating Sub-zones

- 1. Hillside (R-H). The Hillside designation is established to limit development, grading and erosion, to protect the unique character and resources of natural and rural open space, protect against wildland fire, fault, and flooding hazards, and protect natural resources such as water, plant, and animal life. Limited development is permitted in this Sub-zone, which is applied to some of the flatter areas within the sloping foothill terrain, with a maximum residential density of 1 unit per two acres.
- 2. Open Space (R-OS). The Open Space designation is established to limit development in steeper terrain and areas of high fire, geologic, seismic, or flood hazards through restriction of intensive uses, and to promote the retention and preservation of rural open spaces that protect natural features. Very limited development is permitted in this subzone, with a maximum residential density of 1 unit for every ten acres.



- 3. Conservation (R-C). This designation is established to prohibit development in particularly environmentally sensitive areas such as Riversidian Alluvial Fan Sage Scrub (AFSS) habitat, which will be managed to preserve and protect natural resources. This area has high scenic values and steep terrain, allowing limited or no infrastructure facilities and limited access. Parcels within this sub-zone are owned and managed by a variety of public and private non-profit entities to maximize preservation of open space, watershed and wildlife habitat areas. This land is to be maintained as habitat in perpetuity. Development of structures within the Conservation designation is limited to publicly owned facilities designed to blend into the natural landscape and intended to support pubic education and interpretation of natural habitats and resources.
- 4. Flood Control / Utility Corridor (R-FC/UC). This sub-zone identifies lands used for flood control purposes and to support public utilities. Much of this area is owned by or within recorded easements under the management of either the San Bernardino County Flood Control District or public utilities, though some property is privately held. Some privately-held property is within floodway hazard zones, where no development is permitted, though some agricultural uses including very limited agricultural support structures may be allowed. Development of habitable structures is not permitted within this sub-zone.

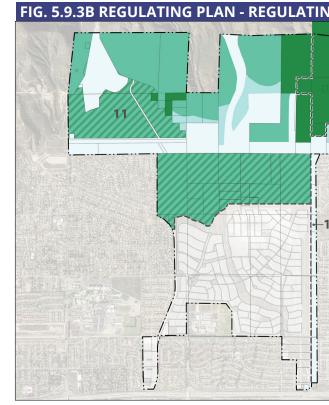


TABLE 5.9.3A ALLOWED DENSITY PER REGULATING SUB-ZONE				
	Rural Regulating Sub-zone			
	Hillside	Open Space	Conservation	Flood Control / Utility Corridor
Maximum Density ¹	1 DU/2 Acres ²	1 DU/10 Acres ²	0	0
TABLE 5.9.3B ALLOWED UNITS PER RURAL SUB-AREA				
	Sub-areas			
	10	11	12	13

		Rural Regulating Sub-zone			
	Hillside	Open Space	Conservation	Flood Control / Utility Corridor	
Maximum Density ¹	1 DU/2 Acres ²	1 DU/10 Acres ²	0	0	
TABLE 5.9.3B ALLOW	ED UNITS PER RURA		o-areas		

Notes

- 1 Project Site as a whole.

IG	SUB-Z	ONES	
		12	13
10			
		Hillside	(R-H)
新聞		Open Space	(R-OS)
		Conservation	(R-C)
		Open Space/Proposed Preserve	(R-OS)
		Flood Control/Utility Corridor	(R-FC/UC)

If a Project Site contains multiple regulating Sub-zone designations, the maximum number of dwelling units per area of each Sub-zone shall be calculated with the respective Sub-zone density ratio, and then those calculated maximum dwelling unit numbers shall be added to produce the total maximum number of dwelling units allowed in

2 Applicable to Legal Lots of at least 2 acres in R-H, and to Legal Lots of at least 10 acres in R-OS. Existing Legal lots smaller than these thresholds in their respective sub-zones may be permitted to construct a maximum of one dwelling unit, subject to all other development standards, provided that the lot has been in single ownership separate from any abutting lot on the effective date of the ordinance that made it substandard. No dwelling unit may be permitted on any lot created after the adoption of this Plan that is smaller than the above thresholds.

5.9.4 Standards for Structures and Uses

A. Lighting

All exterior lighting shall be designed so that all site and building-mounted luminaires produce a maximum initial illuminance value no greater than 0.01 horizontal and vertical footcandles (0.1 horizontal and vertical lux) at the boundary of the Homesite and beyond. Document that 0% of the total initial designed fixture lumens (sum total of all fixtures on site) are emitted at an angle of 90 degrees or higher from nadir (straight down). Street light fixtures shall be limited to intersections and shall be International Dark-Sky Association (IDA) approved Dark Sky Friendly Fixtures.

B. Universal Standards

- 1. No structure shall be permitted on a parcel with an average slope equal to or greater than 30%.
- 2. No structure may be built within 50 feet of any Quaternary fault on any current map prepared by the U.S. Department of the Interior Geological Survey (USGS).
- 3. No structure may be built within 50 feet of any Blue Line Stream on any current map prepared by the U.S. Department of the Interior Geological Survey (USGS), or contains significant riparian or streambed environs.
- 4. No structure may be built within a regulatory floodway on any current map prepared by the Federal Emergency Management Agency (FEMA).
- 5. No structure may be built within any area which will be subject to inundation during a 100-year storm after development has occurred.
- 6. No structure may be built on land which is in a geologic hazard zone, as defined in the public health and safety chapter of the general plan of the City, and for which no feasible mitigation measures are proposed.
- 7. The water resources and all necessary services shall be adequate to serve the proposed development, including residential uses, as well as existing and proposed agricultural operations on the subject site and in the site vicinity.
- 8. New or expanded buildings require Design Review, and are subject to the Hillside Development Ordinance where applicable (see *Chapter 7.7*, and 17.16.140 and 17.52 of the Rancho Cucamonga Municipal Code).

C. Environmental Review

Before permits or entitlements may be issued for any development or new use, all applicable topographic, geological, hydrological, biological, and archaeological resources studies and mapping shall be submitted to and reviewed and approved by the Planning Department, together with all other items required by the relative application(s).

D. Required Finding

Prior to approval of any Design Review, Conditional Use Permit, or building permit, the Planning Department shall make the following finding:

The proposed project is consistent with the Goals, Principles and Regulations of the Rural Regulating Zone.

E. Specific to Homes

The number, location and configuration of new residential uses are controlled by Sub-zones (Table 5.9.3A) and Sub-area (Table 5.9.3B). The maximum number of dwelling units that may be permitted in each Sub-zone is identified in Table 5.9.3A. See Table 5.9.4 for additional standards. Nothing in this Chapter should be understood to preclude off-grid living systems, provided that all fire safety provisions are met to the satisfaction of the Fire Marshal.

- 1. Site Organization / Massing. Homesite may not exceed a half acre (21,780 square feet).
 - a. When more than one home is proposed on an existing parcel (or combined from multiple parcels in a cooperative development arrangement) the homes must be clustered.
 - b. Each home may have up to 2 Secondary Buildings. Property owners that wish to have Secondary Buildings and uses should seek out large sites outside avoided areas.
- 2. Access and Parking. Access must be shared to the extent feasible. Port cochères and circular drives are permitted. Circular drives require a minimum 45-foot front setback.

F. Specific to Assembly Uses

Properties that are developed and/or used primarily for assembly uses are subject to Design Review and require a Conditional Use Permit. They are not subject to Table 5.9.4.

- 1. Overall height may not exceed 50'.
- 2. Structures must be clustered into a campus-like environment that is as compact as possible.



Figure 5.9.4 illustrates a simplified example of a cluster of four homes. By situating them together, a shared access road (see *Chapter 5.9.6*) and shared fuel modification zone minimize impact to the environment. The Homesite is the area where primary development occurs, while the required open space occurs in the remainder of the lot(s). The open space includes the fuel modification zone, and may include very low-intensity agricultural and equestrian uses and associated accessory structures.

TABLE 5.9.4 BUILDING STAT	NDARD	S
LOT AREA ¹	MIN.	MAX.
Lot Size	1 acre	
Width	150′	-
Depth	150′	-
BUILDING SETBACKS (MEASURED FROM HO	DMESITE ED	GE)
Primary Building		
Front	40′	
Side	40′	
Rear	40′	-
Secondary Building(s)		
Front	Behind	Primary Building
Side	20′	-
Rear	20′	-
BUILDING HEIGHT	MIN.	МАХ
To eave of pitched roof	-	24'
To top of parapet of flat roof	-	24'
Total Building Height	-	36'
Ground floor above grade at setback	-	3'
Ground Floor Story	10′	-

5.9.5 Open Space Standards

These Open Space Standards are focused specifically on conserving the unique rural open space character of the Rural/Conservation Area. These goals, principles, standards and guidelines are parallel to - but not identical to - those of *Chapter 3*, which are focused on conserving the biological and hydrological processes and values of the natural habitats of the Rural/Conservation Area.

Every reasonable effort must be made to avoid impacts to the rural open spaces of the Rural/Conservation Area. Compliance with this requirement will largely be achieved through the process of mapping required open space areas in relation to environmental constraints mapping, the procedures of *Chapter 5.9.2*, and in accordance with Table 5.9.5. Existing Legal Lots smaller than 2.5 acres in R-H, or smaller than 10 acres in R-OS may deviate from the open space standards of this table. This allowance does not exempt such lots from the maximum Homesite and minimum lot size standards of *Chapter 5.9.4.E* or any other applicable standards. All land outside the Homesite and its use(s) shall be recorded in open space easement documents.

This Plan encourages property owners to go beyond the minimum open space requirements of *Table 5.9.5*. Property owners should achieve the maximum amount of open space possible when locating allowed Homesites. Site disturbance shall be minimized by clustering, road location along contours, and building site selection.

A. Homesite Location

Rural Open Space outside designated Homesites within all new Development Project Sites will be preserved by easements and will contribute to the region's open space network. The same six core principles (see Chapter 3.4 - Conservation Goals and Priorities) which are intended to conserve the natural habitat of the Rural/Conservation Area to the greatest extent feasible

TABLE 5.9.5 MINIMUM REQUIRED RURAL OPEN SPACE

Designation	Minimum Percent of Area to be Avoided
Hillside (R-H)	80
Open Space (R-OS)	95
Conservation (R-C)	100 ¹
Flood Control/Utility Corridor (R-FC/UC)	100 ²

Notes

Trails not included. 1

Flood Control and Public Utility Infrastructure not included, and trails not included. 2

- 1. Conserve the largest blocks possible of unfragmented and interconnected open space. The Rural Open Space easement for a Project Site should include the largest areas or concentrations of environmental resources on that site. An attempt should be made to maximize the amount of environmental resources contained within one single open space area.
- 2. Avoid creating slivers of open space or fingers of open space that extend in and around development; provide the lowest amount of interface between open space and development (maximize the surface-area-to-perimeter ratio). Small strips or areas of Rural Open Space should be avoided. Homesites and clusters of Homesites should be sited so as to leave the largest, best connected feasible areas of Rural Open Space between them.
- 3. Maximize connectivity between newly defined **Rural Open Space Easements within Project** Sites and existing open spaces on adjoining properties. Connective open spaces are a defining characteristic of rural environments and are conducive to wildlife movement and native habitat development. Whenever feasible, open space areas should be linked to neighboring open space areas. Avoid creating isolated open space areas.
- 4. Maintain natural and rural patterns and variations within the landscape such as multiple habitat types, varied topography, agriculture, etc. Open space areas which are fragmented or isolated disrupt the natural development of habitat

and should be avoided. To the greatest extent Non-habitable structures in conjunction with such open possible, the rural character of the site should be space uses may also be permitted, and must meet the maintained. following standards:

- 5. Preserve particularly unique and/or sensitive resources in the core of open space areas or ensure that they are sufficiently buffered to achieve the same practical effect. To the maximum extent possible, a site's most unique or sensitive resources should be located farthest from areas intended for development. In situations where this is not feasible, buffering should be provided to ensure the resources are not impacted. Sensitive resources located along a development's perimeter should be buffered from adjacent developments and public roads.
- 6. Rural Open Space shall be conserved and designated with a recorded Open Space easement equal to or greater than the percentages indicated in Table 5.9.5. The conserved Rural Open Space lands shall be protected with an easement dedicated to the Etiwanda Heights Neighborhood & Conservation Plan Conservation Area Land Manager, City of Rancho Cucamonga, or a qualified conservation entity approved by the Director. Land used for mitigation for project impacts may be used to satisfy the requirements of Table 5.9.5. The required open space shall be maintained as open space in perpetuity, except where a need to vacate is required for public health, safety or welfare.

B. Open Space Structures and Uses

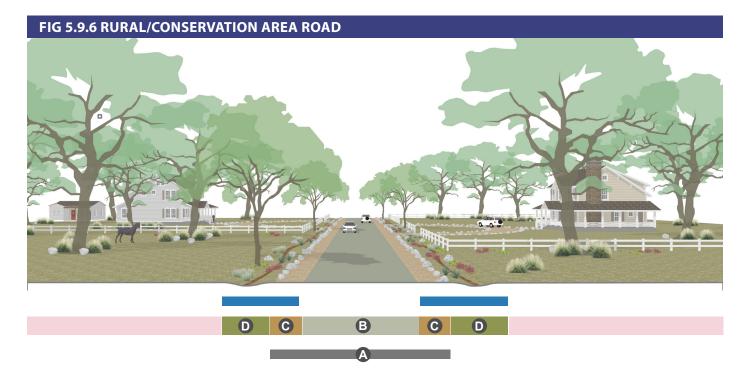
The following uses may be allowed within designated Rural Open spaces, whether the open space is designated as such in compliance with Table 5.9.5 on a developed property or not: passive recreation, trails for non-motorized uses, native landscaping, resource preservation, project mitigation and buffers (including fuel modification buffers), historic, archaeological, or wildlife habitat preservation/mitigation, agriculture, wells, water storage or recharge, utilities, pump stations, leach field or spray disposal area, or infrastructure and access roads necessary for any of these uses. Leach fields and brush clearing may be allowed in R-H and R-OS Sub-zones, only within the Homesite and required fuel modification area. All intended uses in the open space area shall be specified in the open space or conservation easement document.

- 1. On a lot that is not developed with habitable structure(s), no more than 3% of the lot area may be occupied by non-habitable structures. On a lot developed with habitable structure(s), no more than 3% of the designated open space may be occupied by structures.
- 2. No structure may exceed 4,000 square feet in floor area nor 25 feet in height.
- 3. Structures shall be designed as rural in character.
 - a. Architectural design, including structure, building methods, materials, form, and ornamentation, should be consistent with traditional and historic rural structures in the Rancho Cucamonga area.
 - b. Recommended materials and design elements include synthetic "wood" siding or masonry, and shingle or galvanized-metal roofs. Synthetic materials faithfully that faithfully replicate the appearance of wood but provide high fire resistance and superior durability are recommended.
 - c. Greenhouses, cold frames or other structures intended for enclosed crop cultivation are prohibited.

C. Fuel Modification Zones.

Homes and other habitable structures require areas where the vegetation can be managed to reduce fire risk (fuel modification zones). These areas typically extend 200 - 250 feet from the structure(s) - or as required by the Fire Marshall - and must be clear of flammable vegetation to the satisfaction of the Fire Marshal. Defensibility is also improved by locating home sites closer together (eliminating open space/ fuel loads between homes), and setting homes back from slopes or other areas of increased fire intensity. Applicants are responsible for the preparation of a fire protection plan, which will be reviewed for consistency with the provisions of the Fire District's Standard 49-1, and the Master Fire Protection plan of the Etiwanda Heights Neighborhood & Conservation Plan.

5.9.6 Rural/Conservation Area Road Standards



A. Intent

Within the Rural/Conservation Area the priority for any construction is that it impact the natural terrain, landscape and habitat as little as possible. Accordingly, roads providing necessary vehicular access to private properties – for everyday access and for emergency response – should be as few and as narrow as practical, and should meet the standards of this section. Roads that are necessary for emergency access by fire and law enforcement officials must meet applicable criteria of those agencies. In general, while they must provide all-weather surfaces for safe vehicular access, they are not required to be paved with asphalt, unless required by Cal Fire or the Fire District.



Intended character

Design Standards		
1. Public Right-of-Way		
R.O.W.	50'	
2. Roadway		
A Pavement	20'	
B Travel lanes	2 (1 each way); 10' lane width	
3. Public Frontages		
G Gravel shoulder	5′	
D Bioswale	4' min.	

B. Standards

- 1. Development shall minimize, to the maximum extent feasible, the need for construction of new roads by clustering new development close to existing roads.
- 2. Determine road alignments and any potential trails in conformance with the topography so to minimize grading, avoid large trees and wildlife habitats.
- 3. Avoid placement of roads, trails or structures on any environmentally sensitive habitat areas.
- 4. Development of roads that alter any existing drainage shall do so as little as practical, allowing natural flows to pass under bridges or through culverts.
- 5. Impact of roadways shall be minimized by following natural contours or using grade separations.
- 6. Grading shall be minimized, with no cuts or fills over 2 feet unless the City Engineer determines that greater depths are necessary for public safety
- 7. Ownership and maintenance of roads Unless otherwise required by the City, all interior roads and utilities shall be privately-owned and maintained and the applicant shall demonstrate through conditions, covenants, and restrictions or other means that the project residents shall maintain all private roads and utilities.
- 8. Access to off-site roads shall be controlled, with parcels having access from interior roads wherever feasible.





5.10 Architectural & Landscape Guidelines

Introduction 5.10.1

Rancho Cucamonga is distinguished from many other Inland Empire communities by its attention to the quality of new development and its progressive planning policies. Community design plays a critical role in making high quality, unique neighborhoods that promote healthy, active, outdoor lifestyles, reduce motorized travel demand to improve the quality of life and environment, and sustain strong home values. For Etiwanda Heights, the community has unique architectural and landscape designs that reflect of the heritage of Etiwanda and Alta Loma as a high priority.

Accordingly, the design guidelines of this section are aimed at achieving those outcomes. They provide direction for the design of buildings, appurtenances and site elements within the Plan area and will provide the basis for discretionary review of all applications for construction in the Plan area. Photographs and diagrams provided in this section illustrate recommended options for the massing, architecture, public realm improvements, and landscape within the subject area.

A. Building Traditions

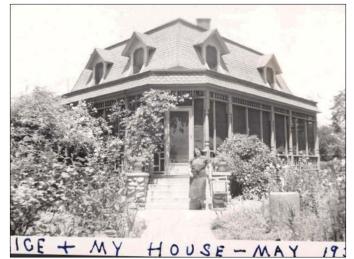
The architectural character of early Etiwanda was characterized by beautiful, single-family homes along Etiwanda Avenue. The Avenue and front yards of homes were defined by river cobble curbs and very large shade trees. These Guidelines do not require that new homes in Etiwanda Heights adopt specific architectural styles, but do suggest styles that are found in old Etiwanda and provide guidelines that should be followed if these styles are proposed.

B. Landscape Traditions

Perhaps Rancho Cucamonga's most striking physical design attribute is its landscape. Paired with the natural beauty of its foothills, with a range of native plant types is a heritage of tree-lined streets and large sycamores, oaks and eucalyptus defining the streets and open spaces of Etiwanda and the later foothill neighborhoods. The Plan seeks to take those landscapes to an entirely new level, bringing a large swath of naturalistic, dry climate greenway through the center of Etiwanda Heights, connecting its neighborhoods to conserved and rural open space in the foothills above.

Etiwanda Heights' streetscapes and neighborhood open spaces thread together with a network of naturalistic, rocky Bioswale stormwater system along all streets and through parks, connecting to the Camino de las Alturas. Parks and play area landscapes feature boulders and wooden elements that emphasize the natural and rural character of Etiwanda, Alta Loma and the rural foothill environment.

Landscape materials are selected to contribute to this design character, for their thrifty use of scarce water resources, and their fire resistance. Maintained turf is part of this palette, but generally reserved for active Plan areas, with compositions of native and adaptive plant materials and pervious hardscapes characterizing most public and private groundscapes.



1883 Chaffey Isle House



1890 Demens Tolstoy House, with mountain view in back

In recent years, with the prospect of more stringent water resources and warmer temperatures, many communities have moved towards emphasizing drought-tolerant plants and landscapes.

C. Section Structure

- Cucamonga.
- 2. Form and Architectural Detail (5.10.8). This section provides design guidance on architectural features.
- 3. Architectural Abberations (5.10.9). This section itemizes common architectural pitfalls.
- 4. Landscape Guidelines (5.10.10). This section provides general guidelines for landscape design, as well as specific guiding principals for public realm, Public Open Space, and private open space landscape and design.
- 5. Street and Open Space Lighting and Furnishings (5.10.11). This section provides general guidelines for lighting and furnishing designs and choices when within the public realm.
- **D.** Relationship to Development Standards for a range of uses, neighborhood types and construction budgets.



1947 Thomas Winery

1. Architectural Styles (5.10.2-7). This section identifies and describes the encouraged vernacular styles of Rancho

These Guidelines elaborate on the massing and relative locations of buildings and site elements on project sites, focusing on the relationship of the building to the project site, the block and the neighborhood. They define the recommended range of design and performance possibilities in order to achieve a degree of authenticity and cohesion for the physical character and quality of the area. Applying these guidelines to the standards for each allowed Building Type (*Chapter 5.4*) and Public Open Space Type (*Chapter 5.8*) the skilled designer will be able to design a wide range of buildings and spaces,





Etiwanda Heights Historic Home

5.10.2 Architectural Styles of Rancho Cucamonga

A. Definition of Style

Within the Architectural Guidelines, the word "style" is used to denote the overall character of a building brought about through the combination of massing, ornament, and materials. A truly authentic building within a style is one that uses all of these elements appropriately in conjunction with one another. These principles can be applied to both Residential and other building types. Buildings should maintain consistency of style, and should not mix and combine different elements of different styles.

"Traditional buildings" as referred to within the document are those that combine traditional massing with traditional ornament and materials. "Modern buildings" are those that incorporate either modern details, modern massing, or both. For example, a Ranch building is considered modern because, although the windows and doors are often traditional, the monolithic roofs and sprawling horizontal *Façades* are considered modern massing elements. Buildings with traditional window sizes and spacing can still be considered modern if the windows are articulated with modern materials such as steel, or built into walls made of modern materials. Many of the hallmark Mid-Century buildings are the product of pairing modern materials with modern massing.

To design within a style is not to directly mimic a previous building or group of buildings brick by brick, but rather to build on trends and traditions attributed to a style. Styles themselves are living traditions with great flexibility, and sometimes are not precisely delineated in the built environment.

B. Local Building Tradition

The following pages are intended to illustrate designs characteristic of Rancho Cucamonga variants of five broad American Styles. These illustrations convey the level of detail that is to be provided in the architecture of the buildings, but certainly do not include all possible variations.

Southern California has a rich tradition of being habitat for both subtle traditional styles and avant-garde modern styles. Although many of these styles are ubiquitous in California, local communities have adopted variations of styles that are specifically tailored to local climate, geography, and lifestyle. Desert heat has, over the years, resulted in Spanish Revival buildings with more intimate shaded courts and heavily shaded balconies. Ranch and Mid-Century buildings incorporate deep shade recesses and low, moderately-overhanging roof forms.

Roof forms are often a good indicator of a building's style because they reveal which structural system is being utilized. Steel systems allow modern buildings to incorporate innovative monopitch roof forms, and, traditionally, heavy timber and masonry encouraged shallow-pitched roofs with relatively short spans in Spanish Revival buildings.

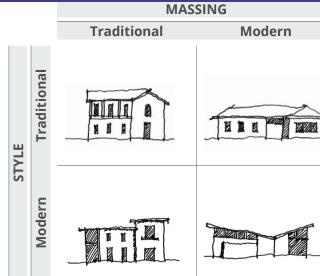


Crafstman House



Town-Scale Downtown Streets





Massing and style combinations for Residential Types



Mid-Century Style Home



Simple Spanish Revival Hillside Home





Spanish Revival Style Home



Ranch Style Home





Spanish Revival Town Center

Spanish Revival 5.10.3



Description

The Spanish Revival Style is a hallmark California architectural language with many different variations and configurations. The early Spanish missions founded established throughout the state helped to inspire the first wave of residential and commercial structures in the style, while the 1915 Panama-California Exposition helped to introduce certain Baroque elements and more Spanish elaborations to the style. The resulting style is one that is fundamentally simple, with small occurrences of architectural flourishes such as wrought iron railings and decorative tiles.

The style is particularly well suited to desert climates because of the heavy use of white plaster walls that help reduce heat gain, along with covered porches and balconies to provide shaded outdoor spaces.



Spanish Revival buildings often share intimate shaded courts such as these.





- A Low-pitched hip or gable roof with eaves facing the street and terra cotta tile
- **B** Low overhang eaves with exposed rafter tails
- C Wall surface that extends into gable without break
- **D** Smooth plaster stucco wall finish
- **E** Simple stucco or tile decorative vents in gables
- **()** Wood or metal balconies that are either roofed or open
- G Decorative chimney tops, especially using terra cotta tiles
- (H) Along retail building frontages, simple arcades and galleries are often present







5.10.4 Craftsman



Description

The Craftsman Style represents an independent western movement in American architecture. Its guiding force was the English Arts and Crafts movement, which favored the beauty and honesty of traditional hand-craftsmanship and natural materials. The style was adapted for countless small houses and bungalows from the 1900s to the 1940s with of the best examples of this style built in Oxnard. Since that time, the Craftsman Style has evolved to include various interpretations adapting it to multifamily and mixed-use prototypes.

Typically, Craftsman forms are one-and-a-half, and up to two-and a half-story homes, with detailed eaves and a wide overhanging roof, surrounded by deep porches, and simple interior with built-in cupboards and cozy inglenooks.



A contemporary Craftsman style entry porch with masonry and heavy-timber construction, and welcoming lighting.



- A Low, horizontal proportions, characterized by low-pitched gable roofs, horizontal materials
- B Deep, broad porches that are integral to the overall building form
- Wide, projecting eaves with exposed rafter tails, supporting beams or braces, and timber-frame decoration in gable ends
- Ganged windows and doors, vertical in proportion and trimmed with wood
- An emphasis on natural materials, particularly wood, brick and stucco utilizing a three-step process, often with natural stone foundations and *Piers*
- **F** Broad windows and doors
- G Porches with distinctive *Pier* columns combinations





5.10.5 Ranch



Description

A style with roots back to the post-WWII era, the Ranch style is the result of the modern revolution in manufacturing domestic house products. Along with manufactured windows and doors, the style includes roof forms easy to construct from widely produced trusses and other components.

Although the style is now ubiquitous throughout the country, neighborhoods in Southern California have adapted the style to the local context, making it a part of the local vernacular. The Ranch style borrows certain elements from the Mid-Century modern style, such as the use of uninterrupted masonry walls, but also includes its own characteristics such as L-shaped plans.

This style is only applied to single-family detached house types.



A low, wide main entry recessed under the main roof form of the house







- A Primary Mass built low to the ground on a wide lot, usually 1-story
- **B** Moderate to wide roof overhang with simple wood or stucco soffits
- C Large, simple low-pitch roof without Dormers or other architectural projections
- D Main entry off-center along *Façade*, usually recessed under the main roof of the house
- B Asymmetrical *Façade*, with garage attached to the main *Façade*
- E Large picture window along main *Façade*, with multiple glass doors along the rear *Façade*
- G Uninterrupted, broad pieces of the Façade composition, clad in masonry, stucco, or wood







Mid-Century Modern 5.10.6



Description

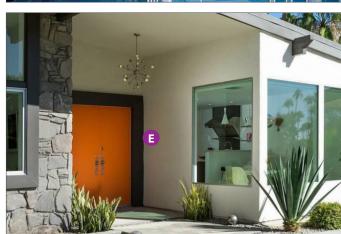
The Mid-Century Modern style is widely recognized as a quintessential Southern California Desert architectural language. A mixture of Japanese and West Coast postand-beam buildings with the Contemporary style propagated by Mies Van der Rohe and Walter Gropius, mid-century architecture strives to create an efficient house form with certain custom crafted elements.

In California specifically, Mid-Century homes, such as those widely built by Joseph Eichler, tend to be spread over the majority of the lots they are on, and incorporate outdoor spaces such as courtyards into the Primary Mass of the building. Local desert stones are often incorporated into walls along the front Façade, and clerestory windows allow for well lit interiors.



Gable end windows are characteristic of Mid-Century Modern residential homes.





- A Broad expanses of uninterrupted brick, concrete block, stone wall, or wood surfaces along front Façade
- B Low-pitched broad gable (sometimes flat, monopitch, or butterfly) roof with windows occurring in the gable ends
- **C** Widely overhanging eaves with wood or metal roof beams exposed
- D Open-air *Carport* attached to main of house
- **E** Front entry often recessed or obscured
- **(F)** Prominent masonry chimney along front *Façade*
- G Decorative concrete block Garden walls and screens



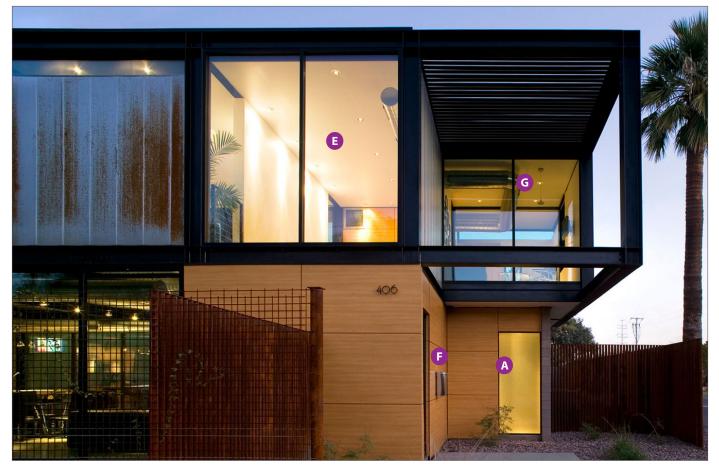








5.10.7 Contemporary



Description

The Contemporary style is one that emphasizes mass and form over the application of ornament and details. A direct result of the Bauhaus movement, the Contemporary style now includes many different variations of house designs that all share the same general principles. Most contemporary houses use large amounts of glazing with industrial materials such as metal sidings and posts.

Locally, the Contemporary style has used glass *Façade* portions to capitalize on panoramic landscape views. Large overhanging mass forms often create large shaded porch and balcony areas.



A Contemporary house on a small lot.





- A Little to no decorative detailing at doors and windows
- B Smooth, unornamented wall surface, often incorporating metals and/or industrial materials
- C Asymmetrical *Façade*, with window patterns that may not be consistent across floors
- **D** Flat roofs without decorative *Parapets* or coping at the roof line
- (E) Heavy use of glass along Façades, often in the form of floor-to-ceiling windows or ribbon windows
- **F** Front door usually unadorned, and often obscured or recessed
- G Prominent cantilevered sections of house, roof and/or balcony without visible support from main body of the house













Form & Architectural Detail 5.10.8

A. Materials in General

Authentic, natural building materials are recommended, including smooth plaster, fine concrete block, brick, stone, tile, wood, terra cotta ties and appropriate metals. Synthetic materials that simulate natural materials may be allowed, when approved in writing by the Director and based upon the findings:

- 1. That the material faithfully simulates the appearance of the natural material it imitates;
- 2. That the material has a demonstrated ability to weather gracefully, aging similarly to or better than the natural material it imitates.

B. Building Walls

1. Materials.

- a. Primary Materials. Building walls should be clad smooth plaster or stucco (coarse, heavy lace, and Spanish textures are prohibited). Wood *Clapboard* is acceptable, including high-quality manufactured wood and desertclimatized alternatives, Dropsiding, board and batten, or fine concrete block, brick, stone, or pre-finished metal panels. Fiber cement siding successfully simulating wood may also be used.
- **b.** Chimneys. Exterior chimneys should be finished in brick, concrete block, stone, or stucco.
- c. Discouraged Wall Materials. Materials to avoid include simulated finishes (such as artificial stone), plywood siding, low-quality vinyl siding, EIFS (Exterior Insulation & Finish System) on exposed ground level location and split face block.
- d. Reflective Materials. Reflective materials should only be used if they are applied to small areas and do not cause a visual nuisance to automobile traffic, pedestrians, and neighboring buildings.
- e. Organic Materials. Green wall installations planted with sedums may be used where appropriate.

2. Configurations.

- f. General. Walls may either be designed as traditional Façades of one major simple material with punched window openings or modern exposed structural with panelized windows.
- g. Multiple Materials. On traditional buildings, multiple wall materials combined on a single Façade should be should be stacked, with lighter materials above those that are more substantial. On modern buildings, materials should be mixed in a manner suitable for the architectural character of the building.
- h. Cantilevers. Cantilevers should be visually supported by visible wood brackets or beams on traditionally styled buildings. Most modern buildings use visible wood or steel beams to visually support cantilever.
- 3. Methods.
 - i. Brick and Cut Stone Patterns. Brick, concrete block, and cut stone should be laid in true bonding pattern for traditional styles, and may be laid in stack bond for modern styles.
 - Mortar Joints. Brick, concrete block, and cut i. stone mortar joints should be struck.
 - k. Rubble Stone. Rubble stone should be laid in a natural, horizontal direction in horizontal courses with smooth or beaded mortar joints
 - I. Wood Siding. Walls clad in wood or cement fiber board siding should be stained or painted with colors approved through the Design Review process.
 - m. Wood Siding Patterns. Clapboard should not exceed 6 inches to the weather. Shingles should not exceed 8 inches to the weather. Dropsiding should not exceed 12 inches and 4 inches, alternately.
 - n. Green Walls. Green wall installations are encouraged on secondary *Facades*, especially those that are lacking fenestration.



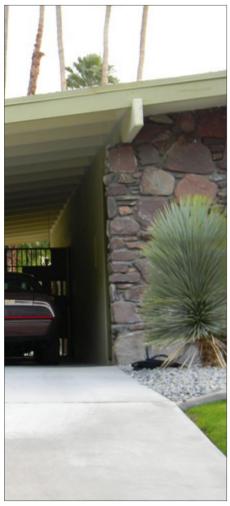
This brick veneer wraps the corner.

Mixing Façade materials, in this case Naturally laid rubble stone on a Midplaster and siding, can break down Century Façade the scale of a building.



AVOID: Stone veneer that does not wrap the corner and exposes the veneer; Stones not laid in horizontal courses.







A Spanish Revival courtyard building with a portion of the second floor cantilevering over the front entry

C. Site Walls

1. Materials

- a. General. All site walls should use materials that complement the architectural character of the adjacent building.
- b. Primary Materials. Garden walls and retaining walls exposed to public view, should be made of or clad in smooth plaster (with or without decorative tile or terra cotta elements). fine concrete block, brick, stone (which may be mounted in *Gabions*), or weathering steel compatible with the design of the Primary Building. Fences and trellises should be made of finished wood, steel, or wrought iron.
- c. Discouraged Wall Materials. Materials to avoid include simulated finishes (such as artificial stone), plywood siding, EIFS (Exterior Insulation & Finish System) and split-flace block.
- d. Reflective Materials. Reflective materials, such as mirrored glass, shiny metal, and chrome, should only be used if they are applied to small areas, and do not cause a nuisance to automobile traffic, pedestrians, and neighboring buildings.
- e. Organic Materials. Green wall installations planted with Sedums may be used where appropriate.

2. Configurations

- f. Garden Walls. Garden walls should be no less than 6 inches wide and capped. The cap on walls related to traditional building styles should overlap the wall below - caps for modern buildings need not. Caps can be the same width as the wall when they are the same material as the supporting wall.
- g. Fences. Wood fences and gates on within Primary and Secondary Setbacks should be made of vertical pickets or lattice with no more than 3-inch gaps in between. Wrought iron fences and gates for traditional styles should be made of true wrought iron, steel bar or tube faithfully simulating true wrought iron, with

bars with no less than a 4 inch space between. Wood fences and gates are not recommended on frontages in the Shops & Restaurants Zone.

- h. Front Yard Wall Height. Fences and Garden walls within Primary and Secondary Setback areas should be between 30 and 36 inches in height.
- i. Wall Setbacks. Fences built parallel to the Primary Lot Line between the houses or other structures should be set back an additional 2 to 5 feet behind the *Façade* line of the house, except walls that are an integral part of the architecture of the house. In such case the wall may be flush with the *Façade*, or set back any dimension from it as deemed appropriate.
- Retaining Walls. Retaining walls within the i. Primary Setback area - and to the line of the side yard enclosing fence or wall - should be made of or clad in materials as specified in these Guidelines. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement by the Design Committee Review.
- k. Service Screen Walls. Trash receptacles should be screened from public view by opaque walls or fences meeting the requirements of this Plan.
- I. Parking Walls. Parking areas should be screened with walls up to 48 inches, where appropriate.
- 3. Methods
 - m. Brick and Cut Stone Patterns. Brick, concrete block, and cut stone should be laid in true bonding pattern for traditional styles, and may be laid in stack bond for modern styles.
 - n. Mortar Joints. Brick, concrete block, and cut stone mortar joints should be struck.

- o. Rubble Stone. Rubble Stone should be laid in a natural, horizontal direction in horizontal courses with smooth or beaded mortar joints
- p. Wood Siding. Walls clad in wood or cement fiber board siding should be stained or painted with colors approved by the Design Review process.
- q. Wood Siding Patterns. Clapboard should not exceed 6 inches to the weather. Shingles should not exceed 8 inches to the weather. Dropsiding should not exceed 12 inches and 4 inches, alternately.



Stucco walls with pre-cast concrete caps should reflect the Smooth plaster walls may incorporate decorative tile or building's character. terra cotta accents. These walls also have a cap.



From left to right. A contemporary wooden fence; Gabion wall with weathering steel fence; Plaster front yard wall with brick cap; Plaster front yard wall without a cap.



Green walls with drought tolerant succulents can cool sidewalk areas.

D. Building Elements

Attached architectural elements and details that provide buildings with a human scale and pedestrian orientation - including lighting fixtures, custom signage, Awnings, hand rails, balconies, and trellises - should be designed to be consistent and compatible throughout the building.

- 1. Columns, Piers, and Arches. Columns, Piers, and arches should be made of or clad in smooth plaster, stone, *Cast stone*, concrete block, wood or brick.
- 2. Porches and Porticos. Porches and porticos should be made of either wood or steel.
- 3. Porte cochères and Carports. A Porte cochère or *Carport* should be designed as an integral Wing or element of the building it serves. The detailing and architectural style of *Porte cochères* and *Carports* should be consistent with the rest of the building. Porte cochère and Carport columns, posts, and beams should match the columns, posts and beams used at the building's porch or stoop and should be consistent with the building's overall palette of materials.
- 4. Stoops. Stoops should be made of brick, stone, concrete, or wood.
- 5. Exterior Stairs. Risers and treads should be made of durable materials.
- 6. Balconies. Balconies should be made of wood. wrought iron, or metal and may be open or covered. Balconies should be at least 5 feet by 5 feet.
- 7. Railings. On traditional buildings, porch, balcony and other railings should be made of wood, wrought iron, steel bar or tube faithfully simulating true wrought iron. Modern buildings may also use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes are not appropriate.

- 8. Planter Boxes. Permanent attached planter boxes, if provided, should be between 18 to 42 inches tall and never obscure a window opening Boxes should be made of materials compatible with the rest of the building. On traditionally styled buildings, planter boxes should be clad in smooth plaster, decorative tile, stone, or Cast stone. On modern buildings, planter boxes may also be clad in metal (steel, weathering steel) and honed concrete block.
- 9. Plant Hangers. Plant hangers, hooks, and brackets may be made of wrought iron or metal faithfully simulating wrought iron on traditional buildings. Modern buildings may employ other metals suitable to the building's character.
- 10. Awnings. Entry coverings may include canvas Awnings, or projected shed or gabled roofs supported by brackets made of wood, wrought iron or metal. Modern buildings may have metal or glass *Awnings* supported by tension rods
- 11. Bay Windows. Bay windows should be made of or clad in materials identical to or compatible with the building's wall finish and windows. Bay Windows should be a maximum of 8 feet in width and should have a height that is equal to or greater than their width. Bays should be placed a minimum of 3 feet from any building corner or other bay. A bay's street facing *Façade* should consist of at least 50% transparent fenestration.
- 12. Spindles and Balusters. Spindles and balusters on balconies, porches, and decks should not exceed a spacing of 6 inches on center, or as required by the California Building Code, whichever is less. Standard pipe rails, horizontal and vertical, are strongly discouraged except when located out of public view in rear yards or when elegantly detailed as an integral element of a modern building design.
- **13.** Parapet Walls. Parapet walls on traditionally styled buildings, along any street frontage, should be articulated with corbelled patterned brick, projected cornices, or projected roofs.

- 14. Decks and Porches. The undercroft of decks and porches should be enclosed with lattice, vertical pickets, or metal grilles, except in the case of galleries or arcades. The soffits of arcades and galleries should be finished in a manner consistent with the architectural styles, such as, but not limited to stained bead board, stucco, or panelled. No dropin acoustical tile systems are allowed.
- 15. Arches. Masonry and stucco arches (square or round) should be no less than 12 inches in depth and piers or columns should be no less than 12-by-12 inches.
- 16. Posts. Wood posts should have a minimum *Nominal Dimension* of 6-by-6 inches and should be articulated
- 17. Dormers. Dormers should be placed no closer than 3 feet to building sidewalls or another Dormer. Dormers on primary masses of houses typically face the street. Dormers on wings are typically oriented into their own yard to maintain the privacy of their neighbor's side and rear yards.



A Spanish Revival porte cochere that is designed to be an integral part of the building



A Spanish Revival mixed-use building with upper floor wrought iron faux-balcony detailing.



A second floor balcony covered by a wood trellis



A brick building with an articulated Parapet

E. Roofs

1. Materials.

- a. Traditional Buildings. Roofs of traditionally styled buildings primarily clad in stucco should be finished with clay tile, concrete tile faithfully simulating clay tile, slate, or dimensional composite shingles simulating slate roofing. The material chosen should be compatible with the character or selected style of the building.
- b. Modern Buildings. Roofs of modern buildings should be finished with narrow standing seam metal, membrane roof with natural rock ballast as needed, or dimensional composition shingles. The material chosen should be compatible with the character of the building.
- c. Organic Materials. Green roofs with planted sedums may be implemented on a wide range of building styles and uses.
- d. Gutters and Downspouts. Gutters and downspouts should be made of galvanized steel, copper, or pre-finished aluminum.
- e. Flashing. Sheet metal *Parapet* and cornice cap flashings should be integral to the overall wall design and painted to match wall or trim color.

2. Configurations.

- f. Traditional Buildings. Building roofs should be gabled or hipped with eaves along the Primary *Façade*. Flat roofs should be screened from the street by *Parapet* walls. *Parapets* may be faced with a pitched roof. Shed (mono-pitch) roofs should be limited to minor wings and projecting elements, and should have a minimum slope of 2-in-12.
- Modern Buildings. Gabled, hipped, shed (mono-pitch) or butterfly roofs may serve as the primary roof form.
- h. Roof decks. Roof Decks may be located on a portion or all of a building's roof, in compliance with the California Building Code (CBC) access and exiting requirements. Roof Decks should be at least 15 feet by 15 feet. Roof Decks should have trellises, landscaping, seating, fountains, or outdoor fireplaces.

- i. Green Roofs. Green roofs may be located on flat roofed portions of traditionally styled buildings, but may be planted on shed (monopitch) and butterfly roofs of modern buildings where appropriate
- Service Equipment. Service equipment and storage areas on roofs should be screened from public view.
- k. Skylights. Skylights should be flat (nonbubble) and are strongly discouraged from being located in roofs visible from the public right-of-way except when they are an integral architectural element of modern buildings.
- I. Gutters. Gutters should be half-round or Ogee. Gutters on modern buildings may be rectangular.
- m. Awnings. Canvas Awnings may cover Shopfronts or balconies, but only in shed configurations. Quarter sphere or quarter cylinder Awnings are strongly discouraged.
- 3. Methods.
 - **n.** Overhanging Eaves. Overhanging eaves should have exposed rafter tails at the tip, or should be finished with a profiled cornice or gutter. On traditional buildings, flat stuccoed soffits are highly discouraged.
 - o. Rafters. Exposed rafter tails should have a minimum Nominal Dimension of 3 inches by 4 inches.
 - p. Brackets. Supporting brackets, when provided at eaves, should have a minimal Nominal Dimension of 5 inches.



Terra cotta porches help to visually separate building elements on Spanish Revival buildings.



A stucco building with clay tile roof - a flat roof is screened by Parapet walls faced with a pitched roof.



A Mid-Century building with monoptich roof



A simple articulated Parapet screening a flat roof





Gabled roof with decorative tile on the gable Facade





A Mid-Century building with butterfly roof

F. Windows

1. Materials

- a. Primary Materials. Window materials, finishes and configurations should be consistent the architectural style of a given building and neighborhood character. Windows should be made of wood, vinyl-clad wood, aluminum-clad wood or metal. Additionally, windows made of solid PVC and other vinyl alternatives may be permitted upon design review approval. Permissible PVC and vinyl windows should be available in a range of colors appropriate for the applicable architectural styles and should resemble wood windows in detailing and profile thickness so as to make them indistinguishable when seen from public streets, sidewalks and open spaces.
- b. Glazing. Glazing should be clear glass with no more than ten percent daylight reduction (tinting) and should not be reflective (mirrored).
- c. Traditional Accessories. Windows on traditionally styled buildings may have the following accessories: shutters of a similar highquality material as their adjoining windows, sized to match their openings (sized and detailed as if they would cover the window when closed), and opaque canvas Awnings (except quarter sphere and quarter cylinder configuration).
- d. Modern Accessories. Windows on modern buildings may have metal sunshades, metal or glass Awnings.
- e. Security Devices. Security grills and bars on the exterior Façades of buildings should be minimized, especially on *Façades* visible from public streets and sidewalks.

2. Configurations.

- f. Proportion. Window openings should be vertical or square in proportion on traditionally styled buildings. Windows with horizontal proportions may be appropriate for modern style buildings.
- g. Shape. Accent windows may additionally be circular, elliptical, octagonal or hexagonal - a maximum of two per *Façade* is recommended. Modern buildings may employ trapezoidal or

circular accent windows where appropriate.

- h. Fenestration. On traditional Façades, fenestrations are typically around 1/3 of the Façade area. Exceptions include shopfronts, architecturally shaded Curtain walls, sliding or folding glass walls and doors, and other special types that may be desirable in creating indoor/ outdoor spaces.
- i. Shading Devices. Shading devices include. Horizontal metal Awnings, aluminum sun shades, vertical metal fins or grilles, and decorative metal grillwork panels
- Recesses. Windows should be recessed no less than 2 inches from the building Facade.
- 3. Methods.
 - k. Window Types. Windows on Façades are generally to be double hung, single hung, or hinged casement. On side or rear elevations not facing a public right-of-way, windows may be horizontal sliders to be located at least 6 feet from the Façade. Horizontal sliders are not recommended on the side street Façades of traditional corner buildings.
 - I. Circular or hexagonal windows. These may additionally be pivoted or hopper configuration.
 - m. Clerestory Windows. May be fixed.
 - n. Storefront Windows. Windows within Storefronts may be fixed.
 - o. Muntins and Mullions. Muntins and mullions should be compatible with the architectural style of the building. On traditional buildings, windows with muntins and mullions should be true divided-light.
 - p. Traditional Buildings. All windows above the first floor should be of a consistent proportion, and generally stacked vertically and with head aligned horizontally. Exceptions to this will be made for Spanish Revival buildings.
 - q. Curtain Walls. Curtain Walls should not be used unless recessed or paired with appropriate shade devices. Curtain wall systems must have a consistent grid with consistent panel proportions across bays.



A Spanish Revival building with exposed rafters



A Spanish Revival building with Spanish eaves



Brackets support a metal window Awning



Ganged windows on a Spanish Revival building





Security devices such as window grills should be architecturally compatible with the rest of the building.



Appropriately sized window accessories

G. Doors

1. Materials

- a. Primary Materials. Doors should be made of wood, vinyl clad wood, fiberglass-clad wood, aluminum-clad wood, fiberglass or metal.
- b. Glazing. Glazing on doors should be clear glass with no more than ten percent daylight reduction (tinting). Glazing should not be reflective (mirrored).

2. Configurations

- c. Accessories. Doors may be flanked with sidelights and *Transoms* that are compatible in character to the door itself. Doors may be paired with Juliet balconies on upper floors only if a full balcony is not appropriate, and if the door itself is fully operable.
- d. Recesses. Doors should be recessed no less than 2 inches from the building *Facade*.
- e. Building Entrances. Public and visitor building entrances to upper floors should be directly visible from the street and should be easily identifiable and distinguishable from first floor Storefronts by locating the entrance in the center of the *Façade*, as part of a symmetrical overall composition; or accentuating the entrance with architectural elements, such as columns, overhanging roofs, Awnings, or ornamental light fixtures. For shopfronts, architecturally shaded *Curtain walls*, sliding or folding glass walls and doors, and other special types may be desirable in creating indoor/ outdoor spaces.
- f. Shading Devices. Shading devices include horizontal metal Awnings, aluminum sun shades, vertical metal fins or grilles, and decorative metal grillwork panels.

3. Methods.

g. Door Types. Doors should be side-hinged only, except garage doors which may be overhead, and sliding glass doors which may face rear or side yards. Storefronts may also use bifold door systems and, on modern buildings, aluminum and glass garage doors (bifold or sectional).



Many modern homes signify front doors with bright colors.



Doors that maintain the appearance of being natural wood



Examples of shopfront window and door configurations







H. Shopfronts

1. Materials.

- a. Storefront. Stucco or Masonry Storefront.
- b. Windows. Should be consistent in size and recessed a minimum of 2 inches from stucco or masonry Piers as adjacent materials.
- c. *Transom* windows. Should be equally divided and consistent across the Façade.
- d. Bulkheads. Bulkheads are encouraged to be clad in decorative tiles and similar materials.
- 2. Metal and Glass Storefront
 - e. Modern. Modern assemblies should be aluminum, steel, weathering steel or aluminum-clad wood. Metal may be painted when appropriate.
- 3. Wood Storefront
 - f. Entablature. An Entablature composed of architrave, frieze and cornice should be provided above the *Storefront*.

- g. Transom windows. Should be equally divided and consistent across the Façade.
- h. Piers. Pier bases should align with horizontal elements on the shopfront, such as sills.
- i. Recessed Entries. Recessed entries are recommended as another traditional element of the main street Storefront. Recommended treatments include:
 - i. Special paving materials such as ceramic tile;
 - ii. Ornamental ceilings such as coffering;
 - iii. Decorative light fixtures.
 - iv. Vines grown in vine pockets or planter boxes at the building *Façade* are allowed within the setback.

4. Configurations

- j. Ground Floor Distinction. A cornice or horizontal band should be provided to differentiate the Shopfront from upper levels of the building. This also allows the Storefront to function as the visual base for the rest of the building. In some instances where Storefronts include Entablature trim, the horizontal band may be omitted.
- k. Openings. Modern buildings may use bifold or sectional garage door systems within Storefronts.
- I. Overhead Projections. Awnings and shed roofs may be incorporated in the Shopfront above entries or Storefront assemblies, but should not run continuously across from opening to opening across the entire shopfront.
- **m.** Lighting. Lighting should be mounted on the Storefront wall, preferably centered on the Piers between windows/ doors or centered above the windows/doors of the shopfront. In instances where projected shed roofs are used over entries the lighting may be mounted in the underside of the shed element.

FIG. 5.10.8H SHOPFRONT CONFIGURATIONS



Traditional Shopfront

- Header should be 24 to 36 inches.
- 2 Transom windows should be equally divided and consistent across the *Façade*.
- 3 Shopfront windows should be equal in size and recessed a minimum of two inches from stucco or masonry *Pier*s as adjacent materials.
- **4** Base panels or shopfront base not to exceed 36 inches in height.

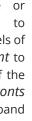


Modern Shopfront

- 1 Header should be exposed or suggested steel beam.
- 2 Transom windows should be equally divided when possible and consistent across the Façade.
- 3 Windows should be equal in size when possible, but may be configured in different ways as necessary.
- Base panels may either be glazing or solid material.
- **6** Main glazing area may be fixed or an operable door, sectional garage door or bi-fold door system.

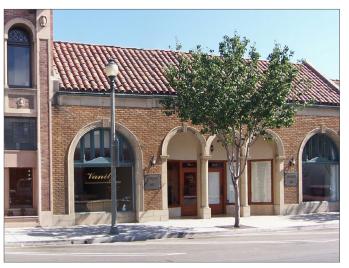


Restaurant with a commercial garage frontage that opens to outdoor seats.





Bi-fold restaurant doors opening onto a patio.



A masonry Storefront with an arcaded entrance and display windows





A blend of traditional and modern Storefronts

I. Colors.

- 1. Coordinated and subdued colors typical of natural building materials, such as earth tone colors are recommended. Extremely bright colors are not recommended except on doors, window trim, or other building components that represent a small portion of the overall building *Façade*.
- 2. White and lighter earth tone colors are encouraged as ways of reducing heat gain on buildings.
- 3. The number of exterior *Façade* colors should be limited to three – a base color and a secondary colors for trims and accents. Additional complementary colors should be used sparingly and to accent particularly beautiful building elements.
- 4. Allowing the natural color of materials such as stone or brick to dominate the majority of *Façade* surface as its base color is recommended. Exceptions can be made for modern buildings.
- 5. Trim and accent secondary colors for elements such pilasters, horizontal bands, cornices and window frames should complement the shade of base color.

J. Vents, Grilles, Caps

- 1. Vents should not be visible from the street or from shared open spaces such as courtyards or forecourts.
- 2. Materials should be consistent with the style of a proposed building and the building's finishes and details.

K. Service and Utility Placement

- 1. With Rear Lane access. Service entrances, waste disposal areas, and other similar service areas should be located adjacent to the lane and take their access from it.
- 2. Without Rear Lane access. Service entrances. waste disposal areas, and other similar service areas should be located far away from the Primary and Secondary streets and screened.

L. Parking

1. Residential

a. Garage Doors. Garage doors should have a maximum width of 16 feet and maximum height of 10 feet. When possible, the visual impact of garage doors should be mitigated by building elements such as balconies and *Bay* windows. When grouped, garage doors should be separated by a minimum width of 1 foot of wall material, column, or combination thereof. Garage doors may be of wood, aluminum or

cementitious panel. Material and color should relate to the main body of the building. Modern buildings may use aluminum glass garage doors.

- **b.** Porte cochères and Carports. Porte cochère and Carport roof forms should complement the building's architectural style. Porte cochère and Carport roofs may be extensions of the porch roof or the building's main roof, or may be independent roofs attached to the building's side wall.
- c. Driveways
 - Driveways paved with high-quality materials like brick or stone – or pavers that faithfully simulate those – are encouraged
 - ii. To preserve the original natural drainage patterns, it is recommended that pervious paving materials - generally modular paving materials such as brick, stone or similar units installed over appropriately engineered pervious substrata - be used for driveways, paths, or other hardsurfaced areas.
- d. Circular Drives. Circular drives must have a landscaped island that covers the area between the edges of the circular drive and the public right-of-way.

2. Commercial

- a. Access. Vehicular access should be on the side of a lot, and accessed by a driveway or lane.
- b. Screening. Surface parking may be open or covered, but must be screened from street views by buildings, walls or other strategies.
 - i. Trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings.
 - ii. Screening devices may include decorative and landscaped walls, finished concretes and other high quality materials that are complementary to the surrounding buildings.
 - iii. Surface lots may incorporate public art such as sculptures, murals and artistic Façade treatments and installations.

- c. Shade. Shade should be provided throughout surface lots. In addition to landscape elements, shade may be provided by Arbors, trellises, pergolas, mesh, overhead canopies, and, or lots without public frontage and out of public view, solar shade structures.
- d. Lighting. Outdoor light fixtures are limited to 15 feet in height. Lighting shall be shielded so that the light source (i.e. bulb) is not visible from off project site and glare is confined to the maximum extent feasible within site boundaries. Light fixtures shall be directed down and away from adjoining properties and public right-of-way.
- e. Landscape. Water conserving plant materials should be applied in compliance with the following:
 - i. Landscaping within or around the parking area must cover a minimum of 10% of the gross parking lot area. A minimum of one shade tree should be provided for each 4 parking spaces, or trees shall be provided to achieve 50% Canopy coverage of paved area at maturity, whichever is greater.
 - ii. Landscaping should be evenly dispersed with trees planted around the perimeter. For larger parking areas, orchard-style tree plantings (in uniformly-spaced rows) are encouraged.
 - iii. Appropriate irrigation shall be provided for landscaped areas.
- f. Paving. To reduce stormwater run-off and pollution, and to allow for the replenishment of groundwater, parking areas should be designed to reduce the amount of run-off generating surface area. The following permeable surfaces are encouraged:
 - i. Pervious asphalt and concrete;
 - ii. Permeable pavers (such as Unipaver, Ecostone and SF Rima);
 - iii. Reinforced gravel paving (e.g. Invisible Structures' Gravelpave);
 - iv. Reinforced grass paving (e.g. Invisible Structures' Grasspave);



Circular Drive with landscaped island



Parking lot screened from street views by landscaped wall.



Pervious paving

Architectural Aberrations 5.10.9

A. Style

- 1. Mismatched Style and Roof Massing. In Spanish Revival architecture, the roof's mass matches its origins in the dry climate and rarity of tall trees (for beams) produced a simple, single form, medium pitched roof with baked earth tiles, all sitting on and reinforcing the simple mass of stone walls below. Aberrations today include irrational complex roof forms, cartoon-like steeply-pitched roofs, and oversized roof tiles.
- 2. Mismatch of Style and Massing. Within traditional buildings, openings should be as regular as the room layouts within. Historically, the room sizes were based on the limits of masonry walls. Aberrations of today arise when complex masses are added in random shapes and patterns that would never and could never have been built of stone, undermining the authenticity of the traditional styles.
- 3. Misuse of Detail and Materials. This includes non-functional, decorative, or surplus details which yield an ornamental pastiche. Original (precedent) buildings used restraint on details, the majority of which were present for building protection (functional), and the minority there for embellishment at key parts of a Façade. In contrast, today's aberrations treat details as a fancy wallpaper stretched around a bloated mass. Materials misuse aberrations occur when synthetic materials are dominant on a *Façade*, or where they are applied in a non-traditional manner (such as a brick wall on a second floor over a stucco first floor).
- 4. Multi-Styled Buildings. When designing ones' dream home, the impulse to include "all your favorite things" is understandable, but can lead a client, designer or builder to combine a potpourri of architectural styles and ideas on the exterior of the home. This is inconsistent with the understated elegance of Rancho Cucamonga, which requires editing and an eye for style. A good rule for Rancho Cucamonga homes is "one style per house".



This house combines many different building traditions to

create a confusing, chaotic building.

An abundance of ornament and applications of the same material in different circumstances is visually confusing.



Massing that does not relate well to modest room sizes.



This house incorporates synthetic materials unnecessarily.

B. Massing

- 1. Absence of Primary Mass. The first common aberration is the absence of a clear Primary Mass, which makes up the main body of a house. This body should be dominant and legible, and is defined by a basic rectangular shape which is articulated by an associated singular roof form of concomitant simplicity. In the aberrational examples, this main body is not legible; either because the house wings dominate the massing or because the applied roof forms obscure and confuse the main house.
- 2. Blocky Massing. The second aberration is blocky massing, usually in the form of a large square plan. A house of this size is achieved, from the onset of design, by enlarging the scale of public rooms (living, dining, central stair) and attaching rooms thereto, all for the sake of 'flow of space'. The center portion of the house is 3 or 4 rooms deep from the exterior, with no view, natural light, or air. In classic communities, houses are typically composed of rectangular volumes joined in asymmetrical or symmetrical assemblies. The public parts of the house are contained within the largest rectangular mass, and private parts (bedrooms, studies) are located on the upper floors of the Primary Mass, or are appended in separate rectangular volumes. The rectangular proportion is essential, for it speaks to residential-scale structural capabilities, humanscaled rooms, and access to views and air.
- 3. Complex Massing. The third increasingly common aberration is complex massing, in which individual room volumes within a house are expressed in plan, massing, and roof form, undisciplined by the rigor of the recommended Primary Mass and wing organization. The end result of such complicated massing is not a cohesive elegant design, but rather an apparent collection of disparate parts. Like the other aberrations, this technique is used frequently in an attempt to disguise a house mass that is too large for its lot or its neighborhood. The phrase "breaking up the mass" frequently accompanies this technique, which is not appropriate to Rancho Cucamonga. Massing in Rancho Cucamonga is intentional, not mitigation of bad decisions made in plan.



AVOID: This complex arrangement of gables leave the house with no discernible Primary Mass



AVOID: This house in plan is much too square and should have connected a series of rectangular Plan areas instead.



Avoid: In addition to the absence of a clear Primary Mass, each room and projection, no matter how minor, is articulated with its own roof form, creating a cacophonous composition.



AVOID: This house has no apparent Primary Mass.

Landscape Guidelines 5.10.10



Landscape plays a number of very important roles in Etiwanda Heights. Its primary role is to help generate a network of beautiful, varied, comfortable, habitable and sustainable public and private open spaces that support a full range of activities including active play, active transportation, quite enjoyment of the public realm, and shopping and dining the neighborhood centers. Specific priorities for the landscapes of the Plan area include:

- Spatially define the streets and open spaces, providing them with a strong human scale and pedestrian orientation;
- Provide for critical solar and wind protection functions: shading and cooling in the summer, while allowing filtered sunlight and warmth to pass through in the winter, and buffering inhabitants from strong shifting prevailing winds;
- A landscape rich in native and adaptive desert plant materials, using limited water resources effectively and projecting Rancho Cucamonga's unique identity;
- Provide *Biofiltration* and retention areas for stormwater management, and the potential for stormwater harvesting and reuse in the landscape irrigation system;
- Screen and buffer views of parking, loading and service areas.

C. Strategies & Goals

1. Landscape Strategies

The following specific landscape design strategies will inform the final design of the Plan area:

- a. Utilize a mix of vertical trees (primarily palms of various varieties) to define the primary framework streets and entry points of the neighborhoods, and deciduous *Canopy* trees to provide shade along the sidewalks and within the parks, greens and squares of the neighborhoods and centers.
- b. Utilize appropriate street and park trees that tolerate stress, provide summer shade and winter sun, and provide a variety of texture and color characteristics;
- c. Provide landscapes compatible with an arid environment and use a palette of native and drought tolerant plant species conducive to eco-friendly pesticides and compatible with the natural vegetation of the area;
- d. Generally reserve maintained turf for active recreation and play areas, employing more drought tolerant plant materials and hardscapes and rockscapes elsewhere.

- e. Design the street and open space network as a system for sustainably managing the flows and environmental quality of precious stormwater, including opportunities to store and reuse stormwater for irrigation.
- f. Utilize landscaping to screen unattractive areas abutting the Plan area.

2. Landscape Sustainability

Site planning and landscape design should promote conservation, preservation and the enhancement of the natural environment in balance with sensitivity to longterm environmental and fiscal sustainability.

The Plan area has also been planned and designed to integrate practices of sustainable stormwater management known as "Low Impact Development (LID)", an approach to land development that works with nature to manage stormwater as close to its source as possible. Unlike a conventional system that would simply pipe uncleansed stormwater into drainage channels - the stormwater systems of the Plan area will instead employ a multi-layered LID system of distributed BMP measures to collect, infiltrate and cleanse rainwater as close to the source as feasible. This system includes:

- a. Measures on individual lots, which may include flow-through planters, rain gardens, cistern, and *Biofiltration* basins and vegetated swales;
- b. Measures along the streets, Rear Lanes and parking lots such as Biofiltration basins and vegetated swales, permeable Rear Lanes, parking lanes, sidewalks and parking lots; and filtration and infiltration areas in the parks and greenways.
- c. In the SR regulating zone, storm drain filters (Filterra, Vortechs, or equivalent units) should be proposed due to design characteristics that are ideal for urban settings: they are extremely space efficient, have a minimal impact on site utilization.



Front yards can employ a wide range of plant sizes, colors, and forms within a drought-tolerant landscape.



Succulents and desert-friendly grasses can be distributed in creative ways in public spaces.



In a climate with strong direct sunlight, shade and Canopy trees can help encourage pedestrian activity.

3. Water Conservation

The Plan area should utilize progressive techniques in water conservation technology and practices through careful planning and thoughtful design and engineering. The Plan area, following LID practices, should minimize stormwater flows by promoting on-site infiltration and reducing contaminants through biological filtration. The objective is to decrease runoff peak flow and volume by providing many opportunities for water retention and on-site infiltration. As a result the rate and volume of onsite stormwater infiltration will be increased, achieving on-site water cleansing and filtration, and a significant reduction in stormwater flows.

Innovative stormwater management features and filtering systems for reducing pollutant loads should be integrated into the project, such as biologically based systems and associated bio-retention areas, Bioswales and vegetated filter strips. In the SR zone storm drain filters (Filterra, Vortechs or equivalent units) should be installed to remove debris and hydrocarbons prior to discharge.

4. *Biofiltration* & Stormwater Management

The streets are part of a visible system of the green infrastructure that encompasses pedestrian, bicycle and auto circulation, and community open spaces that provide for various recreational needs, yet act as a functional system for stormwater treatment and management. Street design also incorporates the stormwater system into the aesthetics of the community and encourages community education.

a. Parkways and Planters

- Planters and Tree Grates: Planters are typically provided on urban and/or commercial streets, where wide sidewalk space is desirable. Planters should have a minimum dimension of 4'x4', and may be grated to provide additional continuous sidewalk space.
- Continuous Parkway/Planter: Typically applied to neighborhood streets, parkways are landscaped areas that buffer the sidewalk from the street, and may accommodate in addition to street trees, a variety of landscape elements. Drought-tolerant alternatives to traditional turf landscaping are encouraged in drought-sensitive climates.
- · Rain Garden with Curb-cuts: Where possible, drainage channels may be cut into street curb face to allow street run-off wastewater to flow



Desert parks and gardens help preserve the natural environment, and encourage walking, even in a hot climate.



Stormwater detention areas help manage runoff from rain events.



Trees can be used to both provide shade for sidewalks and screen unattractive expanses of walls or service areas.

into streetside gardens, providing Biofiltration, and slowing runoff into the sewer systems.

· Flex Planter: Parkways fronting work/live, retail or commercial uses may be hardscaped to provide additional sidewalk width for a variety of approved uses.

b. Medians & Swales

- · Medians: On streets with large rights-of-way, center medians may be provided to additionally enhance the landscape character of the street, accommodate left-turn pockets, and provide pedestrian refuges in crosswalks at intersection and mid-block crossings. Medians may be designed and landscaped in a variety of ways, including rain gardens, Bioswales, hardscape, turf, and/or street trees. Where possible, medians should be wide enough to accommodate left-turn pockets, and should provide pedestrian refuges at intersections and mid-block crossings.
- · Rain Gardens and Bioswales: On streets with rolled-curbs, no curbs, or drainage channels cut into the street curbface, Bioswales, rain gardens, and ditches may take the place of a traditional raised parkway, providing *Biofiltration* of street water runoff.

c. Parking Lanes

- · Parking lane planters accommodate street trees on streets with existing sidewalks that are either directly adjacent the street curb, or are too narrow to accommodate planters or parkways. They additionally can visually narrow wide streets and calm traffic. Planters are spaced away from the street, so that drainage gutters are unimpeded, and may additionally, be "open-backed" - allowing street water runoff to seep into planters. In more urban settings, *Bulb-out* planters may be grated to reduce maintenance of planter landscaping.
- · Where possible, parking lanes should employ permeable pavements that both contrast the main street material to denote parking and allow for infiltration. Using permeable pavements in conjunction with appropriate planters allows for a wide range of infiltration opportunities. Materials for permeable areas include spaced concrete pavers and decomposed granite. The permeable pavement areas should be located adjacent planter Bioswales and infiltration areas.



Cisterns can be used to store rainwater. They may either be above ground tanks or integrated into the landscape.



Storm drain filter systems help to naturally filter runoff.



Parking with permeable pavers and rainwater collecting planters

d. Parking Lots

- To reduce stormwater run-off and pollution, and to allow for the replenishment of groundwater, parking areas should be designed to reduce the amount of run-off generating surface area.
- Permeable pavements are load-bearing surfaces that have the capability of infiltrating runoff into the underlying reservoir base coarse (with at least 40% void space) and soil. Different types of permeable pavement include:
 - i. Porous asphalt comprised almost entirely of stone aggregate and asphalt binder with very little fine aggregate;
 - ii. Pervious concrete that has a permeability rate of 12 inches per hour and has the appearance of exposed aggregate concrete;
 - iii. Unit pavers, bricks or stones that provide a durable and attractive surface, spaced to expose a permeable joint and base;

- iv. Crushed aggregate that provides a wide variety of aggregate types, and which must be bounded by a rigid edge;
- v. Turf blocks;
- vi. Cobbles which are suited for low traffic areas and require a rigid edge.
- · Surface overflow should drain to Biofiltration strips through curb cuts. Properties that have podium or subterranean parking should provide a cistern to collect run-off during rain events. They may be placed anywhere on the property or integrated as part of the structure. Overflow should drain to the water quality features prior to discharge into nearby drainage channels.



Corner Bulb-out planter with street drainage maintained



In-street planter Bulb-outs



A median with a small river stone drainage bed and drought-tolerant plants



A green street with curbless planters



Parkways may be landscaped in a variety of ways, and turf-alternatives, such as decomposed granite, mulch, and hardscape, are recommended for droughtsensitive areas.



Streets lined with a mixture of office, retail, and residential parkways may be filled in with permeable pavers to increase the usable sidewalk space.



A swale in a desert landscape using small stones and decomposed granite



A Bulb-out containing a swale with access to street runoff





Drainage channels may be cut into street curbface to allow street run-off water to drain into medians, providing Biofiltration and wastewater management.

D. Public Open Space Landscape Guidelines 1. General Guidelines

A network of plazas, squares and greens has been designed to provide residents with a variety of outdoor experiences. Plazas are highly ordered spaces, usually with a cluster of buildings that tightly define exterior space. Squares are green areas often placed in front of or closely aligned with civic buildings that help define their stature within the community. Greens provide play space to recreate and commune with nature. Although the character of public space differs, and hence the human experience, they all form the community's backyard and offer opportunities to spend time in the company of others or to find solitude.

2. Recommended Plant Materials

The design of these "community living rooms" should emphasize comfort and flexible use - accordingly shade trees, shaded seating areas and a variety of ground surfaces for walking and play are recommended. A list of Plant Types are located in *Chapter 5.8* Public Open Space.



Shade trees are integral to plazas and public spaces.



A desert plaza containing flagstone laid amongst permeable gravel material



Outdoor event areas should integrate desert landscape and hardscape elements.



A paseo with flagstone and embedded planters that receive runoff

E. Private Open Space Landscape Guidelines 1. General Guidelines

- a. Landscape should be used to soften walls and fences and provide a green screen between commercial buildings and adjacent residential properties, except where fire protection standards require non-combustible fencing.
- b. Trees, shrubs, hedges, and deciduous vines should be used to minimize solar heat gain during the summer and maximize heat gain during the winter.
- c. Site lighting should be shielded so that light sources are not visible from a public way and do not produce glare.
- d. The bottom of a lamp along a path should not be more than 20 feet above the ground.
- e. *Wall-pack* types of lighting are not allowed.

2. Front Yard Landscapes

Plantings in yard areas fronting on streets should be appropriate to the scale, orientation and purpose of the yard. Appropriate plant materials and designs for specific frontage yard types are as follows:

- a. Single-family front yards. At Façades, foundation shrubs and ground cover should be planted against the Façade. At Garden walls, low shrubs and wall vines or tall shrubs should be planted against the wall.
- b. Shared front yards. Lawn, ground cover and low shrubs should compose the front yard landscape. Shrubs should be massed or configured as maintained hedges. Hardscape may be used adjacent to entrances and in seating areas. Tree shapes, sizes and types should be planted at the edge of the private space, but at all times should be in proportion to the height and mass of the building *Façade*.

3. Other Yard Landscapes

Side and rear yard plantings should be planted to insure privacy and create buffers. Rear yards and do not need to be landscaped, except to the extent that they affect the quality of public space.

4. Irrigation

Permanent and automatic irrigation systems shall be provided for all landscaped areas per the City's design criteria and specifications. Water efficient landscaping



Plants can be potted or planted in yard areas.



Front yards may either take on a more natural, rugged appearance or a more minimal, formal appearance.





Building shade paired with greenery helps to dramatically cool an area.



Sideyards can incorporate planters, pots, and landscaped areas.



A yard with flagstone pavers and fountain



Backyards with pools should minimize lawn areas, while also incorporating drought tolerant landscape areas.

should be introduced, beginning with a soil and climate analysis to determine the most appropriate landscape design, including the selection of indigenous and nativein-character, drought tolerant plants to reduce irrigation requirements. Lawn should be restricted to particular areas of passive and active recreation. Wherever lawn is used the selected species should be a deep-rooted variety with low watering requirements. Where irrigation is required, high efficiency irrigation technology with low pressure applications such as drip, soaker hose, systems with rain shut-off devices and low volume spray systems should be used. The efficiency and uniformity of a low water flow rate reduces evaporation and runoff and encourages deep percolation. After the initial growth period of 3 to 7 years, irrigation should be limited.

5. Stormwater Management

Runoff from buildings should be reduced through the reduction in the overall building footprint. Roof runoff can be collected and diverted to underground drywells where water can slowly infiltrate. Drywells are sloped and located at a distance from the building foundations. Alternatively, buildings can be designed with rain-chains, stone streambeds and stone filters, porous pavers and rainwater gardens adjacent to the side of the building. Roof runoff is collected into gutters, which direct water down the rain-chains, and into rock filters. Rock filters and ephemeral graded stone streambeds further direct stormwater into the rainwater gardens. The rainwater gardens are landscaped depressions, where roof runoff and ground surface runoff is directed, through grading, into the depression. These gardens filter, absorb and treat stormwater on site, provide visual identification, and promote education of residents through "celebration" of stormwater management.



An appropriately landscaped rainwater garden in a desert climate



Installation of a desert detention area



Colorful desert landscapes with native, drought-tolerant plants and permeable ground cover materials.



Rain chains help to divert and store rainwater from gutters



Green roofs are used to capture and store water on-site.





5.10.11 Street & Open Space Lighting & Furnishing

A. Street and Open Space Lighting

Streets and other public spaces throughout the Plan area must be carefully scaled and detailed for the safety and comfort of pedestrians. For Etiwanda Heights, very simple, light-scale, modern fixtures with high efficiency LED sources and down-directed "dark sky" cutoff distribution patterns are appropriate.

- 1. On major streets, existing cobra-head lights will remain, with new lights illustrated here located between them at approximately 60 feet on center. This is about twice the tree spacing, located at the midpoints between trees.
- 2. On neighborhood streets, lights should be located mid-point between every fourth tree (120 feet), staggered in such a way that there is one light every 60 linear feet of street, alternatively on one side or the other, not both.
- 3. Along streets fronting a park or greenway, singlehead lights must be located along the built edge of the street at about 90' on center (at about every third tree), unless specified otherwise.
- 4. Any lights in park areas should be integral to the park design.



This simple pendant luminaire is recommended for most streets, with high efficiency LED lamps and excellent "dark sky" downward directed light distribution.



This indirect LED pendant luminaires may be suitable for parks and public spaces throughout the Plan area.



Craftsman post-top luminaires are well suited to lighting neighborhood blocks, center plazas and paseos.

A. Street and Open Space Furnishings

Street furnishings will contribute to the comfort and human scale of the public spaces throughout the Plan area, particularly in the neighborhood centers, plaza, parks and greens. Wherever possible, furniture that can be relocated within a seating area is recommended, to provide flexibility and a sense of ownership of the space by residents and others.

Parallel to the recommendations for simple, modern light fixtures, furnishings may be of a simple, clean, modern design. Street and Open Space furnishings may also be of a more rustic character. To ensure that these styles remain compatible, the designs for both should be simple, and both should remain in a limited palette of materials, including matte metals and wood.



Hardscaped Open Spaces with programmed areas or restaurants benefit from movable cafe-style seating.



Park Benches made of wood, designed to fit into a rural landscape, are encouraged.



Bike racks should be simple, clean and functional.



Authentic wood and Synthetic wood slats remain comfortable even in the summer sun and appear natural on hardscape or softscape terrain.





Light, modern furniture that is secured or movable within a seating area or park can project a simple aesthetic.



Suspended luminaires are aesthetically pleasing and interesting in parks and plazas.



Plazas, like the Wilson Town Square, may have permanent structures such as gazebos, which should remain open and easily accessible.



Craftsman furniture in wide streets does not have to be oriented in strictly orthogonal orientations, but can begin to form public rooms with oblique angles.



Street furnishings should make providing shade, especially for seating and rest areas, a priority.



Combining rustic materials with clean modern lines is a method of crafting a coherent Rancho Cucamonga style.



Seating may be designed to demonstrate various levels of response to the natural environment.



The design of small bridges spanning Bioswales should be consistent with other street and open space furnishings.



Street furnishings may vary along a public R.O.W., but should remain continuous, to encourage continual pedestrian activity.



Bollards in parks should be simple, and not detract from the detail of natural landscaping.



Trash receptacles are not exempt from the consistent design aesthetic. Simple, wooden receptacles like this are great additions to streets and open spaces.

A modern design that incorporates wood can fit well with rustic landscaping and design.

Fountains should not shy away from being creative with rural aesthetics.

6 Infrastructure & Public Services

Introduction

The development of the Etiwanda Heights Neighborhood & Conservation Plan (the Plan) area will require the improvement and the extension of existing infrastructure and public services. Basic utilities, including energy, water and wastewater connections already exist along the southern portion of the Plan Area. Construction of infrastructure and public services to support proposed development within the Neighborhood Area will occur under the auspices of a master developer or builder, whereas individual property owners will build the necessary infrastructure and services within the Rural/ Conservation Area.

This Chapter focuses on the provision of infrastructure and services within the Neighborhood Area, facilitates orderly development of this requirement, and meets the City of Rancho Cucamonga's Municipal Code by identifying the "backbone" infrastructure that is existing and needed to support the proposed development within the Neighborhood Area.



This Chapter Covers

6.1	Transportation
6.2	Grading
6.3	Stormwater
6.4	Water
6.5	Wastewater
6.6	Dry Utilities
6.7	Schools
6.8	Emergency Services

Chapter 5 includes development standards and design guidelines for streets and their public frontages, trails, parks and other public open spaces, focusing on the physical environment that they create within the Neighborhood Area and Rural/Conservation Area.

Chapter 6 presents the street network, trail network, and public open space network as infrastructure systems that connect to, complete, and extend existing infrastructure systems as the organizing framework and infrastructure backbone of the Plan.

Chapter 7 - **Chapter 7.5** in particular - provides general direction for the implementation and financing for these systems, including the capital costs and ongoing maintenance and operational responsibilities and costs. The final design for all systems and more detailed assignment of financial and maintenance responsibilities will be defined at the time of approval of final subdivision map(s) and public improvement plans.

6.1 Transportation

6.1.1 Intent

The availability and affordability of transportation options that meet the needs of a diverse user population shape not only the way in which people navigate the physical environment, but also the environment itself. As described in some detail in *Chapters 4* and *5*, the street and open space network of Etiwanda Heights is intended to define a unique character for its new neighborhoods, and to encourage and accommodate active transportation and healthy outdoor lifestyles.

This Chapter describes the physical conditions of the circulation network surrounding the Plan Area, including roadways, pedestrian and bicycle circulation, public transit, and then describes the proposed circulation network, focusing on the Neighborhood Area.

This Chapter focuses on the transportation function of that interconnected network of multi-modal streets and trails, with an emphasis on transportation choice. Choice is key to safely and equitably accommodating the needs of users ranging from the very young to the very old, users with special needs, users who prefer to drive and those who prefer to walk or bike, and users who enjoy horseback riding. A range of convenient and pleasant mode options can reduce traffic, increase social connectivity and improve environmental quality.

6.1.2 Street Network

The transportation system in Rancho Cucamonga has many diverse elements including roadway systems, bicycle systems, and a public transit system offering bus and rail options. Currently the most popular mode choice for commuting to work in Rancho Cucamonga is driving alone, with over 80% of commuters utilizing this option. Less than five percent of commuters currently utilize alternative transportation as their main form of transportation to and from work.

Existing Network

Regional access to the Plan Area is provided by State Route 210 (SR-210) and Interstate 15 (I-15). Access to the Plan Area from I-15 is provided by Wilson Avenue from the east. From the south, access from SR-210 is provided by interchanges at Day Creek Boulevard, Milliken Avenue, and Haven Avenue. As shown in *Figure 6.1.2A*, primary access to the Plan Area is provided by Milliken Avenue and Rochester Avenue from the south, and by Banyan Street and Wilson Avenue from the east and west. Day Creek Boulevard, Etiwanda Avenue and Haven Avenue provide additional access from the center of the City to the south, connecting to the Plan Area via Banyan Street and Wilson Avenue.

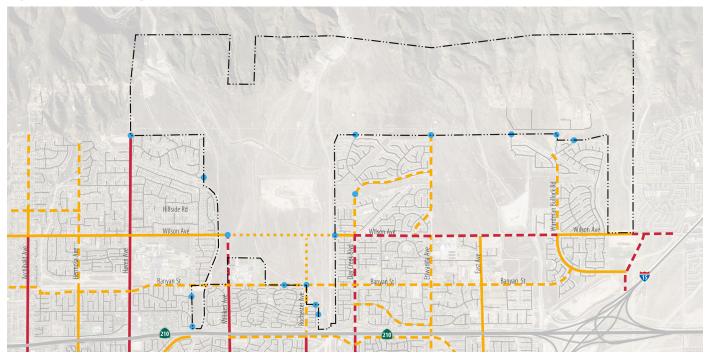
These facilities serve as the primary existing and future connections for all modes of travel into the Plan Area, as the local street networks of the surrounding residential neighborhoods provide few opportunities for vehicular, pedestrian or bicycle connections.

Arterial Streets: Milliken Avenue and Day Creek Boulevard are classified by the General Plan as Modified Major Arterials with Medians. These roadways vary between four and six travel lanes. Wilson Avenue east of Day Creek is also classified as a Modified Major Arterial with a Median. The right-of-way, much like the number of lanes, varies between 120' and 100'. These roadways include 5' Class 2 bike lanes, 14' landscaped center medians, and varying sidewalk areas. Wilson Avenue to the east of Day Creek Boulevard is designated a Class 1 bike lane in the General Plan. These wider sidewalks were constructed along the south side.

Collector Streets: Banyan Street and Rochester Avenue adjacent to the Plan Area are classified as Collectors by the City of Rancho Cucamonga General Plan. These two lane roadways have Rights-of-Way of 66', which includes 8' sidewalks on each side, and 5' striped Class 2 bike lanes. Along the south side of Banyan Street is a 14' multi-purpose trail accommodating pedestrian and equestrian users, with fencing and landscaping as a buffer between the trail and vehicle lanes.

Secondary Arterial Roadways: Wilson Avenue is classified by the General Plan as a Secondary Arterial Roadway, within the Plan Area, west of Day Creek Boulevard. The roadway varies between two and four-lane travel lanes and the Right-of-Way varies between 110' and 90'. Portions of Wilson Avenue near the Neighborhood Area include one 5' Class 2 bike lane. An 11' multi-purpose trail, accommodating equestrian and pedestrian users, flanks Wilson Avenue - on the south side to the east of the Neighborhood Area and on the north side to the west.

Figure 6.1.2A Existing Street Network



- Major Arterial Street
- Modified Major Street with median
- Secondary Street
- --- Collector Street
- Potential Street Connection

Potential Connections

Milliken Avenue, Rochester Avenue and Wilson Avenue provide the primary street connections to the Neighborhood Area of Etiwanda Heights. As shown in Figure 6.1.2-A to the right, additional neighborhood streets that offer connection opportunities to the Neighborhood Area include Ranch Drive in the northwest corner, Mirador Drive, Marbella Drive and Lemon Avenue in the southwest corner, Vintage Drive and Thunder Mountain Avenue in the southeast corner, and Day Creek Boulevard via the existing utility easement in the northwest corner.

Haven Avenue, Etiwanda Avenue, Sagewood Drive, Wardman Bullock Road, and Colonbero Road provide potential street connections to the Rural/Conservation Area.



Milliken Avenue provides access to the west side of the Neighborhood Area



Banyan Street runs along the southern edge of the primary Neighborhood Area

Proposed Network

The framework of this multi-modal circulation system is the roadway network, that incorporates traffic calming design strategies that include curving and angular street trajectories, "tree-lined street" designs proven to slow traffic, reasonably narrow travel lane widths, buffered bike lanes on selected streets and on-street parking. Local streets serve neighborhoods and provide access to adjacent land uses (typically housing) by all modes of travel.

The street and open space network that forms the structural framework of the Etiwanda Heights neighborhoods – and the full palette of Street Types of which it is composed - is presented in *Chapter 5*, It is intended to generate a unique Etiwanda Heights neighborhood character, as well as a safe, comfortable and quiet environment for walking and biking. That network is described here in functional circulation terms.

The proposed network provides convenient vehicular access to and through the neighborhoods of Etiwanda Heights. Wilson Avenue is finally connected through this area, with a trajectory intended to control vehicular speeds, to promote views of the mountains to the north, and to provide good access to the neighborhood school, which will take direct access from a new street along the west edge of the school site. Roundabout control at key intersections is proposed to slow traffic, reduce travel delays, and reduce the frequency and severity of collisions.

The pedestrian network is pervasive - every street and public space provides a great place to walk. The bicycle and equestrian networks include both on and off-street facilities. The following street types compose the network. See Chapter 7.5 for maintenance responsibilities for streets.

Milliken Avenue: This primary arterial roadway will remain a 4-lane facility from Banyan Street to a new roundabout intersection with Wilson Avenue, providing primary access to existing and new neighborhoods, to Los Osos High School and to Chaffey College.

Entry Avenues: These roadways serve as primary entries into Etiwanda Heights, on Wilson Avenue from the east and west and Rochester Avenue from the south. These avenues have one travel lane in each direction, a center median/let turn lane, and on-street parking. Generous sidewalks and landscape strips are provided to promote the pedestrian activity, buffered on-street bike lanes, and a 12' multipurpose trail on one side for pedestrian and equestrian use.

Neighborhood Avenue 1 (Wilson): This roadway provides access through the Neighborhood Area, with one travel lane in each direction, left turn lanes and "medianettes" for landscaping, and comfortable sidewalks buffered from traffic by street trees and curbside parking. Vehicular and pedestrian travel are prioritized on this important through route, so bike lanes are shifted to Neighborhood Avenue 2.

Neighborhood Avenue 2: This roadway provides convenient vehicular, pedestrian and bicycle access from the northeast neighborhoods to the southwest, offering bicyclists a lower speed, lower traffic, and lower slope route than would be provided by Wilson Avenue. One vehicular lane is provided in each direction, with buffered bike lanes, curbside parking, and sidewalks buffered by wide landscaped bioswales.

Wilson Avenue/Main Street: This roadway provides access through the two-block commercial area at Rochester Avenue. Two 10' travel lanes with 8' on-street parking lanes are provided, sidewalks between 12' and 18' and a 14' wide multi-purpose trail to support pedestrians and equestrians. Sharrow pavement markings indicating shared vehicle/ bicycle lanes will be provided to mark the Class 3 shared bicycle facilities.

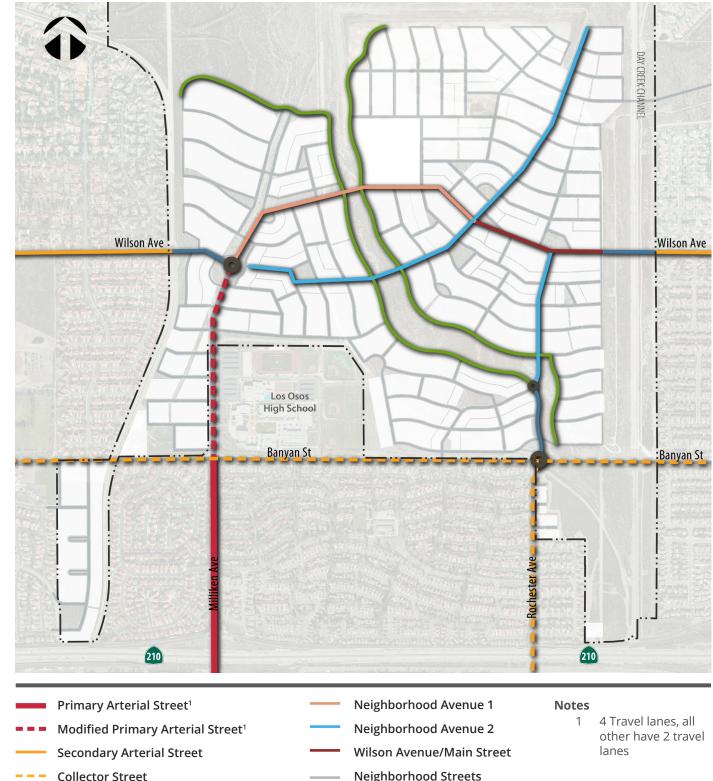
Neighborhood Streets These roadways provide vehicular, pedestrian and bicycle access to all residences, while forming the primary recreational and social spaces of the neighborhoods. All streets have one travel lane in each direction, curbside parking, bioswale parkway strips and sidewalks in a variety of configurations.

Neighborhood Edge Drives: These special, single-loaded streets flank large community open spaces. Very similar to Neighborhood Streets, they also have one travel lane in each direction and a curbless shoulder on the open space side.

Rural Roads: These are curbless roads with gravel shoulders, one travel lane in each direction and no sidewalks. Such roads are located within the Rural/Conservation Area not shown in Figure 6.1.2B will be constructed, owned and maintained by individual property owners or developers.

The street network within Etiwanda Heights - excluding rural roads - will be constructed by the Master Developer(s). The final layout of streets, through all phases, will be reviewed for network connectivity, allocation and alignment throughout the Precise Plan (i.e. Major Design Review) and Tentative Tract Map processes. (see Chapter 7.7)





- **Entry Avenue**

- **Neighborhood Streets**
- Neighborhood Edge Drive

6.1.3 Bicycle Network

Existing Bicycle Network

The current Rancho Cucamonga General Plan documents existing and proposed bicycle routes, recognizing three classes of bike routes:

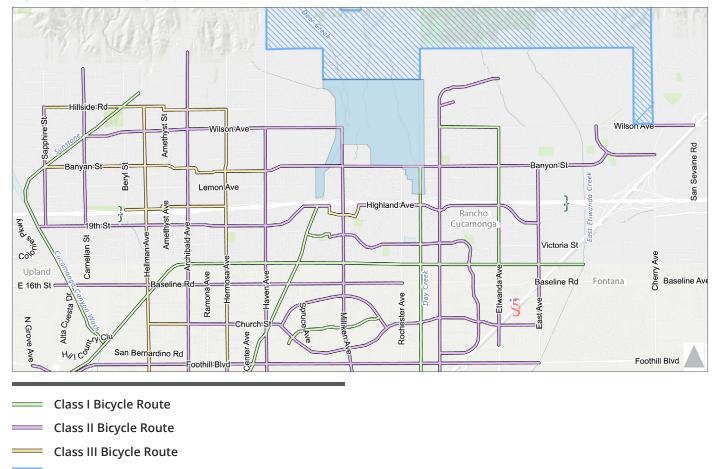
- **a. Class I.** A bike path or bike trail that is essentially off street and separated from automobiles. These facilities are a minimum of eight feet wide, allow for two-way travel, and include bike lane signage and designated crossings where needed.
- **b. Class II.** These facilities are typically designated by striping in the roadway located either next to a curb or a parking lane. Lanes located next to a curb have a minimum recommended width of five feet, while a lane next to a parking lane may be as little as four feet wide. These lanes are to be used exclusively by bicyclists and include signage, special lane lines, and pavement markings.
- c. Class III. Also called bike streets, this bike route type consists of shared use access for motor vehicles and bicyclists. These Bike Streets include signage, in most cases along with markings stencilled on the street to alert bicyclists and motorists that the street is an official bike route.
- d. Most major streets in Rancho Cucamonga provide Class II or Class III facilities along the street as far north as Wilson Avenue. Facilities are planned to provide service to the northern Rancho Cucamonga city limits.
- e. Within the Plan Area, east-west running bike paths run along Banyan Street and along the segments of Wilson Avenue both to the east and to the west of the Plan Area, as shown in *Figure 6.1.3-A*.





The existing Day Creek (upper image) and Deer Creek Channel (lower image) access roads also function as Class I bicycle facilities in the Plan Area.

Figure 6.1.3A Existing Bicycle Network





Neighborhood Area



Class II bike lanes exist on Milliken Avenue (left image), north of Los Osos High School, and on Banyan Street (right image).

Proposed Bicycle Network

The bicycle network is a primary consideration and significant amenity for the new neighborhoods of Etiwanda Heights and for existing surrounding neighborhoods. It is intended to enable and encourage bicycle use for a variety of functions and activities. Chief among these are:

- Family recreation and exercise
- Children riding to parks, schools and friends' homes
- Errands to neighborhood shops and restaurants
- Mountain bike access to foothill open spaces

To meet the needs of diverse user types - including children, adults, older residents, expert and adventurous bicyclists - the network includes the following types of facilities, woven together in a complete and interconnected bicycle network. The types of facilities provided within each of the many street types are illustrated and described in detail in *Chapter 5.7*. The following overview describes the main facilities types from a network point of view.

Class 3 Facilities: The neighborhood streets of Etiwanda Heights are designed to keep motorists' speeds very low so that bicycle traffic can safely mixed with cars. The finegrained, interconnected network of neighborhood streets thus provides a very extensive network of safe bike routes within each neighborhood sub-area and connecting between sub-areas.

Neighborhood Edge Drives and Edge Lanes provide onstreet Class 3 bike lanes as well as connections to Class 1 bike trails within the open spaces they abut.

Class 2 Facilities: Most Neighborhood Avenues provide on-street Class 2 striped bike lanes, many with buffers to help separate automobile traffic from cyclists. These routes provide access through and between neighborhoods for most cyclists. The Entry Avenues include such bike lanes, connecting from existing streets into the Etiwanda Heights mobility network, where users may choose a variety of routes and facility types that suit their level of expertise, speed, and desired type of ride.

Class 1 Facilities: These off-street bike paths are especially well suited to children and families. They run through parks and greenways, separated from the streets and separated from the multi-purpose trail system (see following page) which also accommodate pedestrians and equestrians.



Typical Neighborhood Street – cars and bicycles share lanes



Typical Neighborhood Avenue, with buffered bike lanes

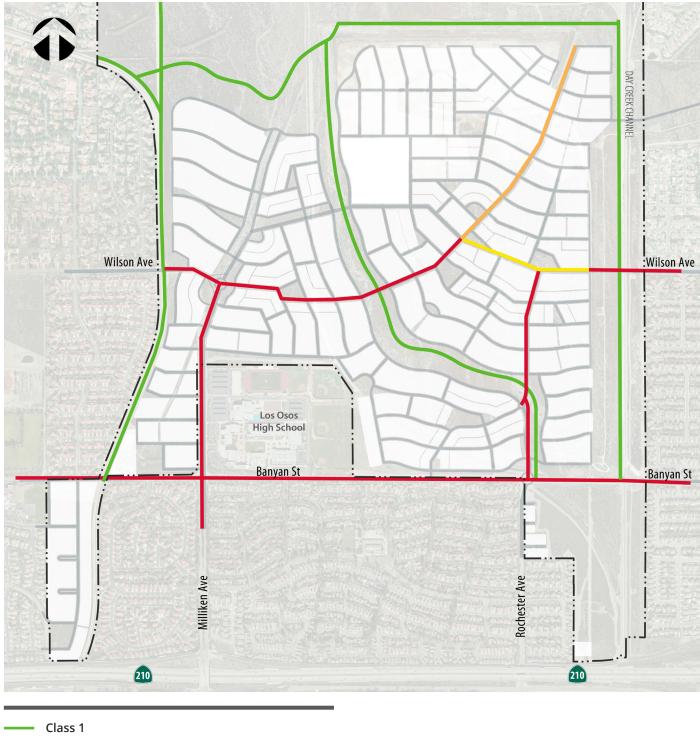


Typical Class 1 Bikeway running through park or greenway



Sharrows in the low speed Main Street environment at the town square shops and restaurants

Figure 6.1.3B Regulating Plan - Bicycle Network





Class 2 or 3

6.1.4 Trail Network

Existing Trail Network

The General Plan defines two types of public pedestrian and equestrian trails in Rancho Cucamonga, Regional Trails and Community Trails. Regional trails are long distance connectors to regional parks, scenic canyons and other open spaces, designed for hikers, bicyclists, and equestrian users. Community Trails provide connections to community facilities, such as parks and schools. These trails are designed for hikers and equestrian users.

Approximately 1.5 miles south of the project site is the Pacific Electric Trail. This regional trail extends from the County line in Claremont to the City of Rialto, providing 21 miles of a recreational path. Directly to the north of the project site, the Etiwanda Falls trails are popular local hiking trails.

Existing trail types that are to be maintained - and in some cases enhanced - include:

- A. Existing flood control channel service/access roads. The San Bernardino County Flood Control District will continue to own and maintain these roads. The east edge of the east side road along the Deer Creek Channel will be enhanced per the vision for Deer Creek Greenway in Chapter 4. The roadway along the west side of the Day Creek Channel will abut new parks as shown in Chapter 4, but will otherwise be available for trail use in its current condition.
- B. Decliff Drive within the Rural/Conservation Area, available for trail use in its current condition. Private roads within the Rural/Conservation Area will be offlimits for public access unless express permission is provided by the property owner.
- C. Multi-purpose trails flanking Banyan Street and Wilson Avenue, accommodating pedestrian and equestrian use.

This plan defines 7 trail types, some of which are enhancements off existing trails and some of which are entirely new trail types. For clarity, they are each mapped, described and illustrated in the following pages.

At the time of preparation of Precise Neighborhood Plans for the Neighborhood Area, and the preparation of the Conservation Implementation Plan for the Rural/ Conservation Area (see Chapter 7, Implementation) a Trail Master Plan shall be prepared to implement the intentions of this section, as further described below.



Existing North Etiwanda Preserve Trail. In the future such trails will be managed and designed by the Land Manager.



Existing Deer Creek Channel Trail



Proposed Deer Creek Greenway enhancements

- Existing Multipurpose Trails
- New Multipurpose Trails
- - -North Etiwanda Preserve Trails
- Parks

Figure 6.1.4A Existing and Currently Planned Trails ¹

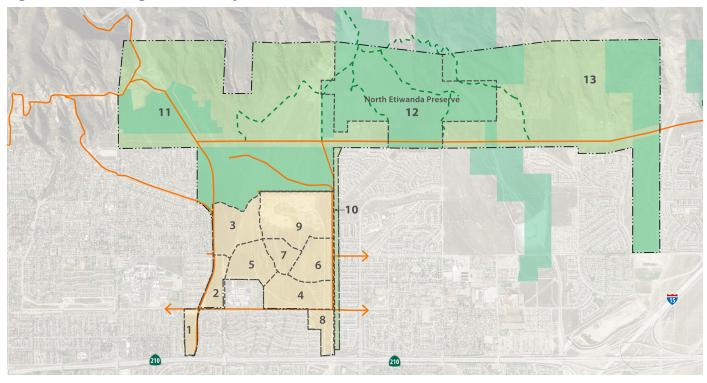
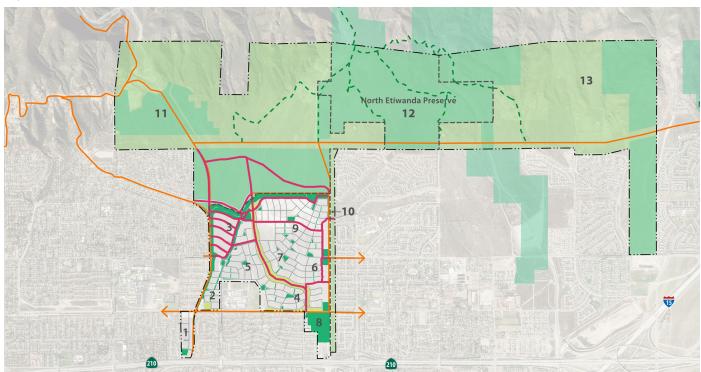


Figure 6.1.4B Master Plan of Trails



Notes

1 of the General Plan. They currently may not be constructed according to the City's standards.



The locations of the trails within the unincorporated areas of the City's Sphere of Influence as shown in Figure CS-3

Proposed Trail Network

In addition to and integrated with the street network is an extensive network of multipurpose trails, providing pedestrian, bicycle and equestrian access throughout the neighborhoods and connecting into the foothills above.

Trail Master Plan

Trails are required to be developed per the Trail Master Plan, and are organized into two classes: Neighborhood Area trails and Rural/Conservation Area trails. For trails within the Neighborhood Area, primary responsibility for the Trail Master Plan lies with the Master Developer. For trails within the Rural/Conservation Area, primary responsibility for the Trail Master Plan lies with the Land Manager. The Master Developer, the Land Manager and the City shall work collaboratively to ensure an integrated plan for the design, phasing and operation of the trail network.

The Trail Master Plan must address:

- Existing and proposed access points/trailheads
- Trailhead parking and amenities design
- Engineering details of trail sections
- · Engineering details of trail intersections, crossings, overcrossings and undercrossings
- Signage design and placement plan

Trail Types

The variety of trail types to be developed by the Trail Master Plans are elaborated upon in the following spreads. The design standards for Rural/Conservation Area trails differ from the standards for trails within the Neighborhood Area. Both trails will refer to the City of Rancho Cucamonga Trail Implementation Plan for details. Seven trail types are defined herein, in addition to those already present.

Neighborhood Area Trails

- Type I, Channel Trails (existing)
- Type II, Neighborhood Area Trails (new)
- Type III, Streetscape Trails (new)
- Type IV, Class I Bike Ways (new)

Rural/Conservation Area Trails

- Type V, RCA Channel Trails (existing)
- Type VI, Rural/Conservation Area Trails (existing & new)
- Type VII, RCA Class I Bike Ways (new)



Type 1 Trails with fencing to protect conservation area



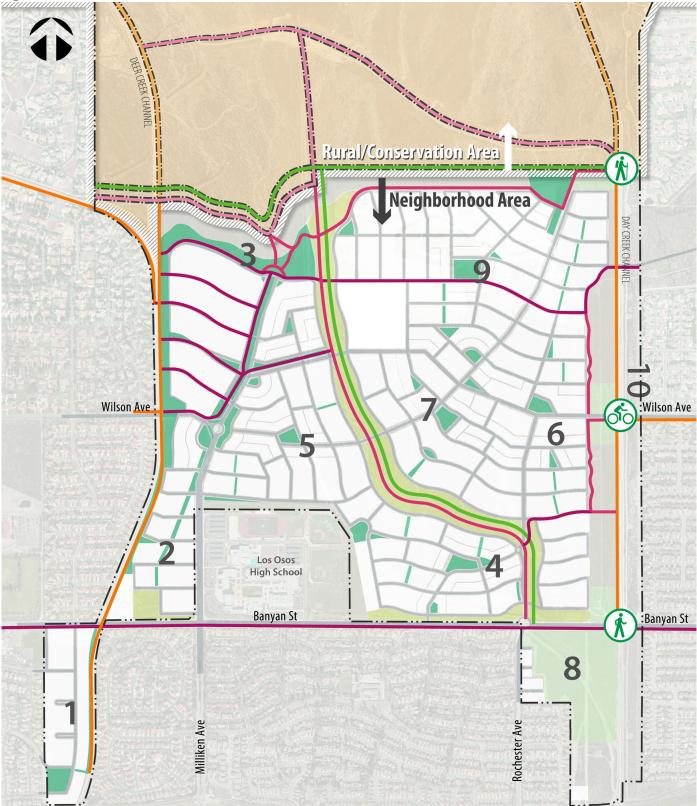
Multipurpose trails that function as equestrian paths

Trailheads

Trailheads and other points of access to the trail network should be well lit and include shaded benches and tables, drinking fountains (if feasible), restrooms, trash receptacles, bag dispensers (for pets), informational signage, and bike racks. Horse trailer parking must be provided at all trailheads that are accessible from a street.

- Trail Type I, Channel Trails Trail Type II, Neighborhood Area Trails Trail Type III, Streetscape Trails Trail Type IV, Class I Bike Way
- Trail Type V, RCA Channel Trails
- Trail Type VI, Rural/Conservation Area Trails
- Trail Type VII, RCA Class I Bike Ways
- Parks
- Trailheads

Figure 6.1.4C Master Plan of Parks and Trails



Neighborhood Area Trail Types

Trails within the Neighborhood Area are located and designed for use by pedestrians, runners, cyclists and equestrians with two primary intentions: 1) to provide neighborhood-to-neighborhood active transportation connections for recreation and daily travel; and 2) to provide access to trails within the Rural/Conservation Area and to the National Forest above. This conceptual plan of trails is intended to connect seamlessly to the existing and future multi-modal street network and existing trail network.

Trail Type I, Channel Trails

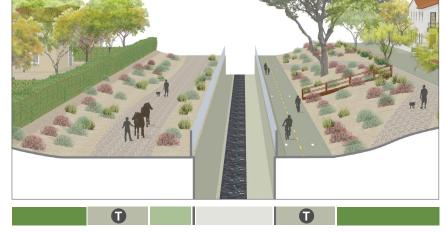
The existing service access roads flanking the Deer Creek and Day Creek flood control channels are made available by the San Bernardino County Flood Control District for community recreational access and are designated by the City's general plan and Trail Implementation Plan as regional trails. This plan proposes to enhance those trails with edge landscaping as illustrated here, and by connecting them to new neighborhood streets.





Multipurpose Trail

Equestrian Trails within Neighborhoods



Adaptation of Existing Multipurpose Trails along Deer and Day Creek Channels

Trail Type II, Neighborhood **Area Trails**

This new trail type is at least 12 feet wide with 6 foot landscaped shoulders, with a stable, granular surface for use by hikers, runners, mountain bikers and equestrians. This type runs through the Camino de las Alturas, providing residents of Etiwanda Heights and the City at large with access through this major park and to the trails within the R/CA above.



New Multipurpose Trail in the Camino de las Alturas





Class I bikeway



New Multipurpose Trail integrated into the Neighborhood Area street network



Typical Class I Bikeway running through the Camino de las Alturas





Multipurpose trail

Trail Type III, Streetscape Trails

Streets within Sub-Area 3 and one street in Sub-Area 9 include sidewalks on one side and multi-purpose trails for pedestrians and equestrians along the other side, connecting to the enhanced Deer Creek Channel Trail to the west and a new Type II Trail within the central drainage greenway of Sub-Area 3 on the east. These trails thread this rural trail type into this unique neighborhood area, providing a strong semi-rural design character and accommodating horses as well as pedestrians.

Trail Type IV, Class I Bike Ways

This broad Class 1 bikeway is at least 12 feet wide, with landscaped shoulders at least 6 feet wide transitioning to adjoining park areas. It connects the Class II bike lanes of Banyan Street though the Camino de las Alturas with Class I connectors to neighborhood streets to the east and west, and northward to Type VI Trails within the proposed Etiwanda Heights Preserve and the trail network of the Rural/ Conservation Area to the north.

Trail Master Plan - Neighborhood Area

As noted above, the trail network plan in this section is conceptual in nature, describing the intended function, connectivity and design character of the Etiwanda Heights trail network. At the time of preparation of Precise Neighborhood Master Plans for the initial phases of development within the Neighborhood Area, the Master Developer - in collaboration with the Land Manager, City of Rancho Cucamonga, San Bernardino County Flood Control Agency and others - shall prepare a Trail Master Plan for the entire Neighborhood Area.

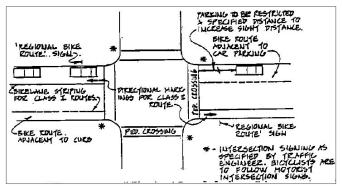
The Trail Master Plan shall be comparable in content and level of detail to the City's existing Trail Implementation Plan, utilizing standards and details where appropriate and developing new where appropriate to meet the design intent of this plan.

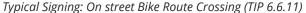


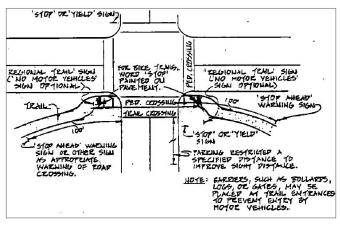
Multi-modal Trail Intersection with Pedestrian Path

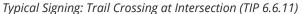


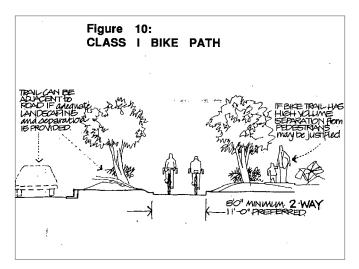
Bike Lanes protected by curbed buffer



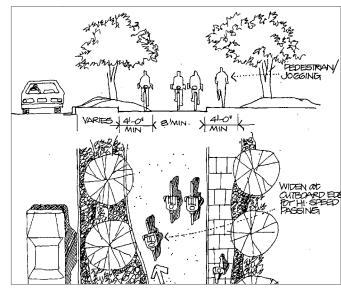




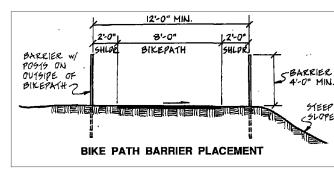




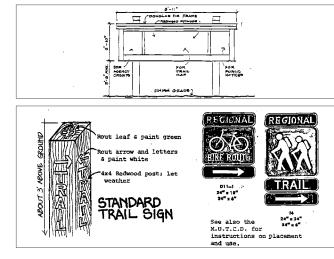
Class I Bike Path is typically surrounded by landscape buffer



Alternate Class I Bike Path incorporating pedestrian path



Barriers require extra 2' shoulder before the minimum width



Trailhead Signs and Directional Signs

Trail Signage Plan

The Trail Master Plan shall provide a comprehensive signage master plan, including directional, regulatory and, where appropriate, habitat and cultural heritage interpretive signage. Signage shall include:

- Directional signage leading residents and visitors to trailheads, entry points and parking facilities from the surrounding street network.
- Signage along trails providing directions to nearby neighborhoods, parks, commercial and civic facilities, and trails leading to the Rural/Conservation Area.
- · Regulatory signage identifying allowed and prohibited uses of each trail and hours of operation, if applicable.
- · Informational signage with contact information for trail maintenance and security officials.



Directional Signs



Trailhead Signs

Rural/Conservation Area Trail Types

Trails within the Rural/Conservation Area are located, designed and managed for use by pedestrians, runners, cyclists and equestrians with two primary intentions: 1) to enable recreational access to and through the area, connecting to the National Forest above; and 2) to provide access and education for appreciation of the natural habitats and cultural history of the area.

Balancing these objectives with protection of precious natural and cultural resources and the privacy of rural residents is the primary challenge the Trail Master Plan must resolve.

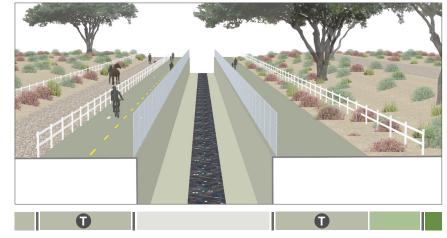
Trail Type V, RCA Channel Trails

This Trail type is substantially the same as Type I, above, but with the addition of fencing and signage to control lateral access from the trail to adjoining natural habitat and cultural resources. The Trail Master Plan shall provide a combination of physical barriers, informational and regulatory signage, and active security patrols to ensure the protection of those valuable resources.



1 Multipurpose Trail Landscape Buffer Nature **RCA Protected Nature** Fence/Barrier Other

Rural/Conservation trails require restrictions on access



Adaptation of Existing Multipurpose Trails along Deer and Day Creek Channels

Trail Type VI, Rural/ **Conservation Area Trails**

This Trail type is substantially the same as Type II, above, but with the addition of fencing and signage to control lateral access from the trail to adjoining natural habitat and cultural resources. The Trail Master Plan shall provide a combination of physical barriers, informational and regulatory signage, and active security patrols to ensure the protection of those valuable resources.



New Multipurpose Trail in the Camino de las Alturas



Access and Passage is controlled in Rural/Conservation Area



New Multipurpose Trail integrated into the Neighborhood Area street network





There should be a landscaped barrier between the path and the fence, and fence materials should be organic materials, such as wood.





Trail Type VI, RCA Class I Bike Ways

This Trail type is substantially the same as Type III, above, but with the addition of fencing and signage to control lateral access from the trail to adjoining natural habitat and cultural resources. The Trail Master Plan shall provide a combination of physical barriers, informational and regulatory signage, and active security patrols to ensure the protection of those valuable resources.



Trail Master Plan - Rural/Conservation Area

As noted above, the trail network plan in this section is conceptual in nature, describing the intended function, connectivity and design character of the Etiwanda Heights trail network. At the time of preparation of the Conservation Management Plan, the Land Manager - in collaboration with the Master Developer, City of Rancho Cucamonga, San Bernardino County Flood Control Agency property owners and others- shall prepare a Trail Master Plan for the entire Rural/Conservation Area, including existing and future habitat preserves and access points to the San Bernardino National Forest to the north.

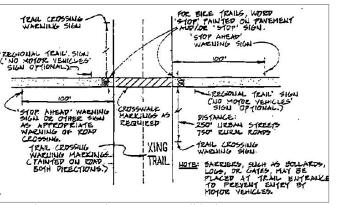
The Trail Master Plan shall be comparable in content and level of detail to the City's existing Trail Implementation Plan, utilizing standards and details where appropriate and developing new where appropriate to meet the design intent of this plan.

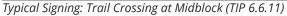


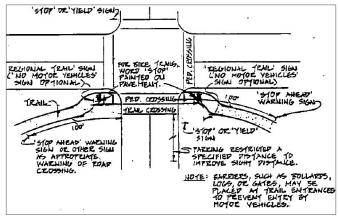
Trail node with Signage



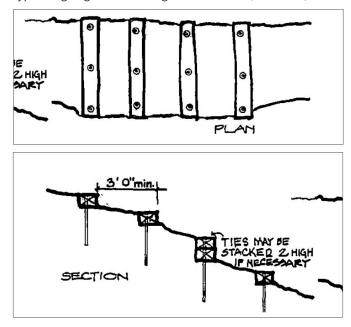
Trailhead with Signage



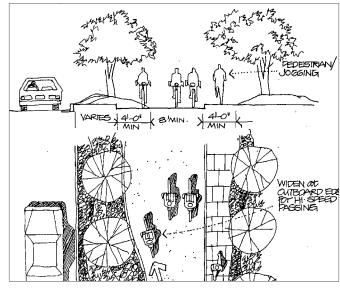




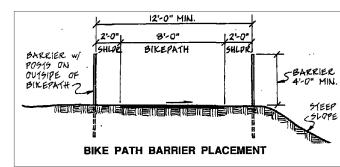
Typical Signing: Trail Crossing at Intersection (TIP 6.6.11)



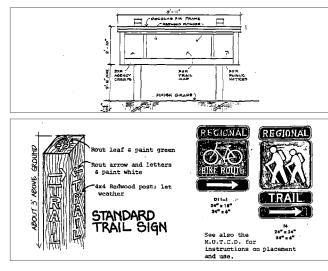
Design Standards for steeply inclined paths (TIP 6.2.1)



Alternate Class I Bike Path incorporating pedestrian path



Barriers require extra 2' shoulder before the minimum width



Trailhead Signs and Directional Signs

Trail Signage Plan

The Trail Master Plan shall provide a comprehensive signage master plan, including directional, regulatory and habitat and cultural heritage interpretive signage. Signage shall include:

- Directional signage leading residents and visitors to trailheads, entry points and parking facilities from the surrounding street network.
- Signage along trails providing directions to nearby neighborhoods.
- Interpretive signage and displays presenting information about natural habitats and Native American cultural history of the area.
- · Regulatory signage identifying allowed and prohibited uses of each trail, access restrictions, and hours of operation.
- · Informational signage with contact information for trail maintenance and security officials.



Two Way Bike Path with Shoulders and Barriers



Habitat Interpretive / Regulatory Sign

6.1.5 Public Transit

Existing Transit System

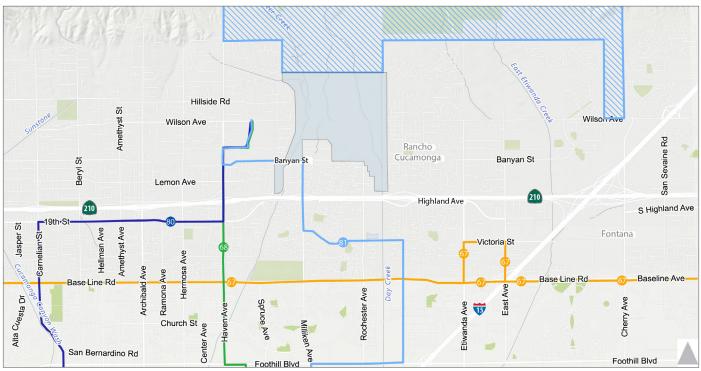
Omnitrans operates four fixed-route bus lines that serve the vicinity of the Plan Area, as well as providing a demandresponsive service. Fixed-routes are:

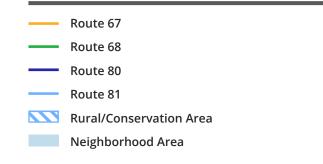
- a. Route 67. (Montclair-Base Line-Fontana). This route runs from the Montclair Transit Center east to the Metrolink Station in Fontana, serving Rancho Cucamonga via Base Line Road.
- b. Route 68 (Chino-Montclair-Chaffey College). This route runs from the Chino Transit Center north through Ontario, Montclair, Upland, and Rancho Cucamonga, ending at Chaffey College in Rancho Cucamonga. This route provides service mostly along Arrow Route, and Haven Avenue in Rancho Cucamonga.
- c. Route 80 (Montclair-Ontario Convention Center-Chaffey College). This route runs from the Montclair Transit Center south to the Ontario International Airport, then north to Chaffey College. In Rancho Cucamonga this route provides service along Vineyard Avenue, 19th Street, and Haven Avenue.
- Route 81 (Ontario-Ontario Mills-Chaffey d. College). This route runs from the Ontario Civic Center to Colony High School and to Chaffey College. In Rancho Cucamonga, service is provided mostly along Milliken Avenue, Foothill Boulevard, Day Creek Boulevard, and Haven Avenue.

Bus stops near the Project Site include stops at Chaffey College, stops at Milliken Avenue and Banyan Street, three stops along Banyan Street between Milliken Avenue and Haven Avenue, as well as a stop at Haven Avenue and Banyan Avenue. A map of routes that operate in this area is shown in Figure 6.1.5, Transit Routes, shown below.

Rancho Cucamonga is also served by the Metrolink San Bernardino Line, which provides service between San Bernardino and Union Station in Los Angeles serving many other communities along the way.

Figure 6.1.5 Existing Public Transit





6.2 Grading

6.2.1 Concept Grading Plan

The proposed grading for the Plan will be limited to the Neighborhood Area (NA). Grading in the Rural/Conservation Area or utility easements under the Plan may occur in very limited circumstances such as limited rural site development and access roads and minor remedial grading, with cuts and fills not exceeding 3 feet.

The Neighborhood Area grading concept prioritizes sensitivity to on-site natural landforms, introduction of a highly connective street network and implementation of grading and drainage Best Management Practices (BMP's). It takes into consideration existing natural and man-made land forms, including antiquated flood control levees, abandoned sand/gravel guarry and drainage tributaries.

- The existing north-south Deer/Day Separation Levee will be removed and existing channel to the east filled in, but in a fashion that will maintain the existing drainage divide between Deer Creek and Day Creek;
- The Deer Creek wash levee will also be removed, and the wash will be modified to a channeled greenway;
- A Day Creek channeled greenway will be established as the central organizing space of the Neighborhood Area;
- The gravel guarry area will be leveled out;
- · Detention basins will be established in the form of jointuse park ponds throughout the Neighborhood Area;
- New/modified detention basins establish at the north side of Banyan Street.

Apart from the levee removal and fills and the quarry modifications, site grading is expected to closely match existing surfaces. The approximately 790-acre Neighborhood Area will be graded with a primary emphasis on establishing roadways, blocks, drainage ways, parks and school and building sites.

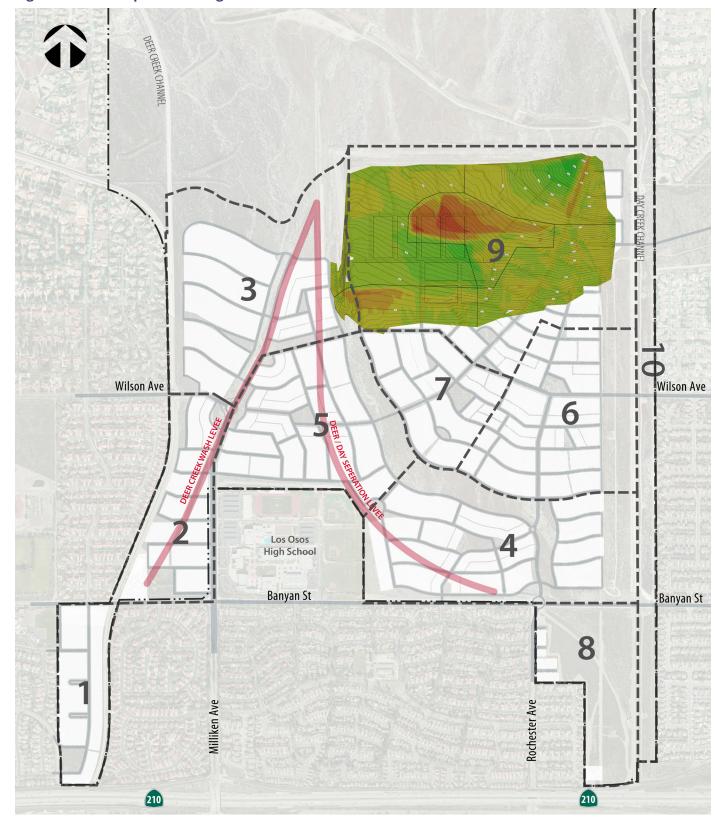
The existing quarry bottom has grades ranging from 4% to 6+%. The existing large mounds within the guarry rise 25' to 35' vertically and have 2:1 side slopes. The quarry is located within Phase 9 of the Neighborhood Area and the proposed rough grading scheme is depicted in Figure 6.2.2.

Most of the rest of the Neighborhood Area exists on ~6% slopes, with the proposed street grid generally oriented so the east-west streets and lanes are sloping in the 1-2% range. The traditional urban design with rear lanes creates a unique departure from the conventional mass-gradedterrace schema where all lots must drain to the street. To retain the essential topography and character of the site and to significantly reduce earth moving, downhill lots must drain to a rear alley or drainage easement. This concept is depicted in Figure 6.2.3 A and B.

The grading of the Plan Area will be phased to the extent practical to keep impacts from grading to a minimum at any given time. Grading is proposed to be done in phases as depicted on Table 6.2.1. Rough grading volumes of cut and fill, and maximum feet of cut or fill by phase are also depicted in Figure 6.2.1. The estimated volume of basic grading for the entire Neighborhood Area is anticipated to be approximately 1.5 million cubic yards of cut earthwork and approximately 1.5 million cubic yards of fill earthwork. The conceptual grading of the site is anticipated to balance on site (equal cut and fill) with no need for import or export.

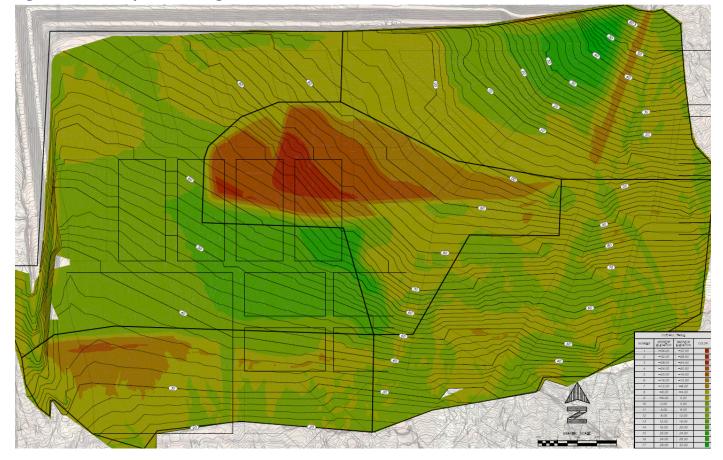
TABLE 6.2 GRADING VOLUMES								
Sub-area	Max Cut FT	Total Cut CY	Max Fill FT	Total Fill CY	Net Cut/Fill CT			
1	3	(14,490)	5	14,490	-			
2	7	(44,690)	10	57,890	13,200			
3	10	(104,235)	15	186,370	82,135			
4	10	(245,560)	7	119,960	(125,600)			
5	10	(196,850)	7	115,450	(81,400)			
6	3	(54,810)	5	54,810	-			
7	3	(35,280)	5	35,280	-			
8	15	(93,520)	15	93,520	-			
9	30	(622,300)	31	733,965	111,665			
Totals		(1,411,735)		1,411,735	0			

Figure 6.2.1 Conceptual Grading Plan



6.2.2 Sub-area 9 Grading Concept Plan (Former Gravel Mine)

Figure 6.2.2 Conceptual Grading Plan for Sub-area 9



Sub-area 9 - the former Hanson gravel mine – is the only part of Etiwanda Heights, with the exception of the removal of two antiquated levees as shown on Figure 6.2.1, where large area mass grading and deep cuts or fills are anticipated. Export from other sub-areas will be placed here as the unconsolidated fills from the mining operation are excavated and recompacted in preparation for development. Existing hillocks will be cut down and the low northwest corner of the area will receive large fills to rework stormwater drainage and reduce the height of the former mine cut slopes.

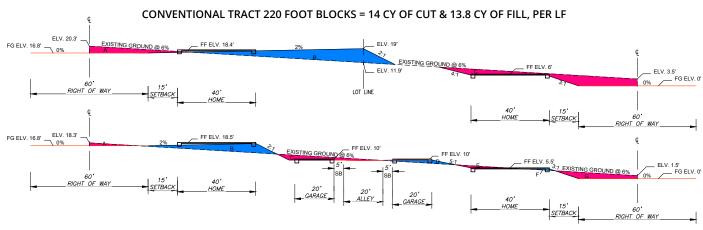
In the illustration above, red/orange indicates cuts greater than 5 feet and yellow/ green indicates fills greater than that depth.

	Maximum Elevation	Maximum Elevation		Maximum Elevation	Maximum Elevation
1	-36.00	-32.00	8	-8.00	-4.00
2	-32.00	-28.00	9	-4.00	0.00
3	-28.00	-24.00	10	0.00	4.00
4	-24.00	-20.00	11	4.00	8.00
5	-20.00	-16.00	12	8.00	12.00
6	-16.00	-12.00	13	12.00	16.00
7	-12.00	-8.00	14	16.00	20.00
			15	20.00	24.00
			16	24.00	28.00
			17	28.00	32.00

6.2.3 Concept Grading Sections Typical Residential Blocks

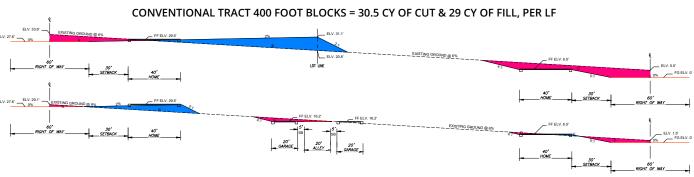
To reduce the quantities of grading and associated noise and air quality impacts, and to retain the natural rural foothill topography to the extent feasible, residential blocks will be "contour graded", conforming as closely as practical to the natural grades of the site. Lots will be provided with rear lanes and/or drainage easements mid-block, so that "downhill lots" may drain downhill to the lane or easement

Figure 6.2.3A Conceptual Cross Sections through Estate Lots



GRAPHIC SCALE

Figure 6.2.3B Conceptual Cross Sections through Medium Lots



rather than requiring mass grading to force stormwater uphill to the neighborhood street. The cross sections below illustrate the relative quantities of cut (red) and fill (blue) for this strategy compared to a more conventional suburban terraced grading.

TRADITIONAL NEIGHBORHOOD 220 FOOT BLOCKS = 7.7 CY OF CUT & 7.6 CY OF FILL, PER LF

TRADITIONAL NEIGHBORHOOD 400 FOOT BLOCKS = 8.8 CY OF CUT & 10.1 CY OF FILL, PER LF

6.3 Stormwater

6.3.1 Goals, Policies & Program

The City of Rancho Cucamonga has identified the following goals and policies relating to the drainage infrastructure for Stormwater resources in the General Plan:

GOAL RC-2: Provide adequate, reliable and sustainable water supplies to the community.

Policy RC-2.1: In consultation with the Cucamonga Valley Water District and other agencies, designate appropriate land use patterns and take suitable actions to protect major areas within the Plan Area that are critical to replenishment of groundwater supplies and local surface waters.

Policy RC-2.4: Promote the protection of natural stream courses from erosion and from polluted urban runoff.

Policy RC-2.6: Where it is consistent with public safety priorities, take actions to retain natural drainage courses within the Planning Area.

GOAL PS-7: Provide adequate and appropriately designed storm drainage and flood control facilities to minimize the risk of flooding.

Policy PS-7.1: Continue to upgrade and expand the flood control system so that the community is protected from flooding.

Policy PS-7.2: Continue to maintain and improve the City's flood control system and upstream tributary areas.

Policy PS-7.3: Provide input on the level of development intensity and conservation practices within the City's Sphere of Influence area and the San Bernardino National Forest.

Policy PS-7.4: Maintain structural and operational integrity of essential public facilities in the event of a flooding hazard, and locate new facilities outside of flood hazard zones.

Policy PF-5.2: Support the efforts of the CVWD and San Bernardino County agencies to provide and expand water treatment facilities to treat local water sources from canyon surface waters and groundwater.

6.3.2 Background

The City of Rancho Cucamonga has adopted two drainage master plans for the eastern and the western sections of the City. The City Master Plan of Drainage-Westside Area applies to the area located primarily between the Deer Creek Channel on the east and the Cucamonga Channel on the west. The Etiwanda/San Sevaine Area Drainage Policy, with its associated Etiwanda Area Master Plan of Drainage,

identifies drainage facilities and fees for the area located along the western side of Etiwanda Avenue to the easterly City limits north of 4th Street.

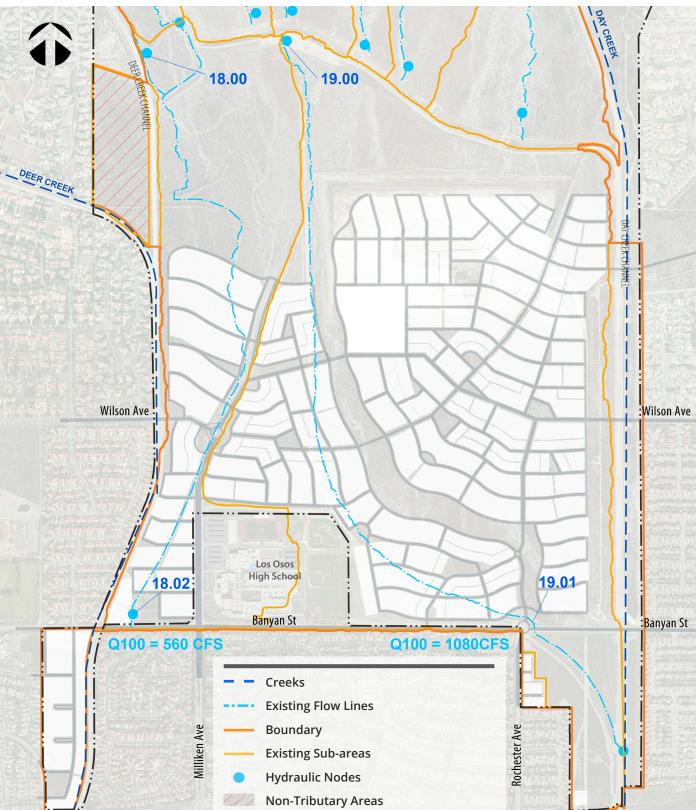
The project area is not currently in the City boundary and is therefore not covered by the two drainage master plans. As such, a storm drainage system as outlined in this Plan will need to be constructed. Developers in these areas are responsible for completing the necessary drainage facilities not covered by the City's drainage master plans. The City's drainage facilities connect to the regional storm drainage system owned and maintained by the San Bernardino County Department of Public Works, which includes channelized creeks, debris basins and spreading grounds. The City reviews drainage plans prepared by developers for planned City maintained facilities based on City standards and the County reviews drainage plans for planned County maintained facilities based on County standards.

6.3.3 Existing Conditions

The Neighborhood Area is located on alluvial fan formations (approximated 5% grade) that are part of two major watersheds: the Deer Canyon and Day Canyon watersheds. Both watersheds are separated by a levee that runs north to south within the Neighborhood Area. The portions of the site in the Deer Canyon watershed generally drain southwesterly into the Deer Creek Channel, which runs along the western boundary of the project site, while the portions of the site in the Day Canyon watershed generally drain southeasterly into the Day Creek Channel, which runs along the eastern boundary of the project site. An existing levee and series of debris/detention basins that run west to east, detain and divert the runoff from off-site mountain and foothill areas to the Day Creek Channel. The main discharge points are located at the southeast and southwest corners of the site at and under Banyan Street. See Figure 6.3.3 for existing on-site drainage conditions.

There are four culverts (three 72-inch and one 96-inch) near the southeast corner of the Neighborhood Area to convey the storm water discharge from within the Day Canyon watershed under Banyan Street. This flow continues downstream and discharges into Day Creek Channel. Stormwater discharge of the Neighborhood Area that is part of the Deer Canyon watershed drains via an existing detention basin and continues southwesterly to another culvert pipe that runs under Banyan Street and the runoff ultimately discharges to the Deer Creek Channel.

Figure 6.3.3 Existing Stormwater Conditions



6.3.4 Conceptual Plan

Deer Creek Wash through the Neighborhood Area is proposed to be improved within the general current alignment. The grading of the greenway will be completed to reflect a flattened, natural, wide, earthen, channel that terminates at the existing detention basin at Banyan Street. The Day Creek sub-watershed areas are proposed to generally drain into a large new greenway that will have a flattened, natural, wide, earthen, channel that terminates at proposed detention basins at the north side of Banyan Street.

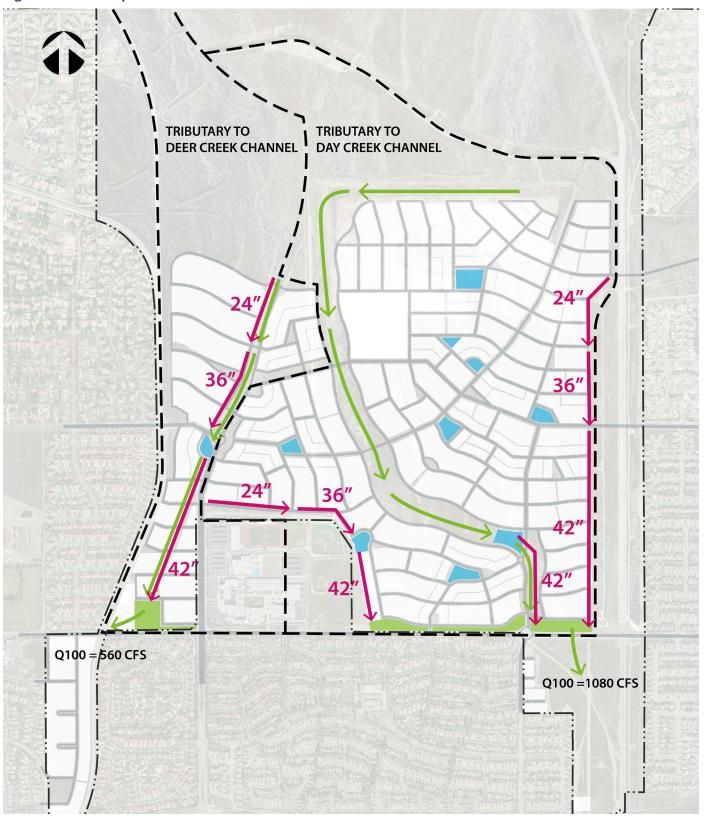
Detention basins, park ponds, on-street bioswales, and alley French drains are proposed throughout the Neighborhood Area as an integrated and distributed rainwater treatment and conveyance system. The distributed system components will ensure that peak flows are not increased in the development condition and do not have flood hazard impacts to the drainage structures at the southeast and southwest discharge locations. The system is sized to safely pass the 100-year, 24- hour storm while providing extensive water quality treatment for lesser rainfall events. Where needed, conventional catch basins and storm drain laterals shall be sized in accordance with San Bernardino County design guidelines and will be located to keep the 10-year flow below the top of curb and the 100-year flow below the right of way. Please refer to *Figure 6.3.4* for proposed drainage facilities locations and sizes, and Table 6.3.4 for stormwater detention estimates.

Water Quality

The Neighborhood Area is currently undeveloped with no existing water quality systems or structures in place beyond an existing detention pond. The distributed system components of detention basins, park ponds, onstreet bioswales, and French drains in access lanes that are proposed throughout the Neighborhood Area serve as an integrated and distributed rainwater treatment and conveyance system that will control, detain, and infiltrate rainwater such that no increased runoff will enter the surrounding storm drain systems. As a result, there will be no negative impact to quality of downstream water bodies, and up to 80% of annual rainfall will be filtered and contribute to groundwater recharge.

- Park Ponds
- **Banyan Ponds**
- Pipes
- Main Greenways
- Sub-areas





Туре	Clarify	RW		TER NETV ic Capacity	Detention	LF of E-W	Detention	LF of E-W	Detention	
туре	Clarify	KVV	nyurau		(CF/LF)	Streets - Deer Creek	Retention Deer Creek	Streets - Day Creek	Retention Day Creek	
			5% L Slope	1% L Slope	1% L Slope					
Milliken Entry	Existing	120			0	800	-	-	-	
NGHD Ave 1	Wilson, Rochester W/ Bike Lines	84	420	180	7.5	700	5,250	4,500	33,750	
NGHD Ave 2	Wilson	82	240	180	7.5	600	4,500	1,500	11,250	
Main street	Wilson Main street	84	370	170	0	-	-	1,600	-	
NGHD Street 1	Bioswale	60	370	170	3.5	5,900	20,650	39,800	139,300	
NGHD Street 1	Rain garden	60	370	170	3.5	-	-	-	-	
NGHD Street 1	Cal Gold Bio	60	370	170	3.5	-	-	-	-	
NGHD Street 1	Wide Bio 18 + 7	70	370	170	19	-	-	-	-	
NGHD Street 2	Wide Bio 23 + 10	66	370	170	27	1,000	27,000	-	-	
NGHD Street 2	Trail Bio 10 + 10	66	370	170	7.5	5,250	39,375	-	-	
NGHD Street 2	Wide Bio 16 + 10	66	370	170	18	-	-	-	-	
Edge Lane	Gravel Pit	41	185	85	0	-	-	-	-	
NGHD Edge Lane	Utility Easement	32	185	85	0	-	-	-	-	
NGHD Edge Drive	Greenways	52	370	170	3.7	-	-	3,800	14,060	
Alley	French Drain	30	55	25	6	12,000	72,000	39,800	238,800	
Sub-Total Stree	ets Detention	-				•	168,775		437,160	CF
Banyan Basins 5'D							150,000		450,000	CI
Park Ponds 1.5'D							22,500		180,000	CI
Total Detention Provided							341,275 7.8		1,067,160 24.5	CI
	n Required						7.8 5.8	4	24.5	A

6.4 Water

6.4.1 Goals, Policies & Programs

The City of Rancho Cucamonga has identified the following goals and policies relating to the water infrastructure in the General Plan:

GOAL PF-5: Ensure provision of water infrastructure to support future growth needs and existing development.

Policy PF-5.1: Support programs of the Cucamonga Valley Water District (CVWD) that make every practical effort to minimize leaks in the water and recycled water distribution systems, through regular monitoring and maintenance.

Policy PF-5.2: Support the efforts of the CVWD and San Bernardino County agencies to provide and expand water treatment facilities to treat local water sources from canyon surface waters and groundwater.

6.4.2 Existing Supply & Use

Provider. Potable water will be provided to the Neighborhood Area (NA) by the Cucamonga Valley Water District. (CVWD). CVWD's potable water supply sources include groundwater from the Chino Basin and the Cucamonga Basin, surface water from three tunnel sources, and imported water purchased from the Inland Empire Utilities Agency (IEUA). The District has rights to six sources of canyon/surface water supplies. Currently, only three of the sources are utilized. In addition, CVWD can receive potable water during emergencies through interconnections from the Fontana Water Company and the City of Upland.

Groundwater Sources. CVWD currently operates 12 active groundwater wells in the Chino Basin. CVWD plans to continue operating these wells and will construct replacement wells as necessary to maintain water production capacities required to meet customer demands.

Water Supply Management. The CVWD Domestic Water System is comprised of eight main pressure zones supplied by groundwater wells, treated surface water, and imported water. Some of the pressure zones are further divided into smaller pressure zones to optimize delivery. The water system includes reservoir storage throughout the system, booster pump stations, and pressure regulating valve (PRV) stations that transfer water between zones.

CVWD's water system includes disinfection facilities and two active treatment facilities to treat imported water from the State Water Project and water from the Cucamonga Canyon and Day/East Canyon tunnel sources. These facilities allow CVWD to treat and distribute potable water which complies with all state and federal safe drinking water regulations. Disinfection, not treatment, is required for water produced from Deer Canyon through Hermosa Tunnel because it is considered groundwater and meets State requirements.

CVWD has developed a Domestic Water System Hydraulic Model of the entire water supply and distribution system. This model will be utilized by CVWD staff and/or consultants to properly size the facilities for each phase of the Plan, at developers' cost.

Water Conservation. CVWD has a water shortage contingency plan in the event that the available supply falls below the demand levels. The District's contingency plan incorporates seven stages that begins with Stage 1 action, where the district encourages water use efficiency and can escalate to Stage 7 action that would require users to reduce their water usage by 50% and eliminate all non-essential outdoor water in the event of a water crisis or catastrophic event. The water shortage contingency plan is outlined in the District's 2015 Urban Water Management Plan.

6.4.3 Existing Supply System

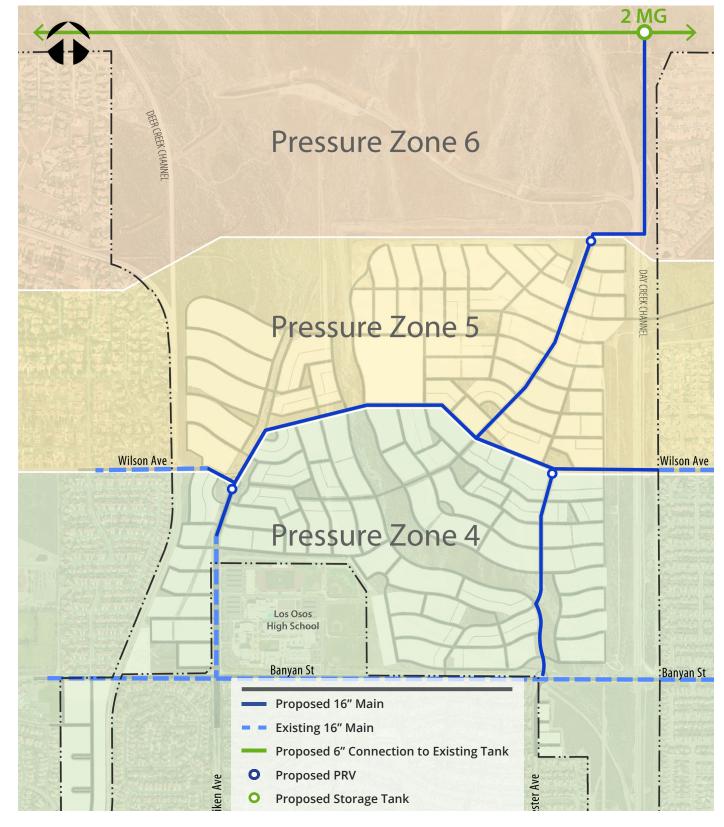
The closest existing water distribution infrastructure is located along the east, west, and south sides of the NA in the form of 16" mains in Milliken Avenue, Banyan Street, and Wilson Avenue; and the NA is within three major pressure zones: Zone 6, Zone 5, and Zone 4. Zone 6 is north of the Neighborhood Area, Zone 5 is generally north of Wilson Avenue, and Zone 4 is generally south of Wilson Avenue.

6.4.4 Proposed Supply System

Preliminary analysis indicates that off-site improvements to the existing CVWD system will be required for reliable water delivery. These off-site improvements include a ~2 MG storage reservoir located in Zone 6, a 16-inch transmission main from the new storage to the NA and an interconnect between the new storage and the existing storage tanks to the east and west. The backbone water system is shown in *Figure 6.4*. At development stage, a more refined analysis should be performed to confirm the following:

- Final elevation and grades;
- Pipe corridors and sizes;
- Storage volumes;
- · Connection points to off-site/on-site distribution piping;
- Phasing.





6.5 Wastewater

6.5.1 Goals, Policies & Programs

The City of Rancho Cucamonga has identified the following goals and policies relating to the wastewater infrastructure in their 2010 General Plan:

GOAL PF-6: Provide adequate and reliable wastewater collection and treatment facilities to meet current and future needs.

Policy PF-6.1: Continue to ensure an adequate treatment and collection system capacity for Rancho Cucamonga's wastewater that is conveyed to the Inland Empire Utilities Agency water reclamation facilities, while protecting water guality and public health and minimizing adverse impacts to the environment.

Policy PF-6.2: Consult with the Inland Empire Utilities Agency and the Cucamonga Valley Water District (CVWD) to ensure that the treatment facility has sufficient capacity to meet future wastewater treatment needs.

6.5.2 Existing Collection

Provider. The wastewater purveyor for the Neighborhood Area is the Inland Empire Utilities Agency (IEUA), which owns and operates wastewater treatment systems and trunk lines. The Cucamonga Valley Water District (CVWD) owns and operates local sewer lines that feed into IEUA's trunks.

The closest existing sewers occur along the southeastern and southwestern edge of the Neighborhood Area. To the east, an existing 8 to 12-inch sewer line extends along Day Creek Boulevard. To the west, an existing 10-inch sewer line extends along Milliken Avenue to the Neighborhood Area boundary. To the south, an existing 8-inch sewer extends to the Neighborhood Area boundary in Rochester Avenue. Based on preliminary analysis provided by CVWD, it appears that the existing sewers will be insufficient to convey the wastewater flows for the whole Neighborhood Area. See Figure 6.4 for existing d/D (flow depth/pipe diameter) approximate values.

Furthermore, a preliminary model run was provided by CVWD by projecting 580 gpm peak flow rate into the Milliken line and 770 gpm into the Rochester line. See *Figure 6.5*.

These analyses indicate that the Milliken line may already exceed recommended capacity south of Base Line Road, the Rochester line may already exceed recommended capacity south of Church Street, and the Day Creek line may already exceed recommended capacity south of Victoria Gardens Lane.

6.5.3 Proposed Collection

The Neighborhood Area will require a grid main system and trunk main system within the Neighborhood Area to collect the newly generated wastewater as shown in *Figure* 6.5 and a trunk main extension 2.5 miles south to Foothill Boulevard utilizing the utility corridor running north-south. A 21-inch trunk main could carry the wastewater from the Neighborhood Area to an existing 27-inch CVWD trunk main with the necessary capacity to accept the wastewater flows. This trunk main will provide for the full build-out and will provide CVWD with minimum of 2.78 c.f.s. capacity at a d/D of 0.5, which would assist the district with reducing the number of existing sewer mains that may be exceeding the d/D with values of 0.5 to 0.75 or higher.

The proposed gravity sewer lines for the Neighborhood Area include 8-inch, 10-inch, 12-inch, 15-inch, 18-inch and 21-inch diameter piping. Pipe sizes and alignments identified in this study are for preliminary planning and estimating only. The proposed backbone pipe sizes are shown in Figure 6.5.

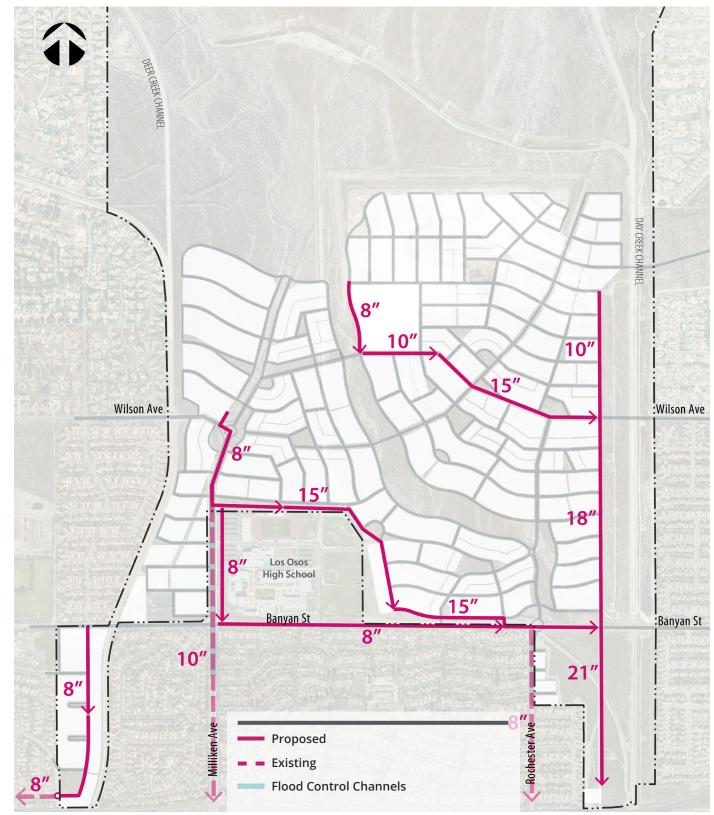
The slopes of the wastewater system generally follow the slope of the proposed grades from north to south. Gravity pipelines running west to east were placed at a minimum acceptable slope to account for the relatively flat east-west grades, and to allow crossing of storm water pipelines. The north south grades provide sufficient slopes to meet velocity requirements.

This wastewater analysis assumes a complete Plan buildout. CVWD is upgrading their sewer model of the existing wastewater collection system, so detailed analysis is not yet available. CVWD was able to provide an approximate analysis of existing trunk capacities, and the Plan's impacts on those facilities. Therefore, the analysis of the capacity of the existing CVWD system, connection points, and collection capacity are based on best available, but approximate, information, which will need future refinement.

6.5.4 Recycled Water

Cucamonga Valley Water District has indicated that a source of recycled water to serve the Plan Area is not currently available or planned. In order to ensure that the Plan Area is designed to utilize all available natural resources in a sustainable manner, all non-potable water uses shall be designed to accommodate and utilize recycled water if it should become available in the future. The City Engineer shall have the authority, but shall not be required, to waive this requirement if they deem such a design requirement to be infeasible.

Figure 6.5 Conceptual Wastewater Network



6.6 Dry Utilities

6.6.1 Energy

Provider. Electric power service for the Plan Area will be provided by the Rancho Cucamonga Municipal Utility (RCMU). The RCMU utilizes Southern California Edison's (SCE) high-voltage transmission lines, which range up to 115 kilovolts (kv) in Rancho Cucamonga, and RCMU-owned lower voltage distribution lines, typically gauged at about 12 kv in the City and Sphere of Influence, which provide electricity to individual residences and other users.

High voltage transmission lines passing through the Plan Area include two sets of SCE north-south high- voltage transmission lines along the easterly boundary of the Neighborhood Area, and SCE and Los Angeles Department of Water and Power (LADWP) line running east-west near the southerly edge of the Rural/Conservation Area, along Decliff Drive. Existing SCE lower voltage distribution lines are present in Wilson Avenue, Milliken Ave, and Banyan Street. RCMU will extend distribution lines to provide and maintain the Plan Area's electrical facilities.

As development proceeds, above-ground power lines along Rochester Avenue and extending north of Banyan Street along Hanson Road will be undergrounded, as will power lines in all new streets and/or rear service lanes.

6.6.2 Natural Gas

Provider. Gas service to the City of Rancho Cucamonga and the annexation area is provided by the Southern California Gas Company (SoCal Gas). Existing 6" gas mains are available along the project perimeter: along Wilson Avenue, Milliken Avenue, and Banyan Street. Multiple points of connection may be required by SoCal Gas to ensure system service redundancy. SoCal Gas will service and maintain the Plan Area's gas facilities.

6.6.3 Telephone/Internet

Provider. Telephone service to the City of Rancho Cucamonga is provided by Frontier California, Inc. Frontier offers high-speed internet and TV to residents and businesses within the City. Telephone lines are present in Milliken Ave and Banyan Street. Frontier will provide and maintain service to the Plan Area.

As development proceeds, above-ground telephone lines along Rochester Avenue and extending north of Banyan Street along the access road to the former Hanson gravel mine will be undergrounded, as will power lines in all new streets and/or rear service lanes.

6.6.4 Fiber Internet

Provider. The Rancho Cucamonga Municipal Utility (RCMU) Fiber project with Inyo Networks will provide high speed internet as well as VoIP and IPTV options through the RC Fiber Network. This service infrastructure will be provided within a joint trench with RCMU electric dry utilities.

6.6.5 Cable TV/Internet

Provider. Charter Spectrum Communications provides cable television service to Rancho Cucamonga and the neighborhoods adjoining the Plan Area. Charter Communication has not provided facility maps at this time, but it is assumed that service would be extended from adjoining neighborhoods.

6.6.6 Solid Waste

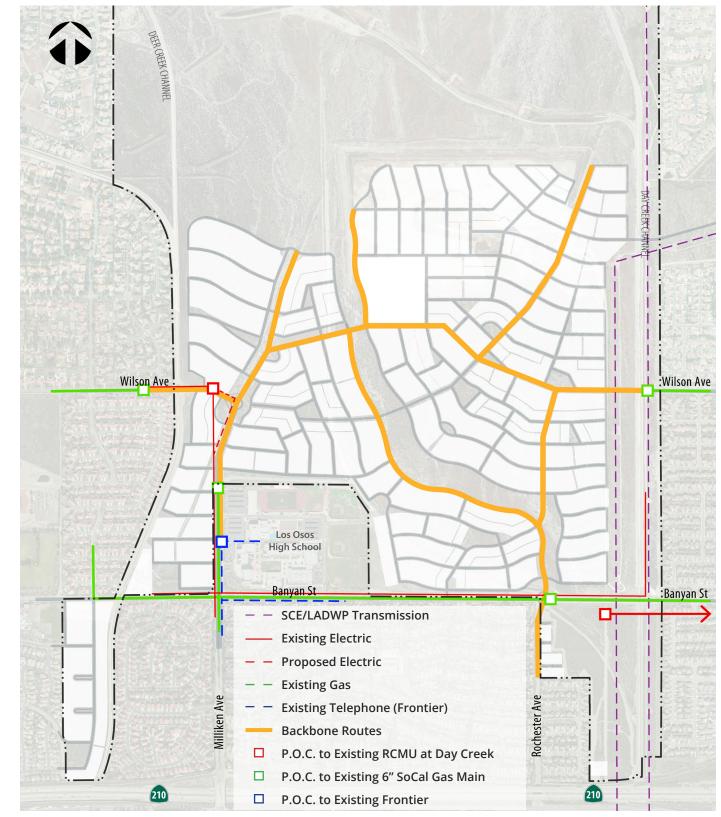
Provider. Solid waste disposal services in Rancho Cucamonga are provided by the Burrtec Waste Industries, Inc. under a franchise agreement. Solid waste collected from the City is hauled to the West Hills MRF in Fontana and is then transported to one of four landfills including El Sobrante (in Corona), Badlands (in Moreno Valley), Mid Valley (in Fresno) and Southeast Resource Recovery Facility (SERRF, in Long Beach).

As defined by the General Plan, Solid Waste services and facilities will:

- Encourage the use of recycled building and infrastructure materials in new public and private development; and,
- · Require commercial uses to provide dedicated space for the collection of recycled materials on site.

Dry utility services throughout the Neighborhood Area will be provided through a backbone system illustrated on Figure 6.6. Dry utilities are generally constructed in a common trench within the street right-of-way or an adjacent easement. The final layout and design of the specific Plan Area will need to accommodate the linear dry utilities as well as ancillary features such as junction boxes, transformers, etc.

Figure 6.6 Conceptual Dry Utilities Network



6.7 Schools

6.7.1 Public School and Services

Public education services and facilities are provided to the City of Rancho Cucamonga by five school districts: the Alta Loma School District, the Cucamonga School District, the Central School District, the Etiwanda School District, and the Chaffey Joint Union High School District.

The Plan Area is served by the Alta Loma, Etiwanda, and Chaffey Joint Union High School Districts. Portions of the Plan Area located west of Milliken Avenue are within the Alta Loma School District. Children within this area will attend Banyan Elementary School, located at Banyan Street and Milliken Avenue, and either Vineyard Junior High School or Alta Loma Junior High School, both located west of the Plan Area. Children living east of Milliken Avenue are within the Etiwanda School District. Children living between Milliken Avenue and Etiwanda Avenue attend Caryn Elementary School, located at the center of the Caryn Neighborhood to the south of the Neighborhood Area, and Day Creek Intermediate School, located just to the east of the Neighborhood Area on Day Creek Boulevard, just north of Wilson Avenue. Children living in the Rural/Conservation Area between Etiwanda Avenue and Cherry Avenue attend Etiwanda Colony Elementary School and Summit Intermediate School. High school students located west of Etiwanda Avenue attend Los Osos High School, while those located east of Etiwanda attend Etiwanda High School.

For a complete list of public schools in the City of Rancho Cucamonga, visit www.cityofrc.us/residents/schools.asp.

6.7.2 Private Schools

Public schools in Rancho Cucamonga are supplemented by seventeen private schools that provide early education to children of residents.

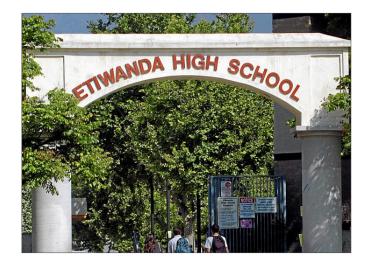
For a complete list of private schools in the City of Rancho Cucamonga, visit www.privateschoolreview.com/california/ rancho-cucamonga



Banyan Elementary School



Day Creek Intermediate School



Rancho Cucamonga is home to the following college and university campuses and satellite programs that offer a wide range of degree levels in a number of professions.

6.7.3 Chaffey College

Founded in 1883, Chaffey College, is one of the first colleges to be established in California. Its Rancho Cucamonga campus occupies 200 acres and is located about a half mile from the Plan Area. Chaffey College offers associate degrees, occupational certificates, and preparation for transfer to four-year colleges and universities to more than 18,000 students each year.

For more information, visit www.chaffey.edu/

6.7.4 University of La Verne

The University of La Verne Inland Empire Campus focuses on adult learners in the San Gabriel Valley and offers undergraduate programs in Business Administration, Child Development, Health Administration, Educational Studies, Organizational Management, and Public Administration. Graduate programs include Master of Business Administration for Experienced Professionals, Leadership and Management.

For more information, visit www.laverne.edu/locations/inlandempire/

6.7.5 University of Redlands

The University of Redlands Rancho Cucamonga campus serves the Inland Empire's rapidly expanding corporate corridor. Students pursue programs through the University of Redlands School of Business- including preparatory work, BS in Business, BS in Management, MA in Management and MBA—and the School of Education including the Preliminary Teaching Credential (Single and Multiple Subject) and MA in Learning and Teaching.

For more information, visit www.redlands.edu/meet-redlands/ regional-campus-locations/rancho-cucamonga-campus/

6.7.6 California Baptist **University** Online

California Baptist University Online and Professional Studies was established to respond to the very different needs of the "new normal" generation of students - the non-traditional student that balances professional and family responsibilities while advancing their education.

For more information, visit www.cbuonline.edu/ops



Chaffey College Center for the Arts



University of Redlands Rancho Cucamonga campus

6.8 Emergency Services

6.8.1 Fire Protection and Emergency Response

Most of the land within the Plan Area has been identified by Cal Fire as a very high fire hazard severity zone. The entire area of the EHNCP is within the Rancho Cucamonga Fire District's designated Wildland-Urban Interface Fire Area (WUIFA). The region's relatively high temperatures, low humidity, low precipitation, and Santa Ana winds throughout the year create conditions conducive to wildfires. Homes and businesses located close to this natural habitat increase the probability of human-caused fire. RCFPD has primary responsibility for structure fire suppression in the unincorporated areas north of the City and CAL Fire has primary responsibility for wildland fire suppression in these areas. The northern sections bordering the mountains are under Federal responsibility. However, upon annexation of properties as part of this project, all firefighting responsibility for these areas will shift to the Rancho Cucamonga Fire Protection District.

The Rancho Cucamonga Fire Protection District provides vital fire and life safety services to residents, visitors and businesses in Rancho Cucamonga. Over 120 full- and parttime Fire District employees serve nearly 170,000 residents in a 50 square mile area. Fire, rescue, emergency medical, and hazardous materials incidents are coordinated through an on-duty Battalion Chief supervising cross-trained firefighter/paramedics and firefighter/emergency medical technicians (EMTs) responding from seven fire stations.

The closest RCFPD fire station to the Specific Plan Area is Fire Station 175, the Banyan Fire Station, located on the western edge of the Plan Area at Banyan Street.

Emergency Access & Evacuation Plan: Particularly for fire suppression operations, emergency access provided to the Plan Area by a network of existing and proposed public and private streets, and by existing/proposed multipurpose trails.

Solid lines in Figure 6.8 represent existing and proposed public streets. Dashed lines represent existing paved and unpaved roads, including access roads along flood control channels and within electrical transmission line rights of way and easements, and proposed multipurpose trails.

In recognition of the importance of this network for public safety and the risk of wildfire emergencies, the density and completeness of this emergency access and evacuation network within the Etiwanda Heights Neighborhood Area is significantly higher than in other areas of the Foothill Neighborhoods.

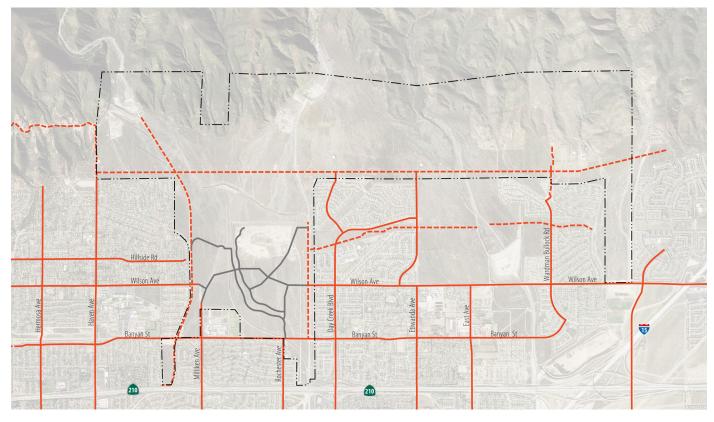


Rancho Cucamonga Station 175.

As part of the Precise Neighborhood Plan process for the initial phases of development, the Master Developer shall prepare and submit to the Fire Marshal for review and approval, a Master Fire Protection Plan. The content of that document will be as directed and determined by the Fire Marshal, including but not limited to:

- Precise mapping and description of all fuel modification buffers surrounding the Neighborhood Area.
- The Master Landscape Plan, defining the types and sizes of plant material proposed within streets, parks and other open spaces.
- Confirmation of building codes and standards applicable to all structures within the Neighborhood Area.
- An Emergency Access Plan, defining street network design and operational measures to ensure that firefighters and fire fighting equipment have unrestricted access to the Plan Area.
- A Fire Hazard and Risk Assessment is required prior to tract map or development application approval.
- · An Evacuation Plan, per Fire District Standard 49-1, defining street network design and operational measures to ensure that within an acceptable period of time occupants of the Plan Area can be safely evacuated in case of a wildfire, seismic or other emergency. The plan shall include measures such as, but not limited to, limitations of on-street parking on "red flag days", contingency plans for one-way operation of key streets during an evacuation emergency, and other measures as may be deemed necessary by the Fire Marshal.
- Other elements as required by the Fire Marshal.

Figure 6.8 Master Plan of Emergency Access



6.8.2 Police Protection

Since incorporation in 1977, law enforcement services in the City of Rancho Cucamonga have been provided through a contract with the San Bernardino County Sheriff's Department.

The Rancho Cucamonga Police Department station is located at the Civic Center, approximately three miles away from the Plan Area.

- Existing Paved Public Roadways Existing Unpaved Access Roadways
- Proposed Primary Access Roadways



Rancho Cucamonga Police cruiser.

7 Implementation

Introduction

This Chapter outlines strategies and procedures to facilitate development of the Plan in a collaborative and organized manner. Specifically, this Chapter includes a discussion of overall phasing, a conservation strategy, financing mechanisms, procedural steps for implementing the Plan, and implementation actions.

Achieving significant open space and habitat conservation in conjunction with an active, healthy living environment is the foundation of the Plan. To implement this, *Chapter 7.4* describes a conservation strategy and transfer of development rights program intended to be mutually beneficial to future developers of the Neighborhood Area and private property owners in the Rural/Conservation Area. Another core goal of the Plan is the integration and coordination of the public realm and each increment of private development - to ensure a high quality, seamless human scale environment from the home to the street to the park or the store and back. Procedures and actions for ensuring these goals are provided in this Chapter.



This Chapter Covers

7.1	Purpose and Applicability
7.2	Regulatory Approach 340
7.3	Phasing 341
7.4	Conservation and Transfer of Development Rights 343
7.5	Infrastructure and Public Facilities
7.6	Financing Plan
7.7	Authority, Amendments, and Approvals
7.8	Implementation Actions

Chapter 5 includes development standards and design guidelines for streets and their public frontages, trails, parks and other public open spaces, focusing on the physical environment that they create within the Neighborhood Area and Rural/Conservation Area.

Chapter 6 presents the street network, trail network, and public open space network as infrastructure systems that connect to, complete, and extend existing infrastructure systems as the organizing framework and infrastructure backbone of the Plan.

Chapter 7 - **Chapter 7.5** in particular - provides general direction for the implementation and financing for these systems, including the capital costs and ongoing maintenance and operational responsibilities and costs. The final design for all systems and more detailed assignment of financial and maintenance responsibilities will be defined at the time of approval of final subdivision map(s) and public improvement plans.

Purpose and Applicability 7.1

Pursuant to Government Code §65450 - 65457, Specific Plans, this Chapter addresses necessary measures to implement the Plan. The implementation strategies, procedures, and actions set forth in this Chapter are intended to ensure the development of Plan area is in accordance with the City's General Plan, State law, and the community-driven goals expressed in this Plan.

The responsibilities and authorities for implementing and administering the Plan are also identified in this Chapter, including responsibilities for capital improvements construction, financing, and maintenance. Additionally, the procedures that govern development within the Plan area, including both the Neighborhood Area and Rural/ Conservation Area are included.

According to California Planning, Zoning and Development Laws (Government Code Section 65450-65457), a Specific Plan shall include:

- The distribution, location, and extent of land uses, including open space, within the area covered by the plan.
- The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described *in the plan.*
- Standards and criteria by which development will proceed, and standards for the conservation development, and utilization of natural resources where applicable.
- A program of implementation measures including regulations, programs, public works projects, and financing measures to carry out paragraphs 1, 2, and 3 (above).

7.2 Regulatory Approach

The procedures, regulations, standards, and specifications described in the Plan supersede any conflicting portions of the City's Municipal Code. Where a development regulation or requirement is not addressed in the Plan, the City's Municipal Code and/or other applicable law shall control.

This Plan applies to all lands within the Plan area. All development proposals within the Plan area boundaries must be consistent with the Plan, the General Plan, and City's Municipal Code unless superseded by this Plan. The development standards presented in this Plan are mandatory.

7.3 Phasing

Property Ownership

At the time of Plan adoption, the Plan area includes privately and publicly-owned property. Land owned by the San Bernardino County Flood Control District and located in the NA, which has been declared surplus, will be transferred into private ownership for development of the NA, consistent with the Plan.

Approximately 1,341 acres in the Rural/Conservation Area are privately owned. Chapter 7.4 (Conservation Strategy and Transfer of Development Rights) outlines the strategy which encourages the conservation of privately-owned lands in the Rural/Conservation Area; however, privatelyowned property in the Rural/Conservation Area may be developed, consistent with the Plan.

The balance of the property within the Rural/Conservation Area, approximately 2,262 acres, is publicly owned (e.g., County of San Bernardino, County Service Areas 70 and 120, San Bernardino Flood Control District, the City, etc.) or conserved. Publicly-owned properties in the Rural/ Conservation Area are not expected to be developed or transferred into private ownership, except for conservation purposes.

Phasing

Phasing of the Plan is designed to meet the following objectives:

- 1. Orderly build-out of the community based upon market and economic conditions.
- 2. Provision of adequate infrastructure and public facilities concurrent with development of each phase.
- 3. Protection of public health, safety, and welfare.

The Neighborhood Area is anticipated to develop in nine phases over approximately 13 years, including entitlement and construction. The phase numbers (Figure 7.3) correspond to an anticipated sequence of Neighborhood Area development, with development of land in Phase 1 expected to occur relatively early, as Phase 1 is adjacent to existing streets, infrastructure, and utilities. The order, however, of phased development may change over time, and individual phases may overlap or develop concurrently. The extension and improvement of Milliken Avenue and associated infrastructure (Phase 2) will facilitate the development of higher-priced estate homes in Phase 3 that will take longer to absorb.

A summary of the distribution of dwelling units, commercial square footage, and acreages for parks by phase is in Table 7.3 (Phasing Summary). Sub-areas that have no development potential are Sub-area 10, which encompasses a utility easement, and Sub-area 12, which encompasses the North Etiwanda Preserve.

Tentative map, phased final map, improvement plan, and building permit approvals will be required for development (see Chapter 7.7, Authority, Amendments, and Approvals). Each of these plans, maps, and permits are subject to City review and approval.

Phased infrastructure improvements, as required and approved by the City Engineer to support each phase, will be installed by the Master Developer/Builder or Neighborhood Builder(s)/Developer(s). Development phasing will occur as appropriate levels of infrastructure, community facilities, and open space dedications are provided.

Figure 7.3: Phasing/Regulating Plan

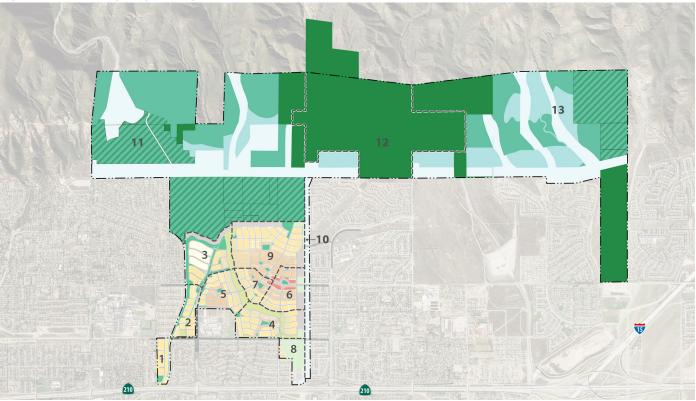


TABLE 7.3 PHASING SUMMARY

PHASE	1	2	3	4	5	6	7	8	9	NA Total	RCA Total	GRAND TOTAL
Baseline - Max w/o TDR	110	120	150	515	444	430	263	14	653	2,700	100	2,800
Max w/ TDR	156	165	165	600	474	455	281	14	690	3,000	0	3,000
Commercial Square Feet	-	-	-	-	-	148,569	18,277	-	13,154	180,000	-	180,000
Parks Acres	2.25	3.5	15.1	9.3	7.5	8.5	4.5	30	11	85.15	-	85.15
Acres	33	50	117	117	90	87	46	49	201	790	3,606	4,393

Notes:

- Commercial square footage includes the joint use public facility.
- the base development plus the maximum number of transferred units.
- environmental review may be needed.
- Totals may not sum due to rounding.

All units in the Rural/Conservation Area are located in Sub-areas 11 and 13. Sub-areas 11 and 13 are anticipated to develop based on individual actions and timing of Rural/Conservation Area property owners.

Max w/ TDR: Unit counts may change consistent with the Conservation Incentive Transfer of Development Rights (TDR) Program described in *Chapter 7.4*. These numbers reflect the maximum development, which includes both

TDR units that are not used in a prior phase(s) may roll over to a future phase to the extent they meet the standards of the Regulating Plan and do not exceed the maximums specified. In such cases additional

7.4 Conservation and Transfer of **Development Rights**

Purpose and Background

As described in *Chapters 1.5* (Guiding Principles) and 3.3 (Rural/Conservation Area), the Plan seeks to maximize open space and prioritize habitat conservation in the Rural/ Conservation Area through a complementary strategy with Neighborhood Area development. This strategy aims to generate funding from Neighborhood Area development for the permanent preservation and ultimate restoration and long-term maintenance and management of lands in the Rural/Conservation Area. A key priority of this strategy is the conservation of lands adjacent to the existing North Etiwanda Preserve and other preserved open spaces to provide larger contiguous conservation areas and habitat linkages. Importantly, this conservation strategy is to be accomplished without placing new tax burdens on existing residents, who have strongly opposed additional taxes.

To incentivize permanent preservation of the maximum amount of open space and habitat, this section establishes a Transfer Development Rights (TDR) program that allows for the transfer of density from the Rural/Conservation Area to the Neighborhood Area. This TDR program incentive would be in addition to existing tax credits or other incentives that land owners may be eligible for when voluntarily reducing development rights on their property. The Rural/ Conservation Area includes approximately 2,463 acres of land that are not permanently conserved (see Figure 4.2 Rural/Conservation Area Land Ownership Pattern). Of those, 1,253 acres are in private ownership and not conserved, and are the focus of the Conservation Incentive TDR Program.

The City currently implements a TDR program for hillside development consistent with Municipal Code 17.52 (Hillside Development), specifically 17.52.040 (Transfer of development credits) and 17.52.050 (Transfer process and provisions). While the Conservation Incentive TDR Program is tailored to this Plan, it applies similar concepts and approaches as the City's existing Municipal Code.

Conservation Incentive TDR Program

The Conservation Incentive TDR Program allows for the transfer of residential density from privatelyowned properties in the Rural/Conservation Area to the Neighborhood Area when development rights are voluntarily extinguished from privately-owned Rural/ Conservation Area property in exchange for financial or other negotiated compensation to the Rural/Conservation Area property owner. The TDR program seeks to preserve landowners' asset value by moving the right to build a residential dwelling unit(s) from the Rural/Conservation Area where development is not desirable (e.g., for environmental reasons) to a location with the Neighborhood Area where development will take place under the Plan.

Based on the Plan and existing site constraints the development potential of the private properties in the Rural/Conservation Area has been projected to be up to 100 dwelling units. The properties within the Rural/Conservation Area which contain this residential development potential varies greatly from small 1 acre lots to parcels exceeding 100 acres, with wide-ranging site conditions and access, accordingly, the development rights and property values are also very wide-ranging. The Plan also sets forth a wide-ranging set of development product types in the Neighborhood Area which also have varying property values and returns on investment to the developer/builder.

To incentivize the permanent preservation of the maximum amount of open space and habitat and to provide flexibility to equalize the values differences between the receiving Neighborhood Area and the sending Rural/Conservation Area a global transfer ratio of 3:1 is set forth in the Plan. However, it must be noted that this 3:1 transfer ratio that applies to the Plan, does not apply to any particular sending or receiving parcel. Particular sending parcels may have limited development potential and lower value and the transfer ratio accordingly maybe lower, and other sending parcels may have significant development potential and higher values and the transfer ratio maybe significantly higher. Also, the amount developers/builders will be willing to pay for additional units under the TDR program will vary by subarea and by product type allowed within the Plan.

The actual equalization ratio ("transfer ratio") shall be based on the actual value of the sending sites development rights based on an appraisal and the modeled development value by product type to the developer/builder net of TDR processing and administrative cost (including conservation management endowment). The equalization ratio to be set administratively by the TDR Authority on a case by case basis, with adjustments allowed overtime to better meet the objectives of the Plan. To implement the value equalization two-hundred (200) development credits are allocated under the Plan to the TDR Authority for distribution in conjunction with transfers of the development rights of the above noted 100 dwelling units from the Rural/Conservation Area to the Neighborhood Area.

To maximize contiguity of preserved open space, a multiplier may be applied to incentivize the transfer of density from priority areas, such as properties abutting (i.e., touching) existing permanently preserved areas (e.g., North Etiwanda Preserve) or properties with high habitat value. The priority areas and density multipliers shall be determined by the City or a qualified entity established by the City ("TDR Authority"), and may change over time or based on the circumstances of the requested density transfer (see Eligibility for Density Transfer).

Determination of Density for Transfer

The value of the development rights that may be transferred from a Rural/Conservation Area parcel to a Neighborhood Area phase/sub-area shall be based the number of residential dwelling units that could be developed on the Rural/Conservation Area parcel considering the maximum density allowed based on the regulating zone, slope, and other publicly available information on the property's environmental constraints (e.g., fault zone, wildfire and Wildland-Urban Interface (WUI), riparian or streambed environs, flood zone, etc.).

The development rights value shall be based on whole dwelling units. Fractional/decimal results of calculations for the number of residential units that could be developed shall be rounded down to the next lowest whole number.

The value of the property and the development rights shall be determined by an appraisal.

Timing of Density Transfer

Transfers of Development Credits under this Program must occur prior to subdivision of the Neighborhood Area phase/ sub-area to ensure the subdivision maps are prepared consistent with the maximum allowed density.

Eligibility for Density Transfer

Transfers of Development Credits may allow for greater density than would otherwise be allowed in a Neighborhood Area phase/sub- area Baseline (see Table 7.3A, Phasing Summary), but the total overall Plan density shall not be exceeded. A "development credit" is a potential entitlement to construct one residential unit above the Baseline set forth in Table 5.3 Total Dwellings for the Sub-area without TDR for which the development credit is being transferred. Table 5.3 specifically states the Maximum Units for the Subarea with TDR.

Prior to the identification of the Master Developer/Builder, the TDR Authority may serve as the buyer of development credits. Development credits would be purchased at market value or other value as legally negotiated or established by the TDR Authority from any willing seller in the Rural/ Conservation Area. If the TDR Authority purchases development credits, those development credits may be offered at legally negotiated value to the Master Developer/ Builder.

Once a Master Developer/Builder is identified, the Master Developer/Builder may also serve as the buyer of development credits. Development credits would be purchased at market value or other legally negotiated value from willing sellers in the Rural/Conservation Area.

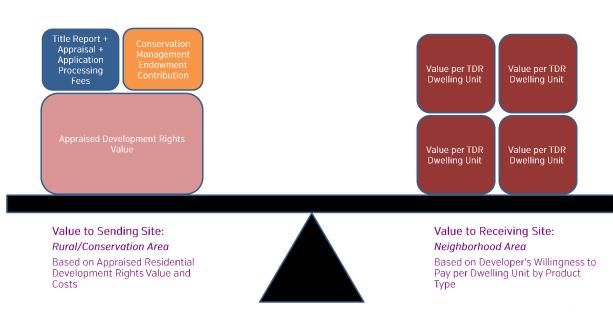
These Transfers of Development Credits are marketbased transactions of development rights from the Rural/ Conservation Area. Rural/Conservation Area landowners act as voluntary sellers of development credits with the number of development credits determined by the City (see Determination of Density for Transfer). An appraisal of the Rural/Conservation Area parcel(s) will determine the value; however, the purchase price will be based on the buyer's willingness to pay for the development credits (e.g., TDR Authority's determination of Rural/Conservation Area parcel(s) conservation value/ priority and Master Developer/Builder's pro forma for Neighborhood Area phase/sub-area). A market-based price for each transaction will be negotiated between the seller (Rural/Conservation Area landowner) and the buyer (TDR Authority or Master Developer/Builder). Furthermore, associated TDR transaction and long-term management costs of the Rural/ Conservation Area parcel(s) will be factored into decisionmaking process (see Density Transfer Process).

Nothing in this Plan commits or obligates the City, TDR Authority, or the Master Developer/Builder to buy any development credits at any time.

Density Transfer Process

The following steps are required to ensure an efficient transfer of density process:

- 1. The Rural Conservation Area private property owner which is interested in selling their development rights or the entire property files an preliminary site review application and Preliminary Title Report (PTR) with the City / TDR Authority, including payment of application processing fees.
- 2. The City reviews the application and Preliminary Title Report (PTR), and provides the property owner the publicly available site constraint and zoning information (Site Information Sheet). This information will note the number of residential units which could be developed on the Rural/ Conservation Area parcel(s) under the zoning of the property and the particular development constraints which are known for the property.
- 3. The Rural Conservation Area private property owner then selects an appraiser from the TDR Authorities list of qualified development rights appraisers. The property owner provides the appraiser the Site Information Sheet and the Preliminary Title Report (PTR) for use in preparing the appraisal.



TDR Value Equalization/Balancing

- 4. The appraiser conducts a development rights appraisal and provides the property owner an opinion of value of the property, noting the property's value of the development rights and what residual value which would remain upon removal of the development rights.
- 5. The property owner approves the appraisal and submits it to the TDR Authority. If the property owner rejects the appraisal, the property owner may select another appraiser from the TDR Authority Qualified Appraiser List. The second appraiser shall conduct a review appraisal.
- 6. Upon receipt and approval of by the Rural Conservation Area private property owner of the review appraisal it shall be submitted to the TDR authority.
- 7. The TDR Authority will notify the Master Developer and any builders within the Neighborhood Area that a property owner has submitted a property for development rights acquisition under the TDR Program.
- 8. Developers / Builders shall submit offers of what they are willing to pay for one addition unit, specifically noting the particular type of product which the additional development credit would apply.
- The Conservation Area Land Manager will determine 9. and provide the TDR Authority an estimate of what the long-term conservation management cost of the conserved property (Endowment Costs).
- 10. The TDR Authority will review the "Developers Willingness To Pay" and the City Manager or designee shall issue a determination of how many development credits the subject Rural Conservation Area property will be allocated to equalize the values between the appraised development rights value of the offered Rural Conservation Area property and the value of an additional unit(s) to the builder/developer taking into account reimbursement of the applicant fee, Preliminary Title Report (PTR), appraisal cost, processing fees and required long-term management endowment. Planning Commission and City Council review and approval is not required.

- 11. Payment of any fees due to the City (TDR Authority) and Land Manager, including endowment funds for the long-term management of the Rural/ Conservation Area parcel(s) shall be made in escrow prior to closing.
- 12. Upon closure of the transaction the TDR authority will issue a Transfer of Development Credit Certificate to the Developer/Builder which can be applied to the particular product type in a future phase within the Neighborhood Area.
- 13. Execution of the density transfer through the following instruments to the satisfaction of the City:
 - a. Notice recorded against the Rural/Conservation Area parcel that extinguishes the development rights (e.g., deed restriction) but does not preclude future use of the Rural/Conservation Area parcel for habitat mitigation, or fee title transfer of the Rural/Conservation Area parcel to the City (TDR Authority) or Land Manager;
 - b. If only a portion of the Rural/Conservation Area parcel's density is proposed to be transferred, a lot line adjustment or legal description shall be recorded delineating the portion of the Rural/Conservation Area parcel that has no development rights; and
 - c. The City's index and official records of density transfers subject to this Plan, shall be updated to list the density transfer (APN, number of development credits, date, etc.), including instruments documenting the transfer (e.g., deed restriction, conservation easement, lot line adjustment, etc.).

The City shall be party to all required legal instruments. Legal instruments not specifically identified may be used inlieu of those identified if the City Attorney determines that the other legal instrument is appropriate and achieves the same intended outcome.

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The Master Developer/Builder may only exercise the right to a development credit(s) after the required instruments are executed consistent with this section, a tentative map that reflects the transferred density has been reviewed and approved by the City, and the Master Developer/Builder has paid market value, or other amount as legally negotiated for the development credits. The Master Developer/Builder shall execute the right to a development credit(s) no later than the time of subdivision map review and approval. Development of the Neighborhood Area will be phased, and the Master Developer/Builder is anticipated to exercise his or her right to development credits in an incremental manner, corresponding to development phases.

The City shall keep its official density transfer records current, identifying where development credits have been transferred (i.e., Neighborhood Area phases/sub-areas that were the receiving sites for development credits), and the current available development credit balance. Originals of these records shall be kept by the City Clerk. This will enable the City to monitor overall dwelling units entitled and constructed in the Neighborhood Area to ensure the total overall Plan density is not exceeded.

Administration and Management

A qualified entity or entities, such as the Inland Empire Resource Conservation District (IERCD), would be named by the City as the Land Manager to be responsible for long-term conservation management of any permanently preserved Rural/Conservation Area land. Established and qualified conservation Land Managers operating in the Rural/Conservation Area and immediate vicinity may be deemed Land Manager(s) of newly preserved lands by the City, subject to the conditions established for the Land Manager(s) in this Plan and by the City.

The Land Manager(s) would own Rural/Conservation Area land transferred by fee title to the Land Manager(s), and/or would otherwise be granted easements to access, restore (if needed), manage, and monitor (as needed) all land in the Rural/Conservation Area that becomes preserved through the Conservation Incentive TDR Program. The Land Manager's activities and operations are expected to be funded through the establishment of an endowment, which may occur through payments or fees associated with the Conservation Incentive TDR Program, and/or through the development of alternative funding mechanisms, such as a Community Facilities District (CFD) administered by the Land Manager (see *Chapter 7.6*, Financing Plan).

The opportunity for trails and recreational access to, along, and/or within permanently preserved open space is significant, but would be subject to environmental constraints and appropriate control and management. The Land Manager(s) shall provide and manage recreational/ educational access to limited areas of the Rural/ Conservation Area in a manner that ensures protection of habitat resources consistent with the conservation objectives of this Plan and any legal restrictions.

Land Manager(s) shall oversee the development and implementation of a Long-Term Conservation Management Plan ("CMP") for the permanently preserved lands in the Rural/Conservation Area. The CMP shall implement the deed restrictions recorded against Rural/Conservation Area parcels as a result of density transfers, as well as other conservation easements as appropriate. The CMP may include, but is not limited to, discussion of the following:

- · Conservation and habitat management goals and/or priorities.
- Recreational use and educational access as appropriate.
- Third party oversight of the Land Manager(s).
- Other issues as described in Chapter 3 (Conservation Plan).

The CMP shall be updated when new properties are added to the Land Manager(s)' responsibility.

An Annual Fiscal Year Work Plan shall also be developed by the Land Manager(s) which will include an annual budget and work program that implements the CMP. This will include a description of tasks to effectively manage their endowment and address requests to perform supplemental work efforts. The Annual Work Plan and budget shall be developed and provided to the City on a fiscal year basis.

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7.5 Infrastructure and Public **Facilities**

This section provides an overview of the anticipated implementation and responsibilities for the infrastructure and public facilities required to support the Plan.

Development of the Neighborhood Area will require the extension of existing backbone infrastructure and facilities into the various phases of the Plan area to provide water, wastewater disposal, storm drainage, roads, public utilities, public safety services, and solid waste services. The Master Developer/Builder is responsible for providing the infrastructure improvements necessary to serve the Plan area, which are described in Chapter 5 (Infrastructure and Public Services). The City may require the Master Developer/ Builder to construct the joint use public facility and dedicate it to the City, or the City may require an alternative agreement (e.g., Master Developer/Builder dedicate the land to the City and the City construct the facility, etc.).

Table 7.5, provides infrastructure costs estimates based on the conceptual street network and block pattern within the Neighborhood Area. These cost estimates do not include the costs of all in-tract and other subdivision-specific improvements, which are assumed to be independently financed by tract developers (Neighborhood Developers/ Builders) during each development. All infrastructure cost estimates are reported in 2019 dollars and are included for the purpose of scoping financing approaches appropriate to the project scale (see *Chapter 7.6* Financing Plan).

Infrastructure associated with development in the Rural/ Conservation Area shall be the responsibility of the private property owner and shall be established through the City's development application and review process.

TABLE 7.5 INFRASTRUCTURE IMPROVEMENT COST ESTIMATE

ITEM	TOTAL
Rough Grading	\$22,000,000
Storm Drain System	\$17,000,000
Sanitary Sewer System	\$15,000,000
Water Distribution System	\$27,000,000
Street Improvements	\$31,000,000
Dry Utilities	\$35,000,000
TOTAL	\$147,000,000

Notes

- Infrastructure cost estimates are reported in 2019 dollars, and are static (e.g., not inflation adjusted, no cost escalation).
- . Costs are included for the purpose of scoping financing approaches appropriate to the project scale (see *Chapter 7.6* Financing Plan).
- Source: Developers Research

Maintenance of Improvements

The maintenance obligations for the Plan's improvements and facilities, and a determination of whether they will be publicly or privately maintained, will be made after the submission of tentative maps within the Plan Area that record a project's improvements. A final determination on maintenance obligations will be made prior to approval of these tentative maps. Maintenance obligations are subject to the following minimum requirements:

Operation & Maintenance of Private Facilities

One or more associations may be established for the maintenance of private common area improvements and facilities, while individual private property owners are expected to be responsible for private improvements and facilities on their property. In some cases – as proposed by a developer and approved by the City at the time of tentative map and improvement plan approval – an association may take responsibility for maintenance and the maintenance of both the privately owned common areas and also adjoining private yard areas.

to include, at minimum, the following facilities:

- Most of the parkway strips within Etiwanda Heights are As discussed above, a final determination of whether an intended not just as a landscaped buffer zone between improvement or facility will fall under privately-maintained pedestrians and the street, but also as bioswales common area will be made prior to approval of tentative that provide stormwater infiltration and conveyance. maps within the Plan Area. Private improvements and Accordingly, the responsibility for ensuring that such facilities to be maintained by the association(s) are expected facilities, whether within private streets and open spaces or within public streets and parks, are maintained in an attractive condition while also maintaining their function • Private streets, alleys, drive aisles, parking lots, and traffic as part of the stormwater management system will be control signs. assigned to a private association and/or a CFD, subject to • Privately-owned open space, parks and recreational the approval of the City.
- facilities, including but not limited to walkways, trails, landscaping, and lighting.
- · The parking lanes and edge trails along selected special parkways, courts, paseos, walls, fencing, signage, streets in Etiwanda Heights will be paved with granular materials in order to enable stormwater infiltration and · Detention and water quality treatment facilities within provide a legitimate rural design character to those special private streets and privately-owned common open space streets. In most cases, such streets will be privatelyareas. owned and will be maintained by private associations. If, • Private sewer, storm drains and water systems. during the approval of tentative maps and improvement plans, it is determined that any such streets should be **Operation & Maintenance of Public Facilities** public streets, the City will require that the granular In general, with some exceptions as noted below, public paving elements of those streets be maintained by a facilities are planned for public maintenance by either the private association and/or CFD, in the same way that any City, a Community Facilities District (CFD), or the appropriate bioswales within public streets will be so maintained.

utility service provider. Such public facilities include but are not limited to the following:

- Public streets.
- Public traffic signals and traffic control signs.
- · Public water facilities, sewer facilities, and drainage facilities within public streets.
- Street lighting within public rights-of-way.

Due to the unique design character of Etiwanda Heights, certain elements of public streetscapes and public parks may be designated for maintenance by private associations and/or CFDs. Such elements include but are not limited to the following:

• Drainage bioswales and parkway strips within public frontages. It has long been common in traditional neighborhoods that the City maintains the curbs, sidewalks and street pavement - and often the maintenance of street trees within the parkway strip as well – leaving to the owner of the adjoining home the responsibility for irrigating and maintaining other landscaping within the parkway strip.

7.6 Financing Plan

This section describes how Plan area improvements can be funded and/or financed to ensure the timely completion of streets, infrastructure, utilities, public facilities, and other necessary capital improvements, as well as the proper maintenance of these facilities, consistent with Chapter 7.3 (Phasing) and Chapter 7.5 (Infrastructure and Public Facilities).

The following principles shall guide the funding of infrastructure, facilities, and public services for the Plan area:

- Phase on-site improvements to ensure they are constructed when necessary and when funds are available to construct and maintain the improvements.
- Ensure on-site improvements, amenities, and open space are appropriately operated and maintained in a manner that is cost efficient for the City and residents.
- Provide for a fair allocation of costs among the Plan area land uses.
- Provide for reimbursements of infrastructure costs that developments within the Plan area are required to construct in advance.
- Ensure financing mechanisms are flexible to accommodate different combinations of infrastructure timing and funding requirements.
- Generate revenue from the Neighborhood Area to fund the preservation and management of property in the Rural/Conservation Area and open space in the NA.

The following policies govern the financing of infrastructure, facilities, and public services for the Plan area in accordance with the above principles:

• Fund the full costs of on-site and off-site infrastructure, facilities, and public services required to support the development and operation in the Plan area from revenues generated by development within the Plan area, except where other existing funding sources are available and appropriate for use, as determined by the funding entity (e.g., City, County, district, agency, etc.).

- To the maximum extent feasible, fund the operation and maintenance of infrastructure, amenities, and open space by a master Homeowners Association (HOA), so the size and number of facilities and amenities maintained by the City (e.g., community facilities districts) are limited to large core facilities (e.g., arterial streets and central greenways).
- Allocate the core infrastructure costs to property within the Plan area, based on the general principles of benefit received, with consideration of the financial feasibility of the proposed land use.
- · Require dedication of land for the establishment of roads, infrastructure, utilities, open space, or facility improvements consistent with City policies and to ensure successful build-out of the Plan.
- · Enable the transfer of residential density from privatelyowned properties in the Rural/Conservation Area to the Neighborhood Area in exchange for financial or other negotiated compensation to the Rural/Conservation Area property owner.

Utilizing these principles and policies will optimize the use of available resources and ensure that adequate infrastructure, facilities, and public services are provided in a timely manner and sufficiently maintained. A thorough financing plan that specifies the financing strategy in greater detail, and which may provide additional infrastructure financing options than those described in this section, shall be prepared by the Master Developer/Builder and provided to the City prior to approval of tentative maps.

Developer Reimbursements

When an application is submitted to the City for review and approval, the infrastructure and facilities required to serve the area will be identified by the City. Due to the incremental nature of development phasing, it is likely that certain areas will be required to oversize infrastructure improvements to accommodate future development and build-out of the Plan. By evaluating the area's proportional share of infrastructure and facility costs to the total costs of improvements required by the City, an equitable reimbursement to the developer paying for oversized infrastructure improvements can be calculated. Those reimbursements shall be addressed through developerdeveloper agreements, which may be administered by the Master Developer/Builder.

Funding Mechanisms

The following funding mechanisms reflect the principles and policies listed at the beginning of this section.

Master Developer Funds

Improvements are anticipated to be constructed primarily with Master Developer/Builder funds and financing. Developer equity and loans are anticipated to cover startup costs and cash flow shortages in the early phases of the development. Conventional subdivision financing may be used to fund the development of on-site infrastructure improvements (e.g., streets, sewers, water and storm drains) and the initial operation and maintenance of the parks, streets, and other landscaping improvements.

Association Fees

The establishment of Homeowners Associations (HOAs) and other common-interest associations will be required to fund Plan area maintenance of improvements and facilities to maximum extent feasible. These are expected to include all improvements and facilities except for large core facilities, including arterial streets (Rochester Ave., Milliken Ave., and Wilson Ave.), the Camino de las Alturas, community playfields, and trailheads. Private ownership and/or operation of the community playfields is not precluded. Additionally, HOAs and other common-interest associations can bear obligations for funding Plan infrastructure if a CFD or similar district is unsuccessful or repealed by initiative as allowed by law.

Annual HOA dues are established by the HOA and collected by the HOA from property owners within the project. Dues may be tiered based on certain criteria, such as size of dwelling unit. The HOA may also institute special assessments to fund large or emergency costs if the HOA capital improvement budget or reserves are inadequate (e.g., new irrigation system for private park area, etc.).

EIFDs are a relatively new public financing mechanism (established in Government Code §53398.50, et seq. effective January 1, 2015). Entities participating in an EIFD can include cities, counties and special districts, but not **Community Facilities District** schools. Participating entities, such as the County, are critical to an EIFD's success, and they only participate if A Community Facilities District (CFD) is a special district created pursuant to the Mello-Roos Community Facilities they voluntarily agree to allocate their tax increment to the EIFD. Unlike other public financing mechanisms under Act (California Government Code §53311 et seg.) to finance California law, EIFDs may be formed by resolution of the public infrastructure and service projects through levying City Council without an accompanying public vote. Before of a special tax on property in the district. Public bonds can adopting a resolution forming an EIFD, the City Council be issued based on the revenue stream from the special must publish the proposed EIFD infrastructure financing tax. CFDs can fund streets, water, sewer and storm drain plan, notice all landowners and affected taxing entities, and hold a public hearing. Further, a city that in the past created

improvements, schools, parks, open space, and other capital improvements, services, and ongoing operations and maintenance activities. The City currently has 13 general CFDs and two Fire Services CFDs. The City anticipates using CFDs to fund maintenance of core facilities in the Plan area, that are not appropriate to be maintained by HOAs.

Formation of a CFD commits the City to the ongoing administration of the CFD. A Mello-Roos special tax is not a fixed lien on a parcel, but an annual lien that must be calculated and levied each year according to State law and an annual escalator. The appropriate special tax will be determined by the City or its designee after consideration of annual costs of the CFD, and development activity within the CFD. After the special taxes have been calculated each fiscal year, they will be submitted to the County auditor to be included on the secured property tax bill. The City has a policy to limit the overall tax burden on a property, and will evaluate requests for CFD formation against that policy.

Enhanced Infrastructure Financing District

An Enhanced Infrastructure Financing District (EIFD), established by Senate Bill 628 in 2015, is a mechanism that finances the construction or rehabilitation of a wide range of public infrastructure and some private facilities through the collection of tax increment revenues, similar to the now abolished Community Redevelopment Agencies. EIFD financing can be combined with other funding sources and used for transportation projects, parks and open space, civic infrastructure, childcare facilities, and other projects. An EIFD cannot be used to fund routine maintenance or operation costs.

a redevelopment agency (as defined by Health and Safety Code §33003) may not initiate formation of an EIFD until the former redevelopment agency is adequately concluded pursuant to Government Code §53398.54.

The City and Master Developer/Builder may consider the formation of an EIFD, and if not used, Master Developer/ Builder funds and financing would be used for infrastructure and facilities construction (see Master Developer Funds).

Conservation Funding

The Land Manager, responsible for long-term management of conserved Rural/Conservation Area lands may obtain funds for management activities through TDR transaction payments (see Chapter 7.4 Conservation and Transfer of Development Rights), habitat mitigation fees from Neighborhood Area development, endowment returns, or other sources (e.g. fees paid at building permit issuance or close of escrow, CFD administered by the Land Manager, etc.) without placing new tax burdens on existing residents.

Developer Impact Fees

Development impact fees (DIF) are allowed under Government Code §66000 et seq., as payments from new developments required by local governments to offset the cost of improving or expanding City facilities to accommodate development. To establish the appropriate fee amount, the City determines the specific improvements and prepares a "nexus" study to demonstrate the relationship between the proposed improvements and new development. The fee program is then adopted by City Council. If the Master Developer/Builder constructs any off-site improvements that are included in the City's capital improvement program and DIF schedule, the Master Developer/Builder may receive DIF credit as allowed by the City.

Based on 2018-2019 fees, the City, School District, and other public agencies and districts are estimated to collect approximately \$141 million once development of the Plan is complete; however, these fee schedules will be updated over time with the necessary nexus studies.

7.7 Authority, Amendments, and **Approvals**

Authority

The City Manager or designee has the authority to implement and interpret the Plan. The City Manager or designee is authorized to provide official interpretations and administrative determinations regarding the Plan in writing, and which may be appealed in accordance with the City's Municipal Code.

Master Developer/Builder **Design Review**

Design Review approvals for each Sub-area by the Master Developer/Builder must occur before any tentative or final maps, improvement plans, landscape plans, architectural plans, site plans, building plans, or Precise Neighborhood Plan applications are submitted to the City. This process occurs prior to and separately from the City's review process, and is administered by the Master Developer/ Builder. See Appendix 2 for the Master Developer/Builder Design Review process.

Upon Design Review approval by the Master Developer/ Builder, individual development applications shall be submitted to and reviewed by the City for their consistency with the Plan.

Approvals - Precise Neighborhood Plans

For each Neighborhood Sub-area, a Precise Neighborhood Plan shall be reviewed, found consistent with the intent and regulations of this Plan, and approved by the Planning Commission pursuant to the major Design Review Process as outlined in 17.20.040 of the Rancho Cucamonga Municipal Code (RCMC). Planning Commission approval shall be secured before any proposed use or any structures are constructed, otherwise established, or put into operation. All subsequent development within each Sub-area shall be reviewed for consistency with the approved Precise Neighborhood Plan through all applicable processes of Title 17, Article II of the Municipal Code.

In addition to all required submittal items outlined Title 17, Article II, a Precise Neighborhood Plan shall include, but is not limited to:

- A. One or several Precise Regulating Plans, which show:
- · The entire Sub-area organized into a network of blocks, streets, and Public Open Space in compliance with the requirements of the *Chapter 5*. All streets within the affected Sub-area(s) must indicate connections to planned or existing streets within and abutting any adjacent Sub-areas as identified in the Regulating Plan and in accordance with the connectivity requirements of *Chapter 6*.
- Regulating zones and lots applied to each block, in compliance with the requirements of each Sub-area (*Chapter 5.3*). Lots shall be identified by Building Type (*Chapter 5.4*), and shall show the intended building footprints.
- Identification of the intended density by regulating zone and block for the proposed phase of development, and a calculation indicating the remaining development capacity of the affected Sub-area(s). To ensure that new development within the Plan area does not exceed the development potential listed in Table 5.3 (Neighborhood Area Subarea Requirements), the Master Developer shall be responsible for tracking the amount of proposed development by land use and by regulating zone and shall submit with each development application an accounting of proposed development and remaining development potential.
- B. A Master Landscape Plan (MLP) for the proposed phase of development.
- C. A preliminary stormwater drainage and management plan for the Sub-area, demonstrating that the sizes and designs of the open spaces are capable of meeting City stormwater retention requirements. If any portion of the stormwater management system for the Sub-area is intended to be met by another existing or future phase of development, that shall be clearly shown and justified by the applicant, and subject to review by the City.
- D. A utility plan showing consistency with the provisions of *Chapter 6*.
- E. Healthy Development Checklist, filled out. (Developed by Riverside University Health System - Public Health, 2017.)

7.8 Implementation Actions

Maximum Yield and Density **Transfers**

Requests for density transfers between Neighborhood Area Sub-areas may be submitted for City consideration and approval through the Precise Neighborhood Plan process. Request of transfers of non-TDR units between Neighborhood Area Subareas shall not be permitted until such time that the City Council has made the finding that all available development rights in the Rural/Conservation Area have been transferred through the TDR Program to the extent feasible. Neighborhood Area Sub-areas may exceed their individual maximum development potentials through density transfers, provided that:

- The maximum total development potential of the entire Plan is not exceeded;
- · The intent and other requirements of this Plan and development standards are met or can be met by future development subject to the transfer;
- There would be no major impacts on approved infrastructure plans, including major changes to the approved circulation plan or pedestrian network; and
- The density transfer is executed by a deed restriction or other instrument approved by the City Attorney and recorded against the properties to document the reduced density on one parcel and the increased density on another parcel. The City must be a party to the release of the restriction.

Rural Development Design Review

Development in the Rural/Conservation Area shall be subject to the requirements and review procedures of City Municipal Code 17.52 and 17.16.140 (Hillside Development Review). In addition to those requirements, applications for development in the Rural/Conservation Area shall include or address the following:

- · Archaeological survey and construction monitoring, if applicable
- · Site-specific biological resources studies
- Septic system feasibility study
- Adequate emergency access
- Required permits from State and Federal regulatory agencies

· Determination of surface water availability or annex into the appropriate water district/utility agency to obtain a well drill permit

Amendments

Amendments to this Plan may be initiated by an application for a Specific Plan Amendment by a land owner of the affected parcel(s) within the Plan area or his or her representative, or by the City. The application shall be reviewed by the City consistent with the City's Municipal Code and Government Code 65453(a).

The following minor, technical, and/or informational revisions to the Plan shall be processed administratively:

- The addition of new information to the Plan, in the form of maps and/or text, for the purpose of clarification that does not change the effect or intent of any regulation;
- · Changes in Sub-area boundaries resulting from final street alignments and/or geotechnical or engineering refinements to tentative and/or final tract maps provided that the number of dwelling units and/or dwelling units per acre within the affected sub-areas is consistent with the number and/or density range that applies to the subject Sub-areas;
- · Clarification, including determination of meaning and intent, of any unclear or vague section, portion of a section, phrase, or word contained within this Plan;
- Typographical and grammatical errors;
- Revisions to tree species, size, and location, and to other landscape material in the public right-of-way are subject to the review and approval of the Engineering Services Department;
- · Revisions to the location of the infrastructure and/ or service providers (such as drainage systems, roads, water and sewer systems, etc.) provided that the agency or jurisdiction that regulates such infrastructure and/or service has reviewed and approved the revisions;
- · Revisions to the determination of public and private facilities provided that the agency or jurisdiction that regulates such facility has reviewed and approved the revisions; and
- · Revisions to density pursuant to Maximum Development Yield and Density Transfers.

Actions to facilitate implementation of the Plan are shown in Table 7.8 (Implementation Actions). The actions are not all intended for immediate and simultaneous enactment. but are to be implemented throughout the development and future of the Plan. CEQA Mitigation Measures also serve as critical action items and are included separately in the Environmental Impact Report Mitigation Monitoring and Reporting Program (Appendix 4).

TABLE 7.8 IMPLEMENTATION ACTIONS

1 City/County/LAFCO Complete Plan area. 2 City/San Bernardino Complete the Neighborhood the Plan. 3 County/City Continue cool of boundaries Cucamonga r minimize cons in another Dis 4 City Establish app 5 City Establish the for long-term Conservation 7 City Establish app 8 City/LAFCO Identify and s for long-term Conservation 7 City Establish app 8 City/LarCO Identify and s for long-term Conservation 9 Land Manager Work with the order to fund 9 Land Manager/City/TDR Evaluate optid Authority 10 City/Land Manager Develop a Lon the Rural/Con preservation, This includes sections, deta 11 County Select Master 12 City/Master Developer Facilitate the funding of mu appropriate to Nonitor and no 13 City/TDR Authority Monitor and no	ACTION NUMBER	RESPONSIBLE PARTY	DESCRIPTION
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12 City/Master Developer Facilitate the funding of me appropriate to fu	10	City/Land Manager	the Rural/Con preservation, This includes
funding of me appropriate to 13 City/TDR Authority Monitor and I	11	County	Select Master
	12	City/Master Developer	funding of m
	13	City/TDR Authority	

an area annexation to the City and assign regulating zones to the Plan

transfer of San Bernardino Flood Control District surplus lands in the od Area and Deer Canyon to make available for development under

ordination efforts with the local School Districts regarding adjustment es for the mutual benefit of the School Districts, current Rancho residents, and future residents of the Plan area with the intent to nstruction of new schools in one District if space is available at facilities istrict.

propriate City fees for cost recovery of specific plan development.

TDR Authority. The City may act as the TDR Authority.

select a qualified entity to serve as the Land Manager, responsible management and monitoring of the conservation lands in the Rural/ Area.

propriate City fees for implementation of the TDR Program.

e Land Manager to establish fees to charge during TDR transactions in the maintenance endowment fund.

ions for the collection of funds for management of conserved Rural/ Area lands, including the use of a Community Facilities District (CFD), s collected at building permit issuance, and fees collected upon close

ng-term Conservation Management Plan for conservation land within nservation Area that ensures financially sustainable management and and implements strategies included in Chapter 3 (Conservation Plan). a Trail Master Plan, which will contain detailed alignments, cross ails, and program of regulatory and interpretive signage.

Developer/Builder through County selection process.

development of a Community Facilities District (CFD) to support the naintenance for large core infrastructure and facilities, that are not to be maintained by HOAs.

refine the TDR Program to achieve Plan goals of conservation in the rvation Area.

Appendix 1: Allowed Uses

Allowed Uses

Table A-1.1 identifies the allowed uses and corresponding permit requirements within each regulating zone and sub-zone and is to be used in conjunction with Chapter 5: Development Standards & Guidelines. Unless otherwise noted, definitions of each use are found in Chapter 17.32 of the Rancho Cucamonga Municipal Code (RCMC). If a word or phrase used in this Plan is not defined the RCMC or in the Glossary of this Plan (*Appendix 3*), the Director shall make a determination, giving deference to common usage. Notwithstanding any other provision of this Plan, in the event of any conflict between this section and the Development Code, the Development Code shall prevail.

Table A-1.1 Allowed Uses								
	7	leighbor	hood Are	a	Rura	al/Conse	rvation A	rea¹
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	
Residential Uses								
Adult Day Care Home	N	Р	Р	Р	N	Р	Ν	Ν
Caretaker Housing	N	C	С	C	Р	С	Р	Ν
Dwelling, Multi-Family ²	N	N	N	N	N	N	Ν	Ν
Dwelling, Single-Family ²	N	Р	Р	Р	Р	Р	N ³	Ν
Dwelling, Single-Family Attached ²	Р	Р	N	N	N	N	Ν	Ν
Emergency Shelter	Ν	N	N	N	N	N	Ν	Ν
Family Day Care Home, Large⁴	N	С	С	С	N	Ν	Ν	Ν
Family Day Care Home, Small	N	Р	Р	Р	N	Ν	Ν	Ν
Guest House	N	N	Р	Р	N	N	Ν	Ν
Group Residential	Ν	C	C	C	N	С	Ν	Ν
Home Occupation⁵	Ν	Р	Р	Р	Р	Р	Ν	Ν
Live-Work Facility	Р	Р	N	N	N	N	Ν	Ν
Manufactured Home	N	N	N	N	N	N	Ν	Ν
Mobile Home Park	N	N	N	N	N	N	Ν	Ν
Residential Care Facility	С	С	C	N	N	N	Ν	Ν
Residential Care Home	Р	Р	Р	Р	N	Р	N	Ν
Single-Room Occupancy Facility	N	N	N	N	N	N	N	Ν
Transitional Housing	Р	Р	Р	Р	N	Р	Ν	Ν
Agriculture and Animal-Related U	ses							
Agricultural Uses	N	N	N	Р	С	С	С	Ν
Animal Keeping, Domestic Pets ⁶	Р	Р	Р	Р	Р	Р	Р	Ν
Animal Keeping, Exotic Animals ⁶	N	N	С	С	N	С	N	Ν

Key

P Permitted

PU Permitted upstairs only

C Requires Conditional Use Permit (CUP)

F Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12)

N Not permitted

Table A-1.1 Allowed Uses								
	1	Veighbor	hood Are	a	Rura	al/Conse	rvation A	rea ¹
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Animal Keeping, Insects ⁶	N	N	N	Р	Р	Р	Р	Ν
Animal Keeping, Livestock Animals ⁶	N	N	N	Р	Р	Р	Р	Ν
Animal Keeping, Poultry ⁶	N	N	N	Р	Р	Р	Р	Ν
Equestrian Facility, Commercial	N	N	N	N	N	N	N	Ν
Equestrian Facility, Hobby	N	N	Р	P ⁷	Р	Р	N	Ν
Recreation, Resource Preservation	, Open S	pace, Edu	ucation, a	nd Publi	c Assemb	oly Uses		
Assembly Use	С	N	N	N	С	С	N	Ν
Cemetery/Mausoleum	N	N	N	N	N	N	N	Ν
Community Center/Civic Use	Р	C	С	С	N	N	N	Ν
Community Garden	Р	Р	Р	Ν	N	N	N	Ν
Convention Center	N	N	N	Ν	N	N	N	Ν
Golf Course/Clubhouse	N	N	N	N	N	N	N	Ν
Indoor Amusement/ Entertainment Facility	N	N	N	N	N	N	N	Ν
Indoor Fitness and Sports Facility - Large	N	N	N	Ν	N	N	N	Ν
Indoor Fitness and Sports Facility - Small	Р	N	N	N	N	N	N	Ν
Library and Museum	Р	N	N	N	С	N	N	N
Outdoor Commercial Recreation	N	N	N	N	N	N	N	Ν
Park and Public Plaza	Р	N	N	N	N	N	N	Ν
Public Safety Facility	Р	Р	Р	N	Р	Р	N	Ν
Resource-Related Recreation	Р	Р	Р	Р	С	С	N	Ν
School, Academic (Private)	С	С	С	С	N	N	N	Ν
School, Academic (Public)	Р	Р	Р	Р	N	N	N	Ν
School, College/University (Private)	N	N	N	N	N	N	N	Ν
School, College/University (Public)	N	N	N	N	N	N	N	Ν
Schools, Specialized Education and Training/Studio	Р	N	N	N	N	N	N	Ν
Theaters and Auditoriums	С	N	N	N	N	N	N	N
Tutoring Center - Large	N	N	N	N	N	N	N	N
Tutoring Center - Small	Р	F	N	N	N	N	N	N
Utility, Transportation, Public Faci	lity, and	Commun	ication L	lses				
Broadcasting and Recording Studios	N	N	N	N	N	N	N	N

Key P

Permitted

PU Permitted upstairs only

С Requires Conditional Use Permit (CUP)

Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12) Not permitted F

Ν

Table A-1.1 Allowed Uses								
	1	Veighborl	hood Are	a	Rura	al/Conse	rvation A	rea ¹
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Park and Ride Facility	N	N	N	N	N	N	N	Ν
Parking Facility	N	N	N	N	N	Ν	C	Ν
Transit Facility	N	N	N	N	N	N	N	Ν
Utility Facility and Infrastructure - Fixed Based Structures	N	N	N	N	N	N	С	Ν
Utility Facility and Infrastructure - Pipelines	N	N	N	N	N	N	С	Ν
Wind Energy System—Small	N	Ν	N	N	N	N	N	Ν
Retail, Service, and Office Uses								
Adult Day Care Facility	N	Ν	Ν	N	N	N	Ν	Ν
Adult-Oriented Business	N	N	Ν	N	N	N	N	Ν
Alcoholic Beverage Sales	C	Ν	Ν	N	N	N	Ν	Ν
Ambulance Service	N	N	N	N	N	N	N	Ν
Animal Sales and Grooming	Р	Ν	N	N	N	Ν	Ν	Ν
Art, Antique, Collectable Shop	Р	F	N	N	N	N	N	Ν
Artisan Shop	Р	F	N	N	N	N	N	Ν
Bail Bonds	N	N	N	N	N	N	Ν	Ν
Banks and Financial Services	Р	Ν	Ν	N	N	Ν	Ν	Ν
Bar/Nightclub	N	Ν	N	N	N	N	N	Ν
Bed and Breakfast Inn	C	C	Ν	N	N	N	N	Ν
Building Materials Store and Yard	N	Ν	Ν	N	N	N	Ν	Ν
Business Support Services	Р	Ν	Ν	N	N	N	N	Ν
Call Center	N	Ν	Ν	N	N	N	N	Ν
Card Room	N	N	N	N	N	N	N	Ν
Check Cashing Business	N	Ν	Ν	N	Ν	N	Ν	Ν
Child Day Care Facility/Center	C	Ν	Ν	N	N	N	N	Ν
Commercial Cannabis Activity	N	Ν	N	N	N	N	N	Ν
Consignment Store	Р	N	Ν	N	N	N	N	Ν
Convenience Store	N	Ν	Ν	N	N	N	N	Ν
Crematory Services	N	Ν	N	N	N	N	N	Ν
Drive-In and Drive-Through Sales and Service	N	N	N	N	N	N	N	Ν
Equipment Sales and Rental	N	N	N	N	N	N	N	Ν
Feed and Tack Store	N	Ν	Ν	N	N	N	N	Ν

Кеу

Ρ Permitted

PU Permitted upstairs only

С Requires Conditional Use Permit (CUP)

Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12) F

Not permitted Ν

		Veighbor	hood Are	а	Rura	al/Conse	rvation A	rea ¹
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	R-C
Furniture, Furnishing, and Appliance Store	Р	N	N	N	N	N	N	N
Garden Center/Plant Nursery	N	N	N	N	С	N	С	N
Grocery Store/Supermarket	C ⁸	N	N	N	N	N	N	N
Gun Sales	N	N	N	N	N	N	N	N
Hookah Shop	N	N	N	N	N	N	N	Ν
Home Improvement Supply Store	P ⁹	N	N	N	N	N	N	Ν
Hotel and Motel	N	N	N	N	N	N	N	N
Internet Café	N	N	N	N	N	N	N	Ν
Kennel, Commercial	N	N	N	N	N	N	N	Ν
Liquor Store	N	N	N	N	N	N	N	Ν
Maintenance and Repair, Small Equipment	Р	N	N	N	N	N	N	Ν
Massage Establishment	N	N	N	N	N	N	N	Ν
Massage Establishment, Ancillary	N	N	N	N	N	N	N	Ν
Medical Services, Extended Care	N	N	N	N	N	N	N	Ν
Medical Services, General	PU	N	N	N	N	N	N	N
Medical Services, Hospitals	N	N	N	N	N	N	N	Ν
Mobile Hot Food Truck	P	N	N	N	N	N	N	Ν
Mortuary/Funeral Home	N	N	N	N	N	N	N	Ν
Office, Business and Professional	PU	F	N	N	N	N	N	Ν
Office, Accessory	PU	F	N	N	N	N	N	Ν
Pawnshop	N	N	N	N	N	N	N	Ν
Personal Services	Р	F	N	N	N	N	N	Ν
Restaurant, No Liquor Service	Р	F/C	N	Ν	N	N	N	Ν
Restaurant, Beer and Wine	Р	F/C	N	N	N	N	N	Ν
Restaurant, Full Liquor Service	С	N	N	N	N	N	N	Ν
Retail, Accessory	Р	F/C	N	N	N	N	N	Ν
Retail, General	P ⁹	F/C	N	N	N	N	N	Ν
Retail, Warehouse Club	N	N	N	N	N	N	N	Ν
Secondhand Dealer	N	N	N	N	N	N	N	Ν
Shooting Range	N	N	N	N	N	N	N	Ν
Smoke Shop	N	N	N	N	N	N	N	Ν
Specialty Food Store	Р	F/C	N	N	N	N	N	Ν

Key P

Permitted

PU Permitted upstairs only

С Requires Conditional Use Permit (CUP)

Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12) Not permitted F

Ν

	r	Veighbor	hood Are	a	Rura	al/Conse	rvation A	rea1
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	
Tattoo Shop	Ν	N	N	N	N	N	N	N
Thrift Store	Ν	N	N	N	N	N	N	N
Veterinary Facility	С	N	N	N	N	N	N	N
Automobile and Vehicle Uses								
Auto Vehicle Dismantling	Ν	N	N	N	N	N	N	Ν
Auto and Vehicle Sales and Rental	Ν	N	N	N	N	N	N	Ν
Auto and Vehicle Sales, Autobroker	Ν	N	N	N	N	N	N	N
Auto and Vehicle Sales, Wholesale	Ν	N	N	N	N	N	N	N
Auto and Vehicle Storage	Ν	N	N	N	N	N	N	Ν
Auto Parts Sales	Ν	N	N	N	N	N	N	Ν
Car Washing and Detailing	Ν	N	N	N	N	N	N	N
Recreational Vehicle Storage	Ν	N	N	N	N	N	N	N
Service Stations	Ν	N	N	N	N	N	N	N
Vehicle Services, Major	Ν	N	N	N	N	N	N	N
Vehicle Services, Minor	Ν	N	N	N	N	N	N	N
Industrial, Manufacturing, and Pro	cessing	Uses	<u></u>	°	· · · · · ·			
Commercial (Secondary/Accessory) - Industrial	Ν	N	N	N	N	N	N	N
Commercial (Repurposing) - Industrial	Ν	N	N	N	N	N	N	N
Fuel Storage and Distribution	Ν	N	N	N	N	N	N	N
Manufacturing, Custom	Ν	N	N	N	N	Ν	Ν	Ν
Manufacturing, Heavy	Ν	N	N	N	N	N	N	N
Manufacturing, Heavy-Minimum Impact	N	N	N	N	N	N	N	N
Manufacturing, Light	Ν	N	N	N	N	N	N	Ν
Manufacturing, Medium	Ν	N	N	N	N	N	N	Ν
Microbrewery	Ν	N	N	N	N	N	N	N
Printing and Publishing	Ν	N	N	N	N	N	N	N
Recycling Facility, Collection	Ν	N	N	N	N	Ν	N	N
Recycling Facility, Processing	Ν	N	N	N	N	N	N	Ν
Recycling Facility, Scrap and Dismantling Facility	Ν	N	N	N	N	N	N	N
Research and Development	N	N	N	N	N	N	N	N

Key

Permitted Ρ

PU Permitted upstairs only

С Requires Conditional Use Permit (CUP)

Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12) F

Not permitted Ν

		Neighbor	hood Area	a	Rura	al/Conse	rvation A	rea¹
Regulating Zones/Sub-zones	SR	NG-2	NG-1	NE	R-OS	R-H	R-FC/UC	
Storage, Personal Storage Facility	N	N	N	Ν	N	N	N	Ν
Storage Warehouse	N	N	N	Ν	N	N	N	Ν
Storage Yard	N	N	N	Ν	N	N	N	Ν
Wholesale, Storage, and Distribution - Heavy	N	N	N	Ν	N	Ν	N	Ν
Wholesale, Storage, and Distribution - Light	N	N	N	Ν	N	Ν	N	N
Wholesale, Storage, and Distribution - Medium	N	N	N	Ν	N	Ν	N	Ν

Notes

- Aggregate resource extraction may be permitted, subject to the issuance of a Conditional Use Permit, within the RCA only in the Deer Creek Alluvial Fan and Day Creek Alluvial Fan (Sectors D-1 and D-16 as shown in Figure RC-2 in the 1 Resource Conservation Element of the General Plan).
- 2 Use defined in the Glossary of this Plan (*Appendix 3*).
- 3 Any property that is located within the R-FC/UC sub-zone area and is privately owned on the date on which the Specific Plan becomes effective shall be allowed to construct 1 dwelling unit for each 10 acres of land, and any development rights can be transferred pursuant to the Transfer of Development Rights program described in *Chapter 7.4*.
- 4 Family Day Care Home Large requires approval of a Large Family Day Care Permit, not a Conditional Use Permit.
- 5 See additional regulations for home occupations in RCMC § 17.92.
- 6 For the purpose of determining applicability of the animal-keeping requirements, the Rural regulating sub-zones are equivalent to the Very Low (VL)/Low (L) Residential Districts in the Development Code. See additional regulations for animal keeping in RCMC § 17.88.
- 7 1 equine is permitted per 10,000 square feet of lot area. See *Chapter 5.4.2.J.*
- Limited to 30,000 square feet. 8
- 9 Limited to 5,000 square feet.

Key

- Ρ Permitted
- ΡU Permitted upstairs only
- Requires Conditional Use Permit (CUP) С
- Permitted on the ground floor of an Attached Flex Building Type (see Chapter 5.4.12) F
- Ν Not permitted

Appendix 2: Master Developer/ Builder Design Review

General

- Submittals to the Master Developer/Builder Design Review Committee must be made by the Neighborhood Builder/Developer or authorized agent. Submittals are require whenever any improvements or changes are proposed for any portion of the project (site, building exterior etc.).
- 2. Submittals to, and approvals by, the Master Developer/Builder Design Review Committee must occur before any Architectural Plans, Plotting Plans or Tentative or Final Subdivision Maps, Improvement Plans, Landscape Plans, Building Plans, Fire Protection Plans, or Site Plan are submitted to the City of Rancho Cucamonga.
- 3. All submittals must be delivered to the Master Developer/Builder at the location of the current office or at a location designated by the Master Developer/Builder.
- 4. Building plans must be prepared by a California registered architect.
- 5. Site plans must be prepared by a California registered architect or landscape architect.
- 6. Landscape plans must be prepared by a California registered landscape architect.
- 7. Include lot and tract numbers must be included on all plans and other documents submitted for review.
- 8. Incomplete submittals (required number of copies, required information or payment of fees) will not be accepted and will be returned to the Neighborhood Builder or authorized agent.

Procedure

Approval of plan submittals by the Master Developer/ Builder Design Review Committee is required by purchase agreements. The Master Developer/Builder Design Review Committee must review submittals in four steps as follows: Step 1: Concept Site Plan Alternatives/Architecture

Step 2: Refined Site Plan/Building Design

Step 3: Site Plan Package/Finalized Product Design/ Technology Drawings

Step 4: Construction Document Package

General Materials Required for Submittals

The required materials for the four submittal steps are described below. Please submit only items that are complete.

- 1. ¹/₄" elevations of all building types
- 2. All sheet size to be 30" x 42"
- 3. Multifamily composite plans to be 1/8" scale
- 4. No mounted drawings will be accepted
- 5. Packages required:
 - a. One (1) set Architectural Plans labelled "Architectural Only" Rolled separately
 - b. One (1) set Landscape Plans labelled "Landscape Only" Rolled separately
 - c. Three (3) sets Engineering Plans labelled "Engineering Only" Rolled separately
 - d. One (1) full set (Architectural, Landscape and Engineering) labelled "Master Developer/ Builder"
 - e. One (1) PDF or comparable electronic file of Master Developer/Builder's full set scanned to at least 300 dpi resolution on flash drive
- 6. To ensure that new development within the Plan does not exceed the development potential listed in *Table 5.3* (Neighborhood Area Sub-area Requirements), the Master Developer shall be responsible for tracking the amount of proposed development by land use and by zone and shall submit with each development application an accounting of proposed development and remaining development potential.

Step 1: Concept Site Plan/Architecture

The Neighborhood Builder/Developer should prepare site plans and architecture, at a refined level, for the site in conformance with the Code (*Chapter 5*). Submittal MUST include conceptual grades, density, product square footage range by land use (commercial, live-work, residential) and zone, unit count by zone, edge condition grading and setback criteria. Proposed storm drain and sewer connection points must also be reflected.

Initial product concepts, architectural plans, elevations styles and roof plans should also be submitted for review at this time.

Step 1 Package Submittals:

Demonstrate consistency with applicable goals, policies and programs in *Chapter 4* and conformance with allowed development potential listed in *Table 5.3* (Neighborhood Area Sub-area Requirements) through the following documents:

- 1. Neighborhood Concept Diagrams, identifying neighborhood design elements, such as:
 - Unique and distinctive elements
 - Trail systems, linkages
 - Parks
 - Recreation Center, if applicable
 - Streetscapes per *Chapter 5.7* (Thoroughfare Standards)
- 2. Varied setbacks per *Chapter 5.4*
 - Garage treatments
 - Street landscape
 - Corner lot treatments
 - Variable lots, if applicable
- 3. Individual unit floor plans, including:
 - Concept building types, as applicable, including all utility entrances and meters, and all trash and recycling receptacles.
 - Concept floor plans/setbacks dimensioned
 - Product summary, including plan number, size (square feet), number of bedrooms, number of bathrooms, proposed parking for each plan type (garage/open), and number of each per plan type

- Concept elevations of all primary styles, including a description of the style elements that make up each style as they relate to design themes (elevate all sides) - on one submittal sheet. See example.
- Concept roof plans
- Revised lot dimensions if applicable for private open space
- 4. Site plan alternatives, at 1" = 40', including:
 - Surrounding street right-of-way/spot elevations
 - Building setback lines at right-of-way per applicable Building Types and regulating zone (see *Chapter 5.4* and *Chapter 5.7*)
 - Demonstrate consistency with Thoroughfare Standards, *Chapter 5.7*
 - Top/bottoms of slop spot grades along edges
 - Proposed slope ration for all slopes 3:1 or steeper
 - Interior street/pad spot grades sufficient for conceptual grading analysis
 - Proposed storm drain/sewer site connections
 - Statistical summary, including target dwelling unit count by zone, number of units by zone, density, unit mix by zone, product square footage range by land use (commercial, live-work, residential) and zone
- 5. Landscape concept plan:
 - Identification of street trees
 - Identification of parking area trees
 - Identification of site entry and proposed enhancements
 - Identification of trail connections

Step 2: Refined Site Plan/Product Design

Refined neighborhood site plan design should be at 1"= Finalize preliminary floor plan and building foot pri Continued development of Step 1 preliminary build elevations (4 sides). Refine plotting and grading des including engineering review. Establish elevation s elements and details.

Step 2 Submittal Requirements

Demonstrate consistency with applicable goals, poli and programs in *Chapter 4* and conformance with allow development potential listed in *Table 5.3* (Neighborhood A Sub-area Requirements) through the following documen

- 1. Refined preliminary floor plans and building type list plan number and size (square feet) on the pl
- 2. Refined building footprint/plot plans, including y and setback dimensions and private open space
- 3. Continued elevation refinement of all styles requires for all building elevations (4 sides) and number building types, if applicable, and roof plans. Includevelopment drawings of style details.
- 4. Site plan; include:
 - Surrounding street right-of-ways/spot elevation interior street spot elevations
 - Open space location and concept design
 - Setback lines at parcel edges per the Developm Standards
 - Demonstrate consistency with Thorough Standards, *Chapter 5.7*
 - Top/bottom of slope ratio for all 3:1 or steepe
 - Interior street/pad spot grades sufficient conceptual grading analysis
 - · Proposed storm drain/sewer site connections
 - Statistical summary, including target dwel unit count mix by count zone, number of units zone, density, unit mix by zone, product squ footage range by land use (commercial, live-w residential) and zone
- 5. Concept Landscape Plan
 - Identification of street trees and minimum siz
 - Identification of edge open space and description of intended amenities/furnishings
 - 1"=40' scale plans of all parks with description of intended amenities/furnishings

 Identification of street trees and plantings and minimum sizes, detail of vine trellises Identification of parking area trees and minimum sizes enhancements Conceptual Model Landscape Plan with hardscape design and tree placements. Architectural character of each home to be identified on the plan
ciesplanwed• Identified model that will address waterAreaconservation and solar orientation
ts: Once Step 2 is approved the community Landscape Standards will be distributed. pes; lan yard e. ired er of ude
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Step 3: Site Plan Package/Refined Product Design Technology Drawings

Prepare Site Plan Package for submittal to the City of Rancho Cucamonga (subject to approval by Master Developer/Builder before filing with City). Prepare Landscape Construction packages.

Step 3 Submittal Requirements

Demonstrate consistency with applicable goals, policies and programs in *Chapter 4* and conformance with allowed development potential listed in *Table 5.3* (Neighborhood Area Sub-area Requirements) through the following documents:

- 1. Finalize Design for Site Plan:
 - Dimensioned site plan
 - · Precise grading plan
 - Landscape concept plan
 - Statistical summary, including target dwelling unit count by zone, number of units by zone, density, unit mix by zone, product square footage range by land use (commercial, live-work, residential) and zone
- 2. Architecture
 - All building elevations/designs finalized
 - Finalized floor plans, building types = 1/4" scale
 - Enlarged key elevation style detail sketches = 1/2"
 - Notes and drawings addressing secondary architectural elements
 - Color keyed plotting plan indicating lot number, building plan number elevation style and any enhanced elevation locations
 - Light fixture, garage door and entry door patterns and manufacturers should be identified/submit cut manufacture sheet
 - Finalized roof plans
 - Composite street scene fronts and rears
 - Finalized Green Development Program matrix
- 3. Joint Trench and Street Lighting and Plans.
- 4. Landscape Plan
 - Refinement and corrections to Step 2
 - Submittal of illustrative plan for model that addresses water conservation and solar orientation

Step 4: Construction Document Package

The construction plan package may be submitted to the City of Rancho Cucamonga Building Department for concurrent processing.

Step 4 Submittal Requirements

- 1. Complete construction document plan package. All details referenced.
- 2. Joint Trench and Street Lighting and Plans.
- 3. Indicate wall finish on exterior elevation sheets in addition to general notes information.
- 4. Final mail box and signage design plans may be deferred and submitted separately, but must be approved prior to completion of working drawings.
- 5. All changes made to plans after Step 4 approval, are subject to the review and approval of the Master Developer/Builder Design Review Committee.
- 6. Landscape Plan
- Construction Documents for Models and Common landscape areas and final illustrative plan for the Model that addresses water conservation and solar orientation.
- 8. A final inspection of the drawings by the Committee is required within 30 days of a request of owner when improvements are completed.
- Upon approval of Step 4 package provide Master Developer/Builder with ½ size architectural set, and electronic version on a CD or flash drive, including green/LEED development program approved matrix.

Appendix 3: Glossary

Purpose

This section provides definitions of terms and phrases used in the Etiwanda Heights Neighborhood & Conservation Plan that are technical or that may not reflect common usage.

If a definition in this section conflicts with a definition in another provision of the Municipal Code, these definitions shall control for the purposes of this Plan. If a word or phrase used in this Plan is not defined in this section, or in the Rancho Cucamonga Municipal Code, the Director shall make a determination, giving deference to common usage.

Definitions of Specialized Terms

As used in this Plan, the following terms and phrases shall have the meaning ascribed to them in this section, unless the context in which they are used clearly requires otherwise.

Arbor: a shady garden alcove with sides and a roof formed by trees or climbing plants trained over a latticework or framework.

Awning: A cover which projects from a wall of a building over a window or door, made of canvas, metal or wood, which may be fixed or retractable.

Bay Window: A window that projects from any building elevation.

Biofiltration: A pollution-control technique that treats sewage by passing it through a biofilter, such as a bioswale. These living biofilters capture and biologically degrade pollutants.

Bioswale: A landscape element designed as a long, channeled depression for the purpose of concentrating and removing debris and pollution out of surface runoff water. It consists of a swaled drainage course with gently sloped sides (less than 6%) and filled with vegetation, mulch, compost, and/or riprap.

Block: An aggregate of lots, Paseos, Rosewalks, Courts, and Rear Lanes circumscribed by Thoroughfares.

Block Length: The distance along the longer face of a block, from cross street to cross street. In most cases block length may end at Rosewalks, Paseos, and Greens, since the primary purpose for limiting block lengths is provide reasonably frequent pedestrian route options. See *Chapter 5.3.3*.

Block Perimeter: The distance around a block, typically as defined by 4 perimeter streets. In certain cases fewer or more streets may define a block and in other cases one face of a block may be defined by a Rosewalk, Paseo, or Green.

Building Types: Building forms and lot patterns allowed within the Plan area. These Types vary in lot size, and building size, configuration, and placement. See *Chapter 5.4*.

Carport: An open-sided automobile shelter that may be free standing or attached to a wall.

Cast Stone: A masonry product, used as an architectural feature, trim, ornament or facing for buildings or other structures. Typically precast concrete, consisting of fine cement concrete placed in molds, it is less costly and more uniform than natural stone.

Clapboard: wooden siding of a building in the form of horizontal boards, often overlapping.

Close: a linear green area along the center of a dead-end street.

Cornice: Any projecting ornamental molding that finishes or crowns the top of a building, wall, door or window.

Curtain walls: In a framed building, an exterior wall, typically mostly glass, having no structural function. An exterior wall supported wholly by the structural frame of a building and carrying no loads other than its own weight and wind loads.

Development Envelope: Within the Rural Regulating Zone, this is the portion of a lot set apart for development, and therefore does not count toward the required area of avoidance of environmental resources (see *Table 5.9.1C*).

Director: The Planning Director of the City of Rancho Cucamonga, or his/her duly appointed representative.

Dormer: A small roofed volume with a window that projects from a sloping roof, parallel to the building façade, allowing light and ventilation into the room directly under the roof. Dormers typically have their own small roof forms projecting from sloping roof.

Driveway: A vehicular lane within a lot that leads to on-site parking. The presence of a rear lane usually renders the need for a driveway obsolete.

Dropsiding: Weatherboarding having its upper edges narrowed to fit into grooves or rabbets in its lower edges, and its backs flat against the sheathing or studs of the wall.

Dwelling Unit: A structure or portion thereof which is used for human habitation.

Single Family Dwelling, Detached: A residential structure containing a single dwelling unit. For the purposes of this Plan, a Single Family Dwelling, Detached includes all detached housing types. See Chapters 5.4.3-5.4.8 for standards.

Single Family Dwelling, Attached: A residential structure containing two to five dwelling units. For the purposes of this Plan, a Single Family Dwelling, Attached includes: Attached-A (detached garage), Attached-B (attached garage), and Attached Flex (Live/Work). See *Chapters 5.4.9-5.4.11* for standards.

Multi-Family Housing: A building containing more than 5 dwelling units. Multi-family Housing, as defined, is inconsistent with the Vision of this plan, and is therefore not permitted in the Plan.

Elevation: The vertical face of a building from a specified cardinal direction.

Encroachment: Any structure extending into a required setback area.

Entablature: Generally the top pieces of a building elevation, spanning an assembly that may be one or more stories. In classical architecture, it is the entire horizontal piece that spans a row of columns. It is divided into architrave, frieze, and cornice, with rules guiding the appearance of each according to an Order. In contemporary architecture, simplified allusions to the traditional architrave-friezecornice makeup that maintain similar proportions are common.

Etiwanda Heights: The Etiwanda Heights Neighborhood & Conservation Plan Area, or the neighborhoods within the Plan Area.

EHNCP: The Etiwanda Heights Neighborhood & Conservation Plan.

Existing Legal Lot: A Legal Lot created prior to the adoption date of this Etiwanda Heights Neighborhood & Conservation Plan.

Façade: The foremost building face that is parallel to, and nearest the front property line.

Footprint: The outline of the area covered by the foundation of a building.

Frontage, Private: Used both to describe the area between the building facade and the front property line, and the manner in which that space and the building facade create a transition between the public space of the street and the private spaces of the ground floor of the building.

Frontage, Public: The area between a front property line and the vehicular lanes of a thoroughfare, particularly the manner in which the design of that space provides a safe, comfortable pedestrian environment.

Gabion: a cage, cylinder, or box filled with rocks, concrete, or sometimes sand and soil for use in civil engineering, road building and landscaping.

Garden Wall: A low masonry wall enclosing a yard or portions of a yard, typically located at or near the property line.

Height, Building: The height of a structure is measured vertically from the average elevation of the finished grade within 20' of the structure to the uppermost limits identified in the standards of each building type. See RCMC 17.34.030.

Homesite: The area of a parcel in the Rural Zone in which development occurs, around which is a Fuel Modification buffer; all area outside of the homesite is recorded as an open space easement, as required in *Table 5.9.5*.

Juliet balcony: a very narrow balcony, typically with vertical metal bar railings, fitted to the outside of a building in front of an upper story pair of full-length operable windows or French doors. Such balconies are not intended for occupation, but for the safety of building occupants and as architectural elements of the facade.

Land Manager: a qualified conservation entity, or designated representative thereof, responsible for longterm management and monitoring of the conservation lands in the Rural/Conservation Area.

Legal Lot: an existing area of land under one ownership that was lawfully created as required by the Subdivision Map Act and predecessor ordinances and statutes, and local ordinances, that can lawfully be conveyed in fee as a discrete unit separate from any contiguous lot.

Lot: A portion of land delineated from others to host an allowed building type. For the purpose of this code, lot is synonymous with *property*.

Nominal Dimension: An approximate or rough-cut **Lot Coverage:** The maximum area of a lot that may be covered by the footprint of a structure. Lot coverage is dimension by which a material is generally called or sold expressed as a ratio. Open porches, at-grade decks, terraces, in trade, but which differs from the actual dimension. For open-work patio covers, and stoops are excluded from the example, in lumber trade, "two by four" is the nominal calculation. dimension for a piece of wood that is actually not quite 2 x 4 inches (in reality, 1 ½ x 3 ½ inches).

Lot Line: A front, side pr rear of a lot. For the purpose of this code, lot line is synonymous with property line.

Ogee: A molding formed by two curves, the upper concave and the lower convex, so forming an S-shaped curve. It may **Massing:** The arrangement and organization of the volumes also be called a cyma reversa. An Ogee arch consists of two of a building. opposed ogee curves meeting in a point at the top, a.k.a. a Master Developer/Builder: Master Developer: The business Venetian Arch.

entity or designated representative thereof that controls or **Open Space:** An area free of buildings. This Code refers to owns all or the majority of the Neighborhood Area, and is both Private Open Space, which is within a lot and behind responsible for managing the development and disposition the front property line, and Public Open Space, which of the property from initiation and design of the master occurs on public, or publicly-accessible land. In the Rural plan and Precise Neighborhood Plans for development for Regulating Zone, Open Space is the name of a sub-zone, but the entire Neighborhood Area to final buildout. The Master is also used to refer to the portion of a lot outside of the Developer obtains financing and planning approvals, Development Envelope, which counts towards the required oversees site preparation and infrastructure development, area of avoidance of environmental resources (see *Table* controls and contracts for of the phased implementation of 5.9.1C and Chapter 5.9.4B). the plan by specialized builders/developers with experience **Parapet:** A low guarding wall at the edge of a roof that in each product type required to complete the approved plan. The Master Developer/Builder may or may not be either provides a barrier edge for a flat roof or roof terrace, or conceals from street view a sloping roof on the building. involved in the construction of buildings, but performs design review to ensure quality control of proposals by **Paseo:** A pedestrian walkway through a block. These are specialized builder(s)/developer(s) implementing the Master located to reduce walking distances within a neighborhood. Plan and Specific Plan.

Master Developer Design Review: The design review process – as described in *Appendix 2* – by which the Master Developer reviews and directs the design of all public improvements and private development within the Neighborhood Area for consistency with this Plan.

Multifamily: see Dwelling.

Neighborhood Builder / Developer: Someone who purchases land from or contracts with the Master Developer/ contained in this Plan.

Porte Cochère: A roofed structure covering a driveway Builder to build a specific Sub-area or portion of a Sub-area at the side entrance of a front-accessed house to provide shelter while entering or exiting a vehicle. A porte cochère Neighborhood Area (NA): The 790-acre portion of the Plan is open on three sides and supported by columns or posts, Area that is intended for neighborhood development. rather than walls. Porte cochères are different from carports in which vehicles stay parked; in a porte cochère, the vehicle Net Block Area: Developable land. This includes all areas passes through to the rear parking, stopping only for a within each Sub-area that is not reserved for public right of passenger to get out. A porte cochère may have habitable way or public open space. space at the second floor level, in which case the structure shall not encroach into the applicable side setback.

Pier: a vertical structural support, such as the wall between two openings; a vertical member that supports the end of an arch or lintel; an auxiliary mass of masonry used to stiffen a wall.

Plan: when capitalized ("the Plan"), refers to the Etiwanda Heights Neighborhood & Conservation Plan.

Porch: An unenclosed roofed structure attached to the facade of a building.

Precise Neighborhood Plan: The required process by which the Plan is implemented. Precise Neighborhood Plans apply to entire Sub-areas, shall be found to be consistent with the intent and standards of this Plan, and shall be considered regulatory upon approval by the Planning Commission. See Chapter 7.7.

Primary Building: A building that accommodates the primary use of the site.

Primary Mass: The principal volume of a building, to which all wings are subordinate.

Property: A portion of land delineated from others to host an allowed building type. For the purpose of this code, lot is synonymous with *lot*.

Property Line: A front, side pr rear of a lot. For the purpose of this code, lot line is synonymous with lot line.

Rear Lane: A narrow thoroughfare at the rear of a lot providing access to on-site parking as well as easements for utilities.

Recessed Entry: An entrance to a building that is set back from the facade of the building.

Regulating Plan: A series of maps within the Development Standards and Design Guidelines that prescribe and regulate the locations for Sub-areas, regulating zones, thoroughfares, and Public Open Space.

Roundabout: An intersection with a central island, around which vehicular traffic flows without stop signs or traffic signals.

Rowhouse: A building with two or more single-family dwellings located side by side, with common walls on the side lot lines, the facades reading in a continuous plan. Building Types "Attached A" and "Attached B" in this Plan are rowhouses.

Rubble Stone: a.k.a. rubble masonry, is the use of rough, unhewn stone in the construction of walls. It may or may not use mortar, depending on the structural purpose of the rubble stone wall.

Rural/Conservation Area (RCA): The portion of the Plan that allows very limited development, but is intended primarily to be preserved in its natural state.

Secondary Building: A building located within the rear yard of a lot, that accommodates a secondary use on the property (e.g. a garage, tool shed, etc.).

Setback: The minimum distance of clearance required between the property line and structure on a lot. Allowed encroachments into setbacks are specified in Table 5.5B

Primary Setback: The minimum distance of clearance required between a front property line and a facade. The front property line is always the narrow portion of the lot, and abuts a Thoroughfare, Public Open Space, or Court.

Secondary Setback: The minimum distance of clearance required between the side lot line that abuts a Thoroughfare and a building.

Shade tree: a large tree with wide canopy used to create shade in an environment.

Shared Parking: Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day.

Single-Family: see Dwelling.

Shopfront: The portion of a building at the ground floor of a Building that is made available for retail or other commercial use. Shopfronts shall be highly fenestrated, and directly accessible from the sidewalk, with no intervening step.

Sideyard House: A detached single-family house with a single ample side yard which crosses over the adjacent property line and ends at or near the neighbor's house. The side oriented toward the side yard is called the "active side" and allows porches, balconies, and generous fenestration. The "inactive side" should only have small and high windows. See Chapter 5.4.9.

Sidewalk Encroachment: Describes the lawful encroachment of building elements (such as signs, awnings, roof overhangs) into the public sidewalk. Encroachment allowances are subject to review and any applicable requirements by Engineering Department.

Stoop: A Frontage Type consisting of an exterior stair with a landing that provides access to building placed close to the property line. The exterior stair of a Stoop may be perpendicular or parallel to the sidewalk. A stoop's landing may be covered or uncovered.

Story: A habitable floor level within a building, measured from finish floor of one to the finish floor of the next.

Streets: The thoroughfares required and prescribed in Chapter 5.7.

Sub-area: The 12 geographic divisions of the Plan area. See Chapter 5.

Tandem Parking: A parking configuration that accommodates one car parked behind the other.

Thoroughfare: A linear open space that is part of a mobility network.

Transom: a horizontal crosspiece across the top of a doorway or window. Transom windows are hosted within the transom, with at least a horizontal window/door frame separating the transom window from the door or window assembly below.

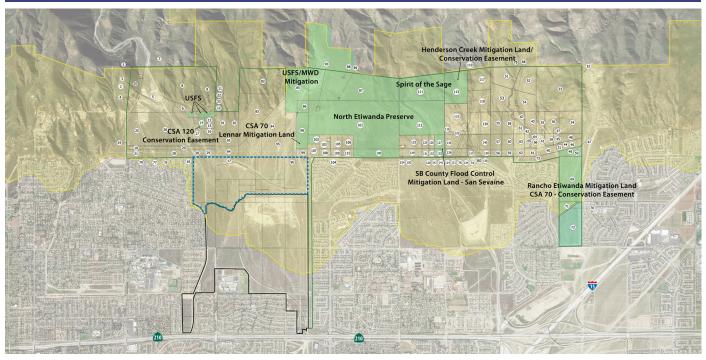
Walkability: "Walkability" or "walkable" or a "comfortable walking distance" or variations thereof used in the Plan are based on an approximate 5-minute walk, or a 0.25-mile radius for the average person.

Wall-pack (Lighting): Powerful light fixtures that are typically installed on the building façade in outdoor locations of commercial buildings. Yard: the portions of a lot which, following the prescriptions of the urban regulations, remain free of structures, except that streetwalls, porches, terraces, and decks may be specifically permitted to encroach upon them.

Appendix 4: Conserved Parcels

Table 4.1 lists all parcels within the Rural/Conservation Area of the EHNCP that are currently preserved. This list and associated map (*Figure 4.1*) are to be updated as parcels are added.

FIGURE 4.1 CONSERVED PARCELS





Neighborhood Area

Rural/Conservation Area

Etiwanda Heights Preserve

Existing Conserved Lands

San Gabriel-San Bernadino Connection

	Conservation Type											USFS	USFS		CSA 120 - Conservation Easement Recorded 2011-06-29									USFS		
	Use	WATER TANK	VACANT	VACANT	WATER TANK	VACANT	VACANT	VACANT	106.13 VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	PUBLIC UTILITY	PUBLIC UTILITY	PUBLIC UTILITY	VACANT	VACANT	WATER TANK	VACANT
	Acres	1.15	0.23	0.88	0.58	74.92	9.46	0.20	106.13	73.96	36.60	2.29	4.62	4.65	4.66	4.68	4.71	2.37	2.32	4.43	13.23	14.68	2.33	2.31	1.00	40.48
	APN County Zone	0201-033-32 SD-RES	0201-033-34 SD-RES	0201-033-35 FW	0201-033-36 FW	0201-033-37 FW	0201-033-37 FW	0201-033-38 SD-RES	0201-033-39 SD-RES	0201-033-40 SD-RES	0201-033-43 SD-RES	0201-281-02 FW	0201-281-04 SD-RES	0201-281-05 RS-1	0201-281-06 RS-1	0201-281-07 RS-1	0201-281-08 RS-1	0201-281-09 RS-1	0201-281-10 RS-1	0201-281-13 SD-RES	0201-281-13 FW	0201-281-14 SD-RES	0201-281-16 SD-RES	0201-281-17 SD-RES	0201-281-18 RS-1	0201-281-19 RS-1
TABLE 4.1 CONSERVED PARCELS	Pub/Pri Owner Name	CUCAMONGA COUNTY WATER DIST	KDAY RADIO LLC	SAN BERNARDINO CO FLOOD CONTROL DIST	CUCAMONGA COUNTY WATER DISTRICT	SAN BERNARDINO CO FLOOD CONTROL DIST	SAN BERNARDINO CO FLOOD CONTROL DIST	SAN BERNARDINO CO FLOOD CONTROL DIST	MENDIOLA WOONJ C	MENDIOLA WOONJ C	SUNLAND PROPERTIES	FEDERAL GOVERNMENT LAND	FEDERAL GOVERNMENT LAND	MFL LAND TRUST #2 (2/15/16)	COUNTY SERVICE AREA 120	MLF TRUST #1 (02/10/16)	LLEWELLYN, JOAN REVOCABLE (TR 7-8-02)	SHAW, JENNY	BREDLAU REV FAMILY TRUST (10-18-99)	SOUTHERN CALIFORNIA EDISON COMPANY	SOUTHERN CALIFORNIA EDISON COMPANY	CITY OF LOS ANGELES	MARICIC FAMILY LIMITED PARTNERSHIP	FEDERAL GOVERNMENT LAND	CUCAMONGA COUNTY WATER DISTRICT	SAN BERNARDINO CO FLOOD CONTROL DIST
BLE 4.1 d	Pub/Pri	Public	Private	Public	Public	Public	Public	Public	Private	Private	Private	Public	Public	Private	Public	Private	Private	Private	Private	Public	Public	Public	Private	Public	Public	Public
TAI	٩	~	2	\sim	4	IJ	9		00	6	10	[12	13	14	15	16	17	100	19	20	21	22	23	24	25

LUDDERPUDDERPUBICSAN BERNARDINO CO FLOOD CONTROL DISTPUBICSAN BERNARDINO CO FLOOD CONTROL DISTPUBICCITY OF LOS ANGELESPUBICCITY OF RANCHO CO FLOOD CONTROL DISTPUBICCITY OF RANCHO CUCAMONGAPUBICCITY OF RANCHO CUCAMONGAPUBICCITY OF RANCHO CUCAMONGAPUBICCITY OF RANCHO CUCAMONGAPUBICCRANEVEYOR CORPPrivateCING YEN MOUNTAIN TEMPLE CALIFORNIAPUBICING YEN MOUNTAIN TEMPLE CALIFORNIAPUBICING YEN MOUNTAIN TEMPLE CALIFORNIAPUBICPUBICCITY OF LOS ANGELESPUBICPUBICPUBICCITY OF LOS ANGELESPUBICINAND REAL ESTATE GROUP LLCPUBICPUBICRUNTY SERVICE AREA 70PUBIC <td< th=""><th>FABLE</th><th>4.1 0</th><th>TABLE 4.1 CONSERVED PARCELS (CONT'D)</th><th></th><th></th><th></th><th></th></td<>	FABLE	4.1 0	TABLE 4.1 CONSERVED PARCELS (CONT'D)				
UbbicSAN BERNARDINO CO FLOOD CONTROL DISTPublicSAN BERNARDINO CO FLOOD CONTROL DISTPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicSAN BERNARDINO CO FLOOD CONTROL DISTPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPrivateRREDLAU REV FAMILY TRUST (10-18-99)PrivateRANEVEYOR CORPPrivateRREDLAU REV FAMILY TRUST (10-18-99)PrivateRANEVEYOR CORPPrivateRREDLAU REV FAMILY TRUST (10-18-99)PrivateRREDLAU REV FAMILY TRUST (10-18-99)PrivateRREDLAU REV FAMILY TRUST (10-18-99)PrivateRREDLAU REV REMPrivateRANEVEYOR CORPPrivateRANEVEYOR CORPPrivateRREDLAU REV REMPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLEPrivateING YEN MOUNTAIN TEMPLE <th></th> <th>ıb/Pri</th> <th>Owner Name</th> <th>APN County Zone</th> <th>Acres</th> <th>Use</th> <th>Conservation Type</th>		ıb/Pri	Owner Name	APN County Zone	Acres	Use	Conservation Type
PublicSAN BERNARDINO CO FLOOD CONTROL DISTPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicSAN BERNARDINO CO FLOOD CONTROL DISTPublicSAN BERNARDINO CO FLOOD CONTROL DISTPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPrivateCRANEVERPrivatePRIGHT, LAWRENCE MPrivateCRANEVERPrivateCRANEVERPrivatePRIGHT, LAWRENCE MPrivatePRIGHT, LAWRENCE MPrivateCRANEVERPrivateCRANEVERPrivatePRICHT, LAWRENCE M<		Iblic	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-281-19 FW	103.95	103.95 VACANT	
PublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicSAN BERNARDINO CO FLOOD CONTROL DISTPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPrivateBREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateBREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVERORPrivateCRANEVERORPrivateCITY OF LOS ANGELESPrivateNLAND RENTERPOLEPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUNTY SERVICE AREA 70PublicCUNTY SERVICE AREA 70		iblic	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-281-19 FW	43.26	VACANT	
PublicCITY OF LOS ANGELESPublicSAN BERNARDINO CO FLOOD CONTROL DISTPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPrivateENRGHT, LAWRENCE MPrivateREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateCRANEVEORPPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUNTY SERVICE AREA 70PublicCUNTY SERVICE AREA 70PublicCUNTY SERVICE AREA 70		Iblic	CITY OF LOS ANGELES	0201-281-20 FW	29.88	PUBLIC UTILITY	
PublicSAN BERNARDINO CO FLOOD CONTROL DISTPublicCITY OF LOS ANGELESPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPrivateENRIGHT, LAWRENCE MPrivateREDLAU REV FAMILY TRUST (10-18-99)PrivateREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVFOR CORPPrivateREDLAU REV FAMILY TRUST (10-18-99)PrivateREDLAU REV FAMILY TRUST (10-18-99)PrivateRIGHT, LAWRENCE MPrivateCRANEVER REVOLPrivateING STOR REVIEPrivateING STOR REVERSAURA NAPrivateING STOR RESOURT ECALFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUNTY SERVICE AREA 70PublicCUNTY SERVICE AREA 70		iblic	CITY OF LOS ANGELES	0201-281-21 FW	10.29	Ρυβρις υτιγτη	
PublicCITY OF LOS ANGELESPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPrivateENRIGHT, LAWRENCE MPrivateREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUTY SERVICE AREA 70PublicCUNTY SERVICE AREA 70PublicCUNTY SERVICE AREA 70		Iblic	SAN BERNARDINO CO FLOOD CONTROL DIST	0201-281-22 FW	1.41	PUBLIC UTILITY	
PublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPrivateENRIGHT, LAWRENCE MPrivateRREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		iblic	CITY OF LOS ANGELES	0226-061-03 RL-10	1.04	VACANT	
PublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPublicCITY OF RANCHO CUCAMONGAPrivateENRGHT, LAWRENCE MPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicINAN DEMPIRE RESOURCE CONSERVATION DISTPublicNUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		iblic	CITY OF RANCHO CUCAMONGA	0226-061-07 FW	5.45	VACANT	
PublicCITY OF RANCHO CUCAMONGAPrivateENRIGHT, LAWRENCE MPrivateERRUEY I.AWRENCE MPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicNLAND REAL ESTATE GROUP LLCPublicOUNTY SERVICE AREA 70PublicCUTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		Iblic	CITY OF RANCHO CUCAMONGA	0226-061-07 SD-RES	154.33	154.33 VACANT	
PrivateBNIGHT, LAWRENCE MPrivateCRANEVEYOR CORPPrivateBREDLAU REV FAMILY TRUST (10-18-99)PrivateBREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateBNIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicINLAND FRESOURCE CONSERVATION DISTPublicNUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		Iblic	CITY OF RANCHO CUCAMONGA	0226-061-16 SD-RES	39.96	VACANT	
PrivateCRANEVERORPPrivateBREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVEROR CORPPrivateCRANEVEROR CORPPrivateCRANEVEROR CORPPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicINLAND FRENORCE CONSERVATION DISTPublicNUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		ivate	ENRIGHT, LAWRENCE M	0226-061-20 SD-RES	15.18	VACANT	
PrivateBREDLAU REV FAMILY TRUST (10-18-99)PrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicINLAND EMPIRE RESOURCE CONSERVATION DISTPublicCONTY SERVICE AREA 70PublicCONTY SERVICE AREA 70		ivate	CRANEVEYOR CORP	0226-061-26 SD-RES	22.06	VACANT	
PrivateCRANEVEYOR CORPPrivateCRANEVEYOR CORPPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateIING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateIING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		ivate	BREDLAU REV FAMILY TRUST (10-18-99)	0226-061-27 SD-RES	2.42	VACANT	
PrivateCRANEVEORPPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		ivate	CRANEVEYOR CORP	0226-061-28 RL-10	0.03	VACANT	
PrivateBNIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateENRIGHT, LAWRENCE MPrivateLING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateLING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUTY OF SANGELESPublicCUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		ivate	CRANEVEYOR CORP	0226-061-28 SD-RES	7.54	VACANT	
PrivateENIGHT, LAWRENCE MPrivateLING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateLING YEN MOUNTAIN TEMPLE CALIFORNIAPrivateCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		ivate	ENRIGHT, LAWRENCE M	0226-061-33 RL-10	12.55	SF DWELLING	
LING YEN MOUNTAIN TEMPLE CALIFORNIA LING YEN MOUNTAIN TEMPLE CALIFORNIA CITY OF LOS ANGELES INLAND REAL ESTATE GROUP LLC CITY OF LOS ANGELES CITY OF LOS ANGELES CITY OF LOS ANGELES INLAND EMPIRE RESOURCE CONSERVATION DIST COUNTY SERVICE AREA 70 COUNTY SERVICE AREA 70		ivate	ENRIGHT, LAWRENCE M	0226-061-33 SD-RES	9.84	SF DWELLING	
PrivateLING YEN MOUNTAIN TEMPLE CALIFORNIAPublicCITY OF LOS ANGELESPrivateINLAND REAL ESTATE GROUP LLCPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		ivate	LING YEN MOUNTAIN TEMPLE CALIFORNIA	0226-061-47 SD-RES	2.15	CHURCH	
PublicCITY OF LOS ANGELESPrivateINLAND REAL ESTATE GROUP LLCPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicINLAND EMPIRE RESOURCE CONSERVATION DISTPublicCOUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		ivate	LING YEN MOUNTAIN TEMPLE CALIFORNIA	0226-061-47 SD-RES	16.62	CHURCH	
PrivateINLAND REAL ESTATE GROUP LLCPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicINLAND EMPIRE RESOURCE CONSERVATION DISTPublicCOUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		Iblic	CITY OF LOS ANGELES	0226-061-56 RL-10	0.47	VACANT	
PublicCITY OF LOS ANGELESPublicCITY OF LOS ANGELESPublicINLAND EMPIRE RESOURCE CONSERVATION DISTPublicCOUNTY SERVICE AREA 70PublicCOUNTY SERVICE AREA 70		ivate	INLAND REAL ESTATE GROUP LLC	0226-061-57 SD-RES	4.37	VACANT	
Public CITY OF LOS ANGELES Public INLAND EMPIRE RESOURCE CONSERVATION DIST Public COUNTY SERVICE AREA 70 Public COUNTY SERVICE AREA 70		iblic	CITY OF LOS ANGELES	0226-061-61 RL-10	13.92	Ρυβιίς υτιμτγ	
Public INLAND EMPIRE RESOURCE CONSERVATION DIST Public COUNTY SERVICE AREA 70 Public COUNTY SERVICE AREA 70		iblic	CITY OF LOS ANGELES	0226-061-61 OS	0.14	Ρυβρις υτιγτη	
Public COUNTY SERVICE AREA 70 Public COUNTY SERVICE AREA 70		iblic	INLAND EMPIRE RESOURCE CONSERVATION DIST	0226-061-62 SD-RES	12.22	VACANT	
Public COUNTY SERVICE AREA 70		Iblic	COUNTY SERVICE AREA 70	0226-061-63 RL-10	6.67	VACANT	CSA 70 - Conservation Easement Recorded 2009-01-22
		iblic	COUNTY SERVICE AREA 70	0226-061-63 OS	7.06	VACANT	CSA 70 - Conservation Easement Recorded 2009-01-22

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1	ייים/ איים			Contraction Town	A cuoc	100	Canadu stian Tuno
<u>0</u>	Pub/Pri		APN	County Zone	Acres	Use	Conservation Type
51	Private	LING YEN MOUNTAIN TEMPLE	0226-061-64 SD-RES	t SD-RES	39.40	CHURCH	
52	Private	LING YEN MOUNTAIN TEMPLE	0226-061-65 SD-RES	5 SD-RES	39.40	CHURCH	
53	Private	LING YEN MOUNTAIN TEMPLE	0226-061-66 SD-RES	5 SD-RES	38.37	CHURCH	
54	Private	LING YEN MOUNTAIN TEMPLE	0226-061-67 SD-RES	7 SD-RES	38.38	CHURCH	
55	Private	FIREHOUSE PROPERTIES LLC	0226-061-68 SD-RES	3 SD-RES	19.57	VACANT	
56	Private	FIREHOUSE PROPERTIES LLC	0226-061-69 RL-10) RL-10	6.69	VACANT	
57	Private	FIREHOUSE PROPERTIES LLC	0226-061-69 SD-RES) SD-RES	13.32	VACANT	
20	Private	LIN, I PING	0226-061-70 SD-RES) SD-RES	18.95	VACANT	
59	Private	LIN, I PING	0226-061-71 RL-10	I RL-10	6.73	VACANT	
09	Private	LIN, I PING	0226-061-71 SD-RES	SD-RES	13.44	VACANT	
61	Private	LING YEN MOUNTAIN TEMPLE	0226-061-73 SD-RES	3 SD-RES	9.46	CHURCH	
62	Private	LING YEN MOUNTAIN TEMPLE	0226-061-74 RL-10	4 RL-10	6.83	CHURCH	
63	Private	LING YEN MOUNTAIN TEMPLE	0226-061-74 SD-RES	4 SD-RES	12.97	CHURCH	
64	Public	CUCAMONGA VALLEY WATER DISTRICT	0226-061-75 SD-RES	5 SD-RES	1.46	WATER TANK	
65	Private	LING YEN MOUNTAIN TEMPLE	0226-061-76 SD-RES	5 SD-RES	5.55	CHURCH	
99	Private	LING YEN MOUNTAIN TEMPLE	0226-061-76 SD-RES	5 SD-RES	4.10	CHURCH	
67	Private	LING YEN MOUNTAIN TEMPLE	0226-061-77 SD-RES	7 SD-RES	8.40	CHURCH	
68	Public	CUCAMONGA VALLEY WATER DISTRICT	0226-061-78 SD-RES	3 SD-RES	0.40	WATER TANK	
69	Public	COUNTY SERVICE AREA 70	0226-082-08 OS	3 OS	79.94	VACANT	Rancho Etiwanda Mitigation Land - CSA 70 - Conservation Easement Recorded 2009-01-22
70	Public	METRO WATER DIST/SO CALIF	0226-082-19 OS) OS	2.75	VACANT	
71	Public	COUNTY SERVICE AREA 70	0226-082-20 OS	SO (9.31	VACANT	Rancho Etiwanda Mitigation Land - CSA 70 - Conservation Easement Recorded 2009-01-22
72	Public	COUNTY SERVICE AREA 70	0226-082-21 OS	SO	66.34	VACANT	Rancho Etiwanda Mitigation Land - CSA 70 - Conservation Easement Recorded 2009-01-22
73	Public	SOUTHERN CALIFORNIA EDISON COMPANY	0226-082-30 RL-10) RL-10	20.28	PUBLIC UTILITY	
74	Public		N/A	RL-10	0.44	Public R.O.W	
TA	BLE 4.1	TABLE 4.1 CONSERVED PARCELS (CONT'D)					
₽	Pub/Pri	Owner Name	APN	County Zone	Acres	Use	Conservation Type
75	Public		N/A	SD-RES	6.94	Public R.O.W	
76	Public		N/A	SD-RES	0.80	Public R.O.W	
77	Public		N/A	FW	9.57	Public R.O.W	
78	Public		N/A	FW	0.95	Public R.O.W	
79	Public		N/A	RS-1	1.94	Public R.O.W	
80	Public		N/A	FW	0.33	Public R.O.W	
<u>8</u>	Private	LING YEN MOUNTAIN TEMPLE	0226-061-76 RL-10	5 RL-10	6.85	CHURCH	
82	Private	WARM SPRINGS INVESTMENTS LTD	1087-051-02 SD-RES	2 SD-RES	90.14	VACANT	
83	Private	WARM SPRINGS INVESTMENTS LTD	1087-051-02 SD-RES	2 SD-RES	101.52	VACANT	
84	Private	WARM SPRINGS INVESTMENTS LTD	1087-051-02 FW	2 FW	84.45	VACANT	
85	Public	UNITED STATES OF AMERICA (USDA)	1087-051-03 RC	3 RC	68.04	VACANT	USFS/MWD Mitigation - No Recorded Restriction

		USFS/MWD Mitigation - No Recorded Restriction	North Etiwanda Preserve	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120			North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120								CSA 70 - Lennar Mitigation Land Deed 2003-10-21	
101.52 VACANT	VACANT	VACANT	VACANT	192.73 VACANT	VACANT	VACANT	VACANT	VACANT	VACANT	PUBLIC UTILITY	PUBLIC UTILITY	PUBLIC UTILITY	VACANT	VACANT	VACANT	VACANT
101.52	84.45	68.04	10.22	192.73	0.23	0.23	1.27	20.72	20.69	22.24	19.11	78.54	1.70	0.05	32.25	7.39
1087-051-02 SD-RES	1087-051-02 FW	1087-051-03 RC	1087-051-04 SD-RES	1087-051-05 OS	1087-051-06 OS	1087-051-07 OS	1087-051-08 OS	1087-051-09 SD-RES	1087-051-10 SD-RES	1087-051-11 RS-1	1087-051-11 FW	1087-051-12 FW	1087-051-13 FW	1087-051-14 SD-RES	1087-051-16 SD-RES	1087-051-17 IN
WARM SPRINGS INVESTMENTS LTD	WARM SPRINGS INVESTMENTS LTD	UNITED STATES OF AMERICA (USDA)	COUNTY SERVICE AREA 70 IMP ZONE 05-1	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	CUCAMONGA COUNTY WATER DISTRICT	CUCAMONGA COUNTY WATER DISTRICT	COUNTY OF SAN BERNARDINO	HEREDITAS LLC	THEMIS TRUST (12/12/2012)	SO CALIF EDISON CO	SO CALIF EDISON CO	SOUTHERN CALIFORNIA EDISON COMPANY	SAN BERNARDINO CO FLOOD CONTROL DIST	SAN BERNARDINO CO FLOOD CONTROL DIST	COUNTY SERVICE AREA 70	CITY OF LOS ANGELES
Private	Private	Public	Public	Public	Public	Public	Public	Private	Private	Public	Public	Public	Public	Public	Public	Public
80	84	85	86	87	00	89	06	91	92	63	94	95	96	97	98	66

CITY OF RANCHO CUCAMONGA | ADOPTED OCTOBER 2019 | 4-5

	Conservation Type	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120									Spirit Of The Sage - Recorded Deed Restriction 2003-11-26	North Etiwanda Preserve - Deed 2017-09-08 CSA 70 to CSA 120	Henderson Creek Mitigation Land - Conservation Easement Recorded 2009-01-22	SF DWELLING	SF DWELLING						VACANT	VACANT
	Use	VACANT	287.72 VACANT	VACANT	VACANT	WATER TANK	VACANT	VACANT	PUBLIC UTILITY	PUBLIC UTILITY	PUBLIC UTILITY	PUBLIC UTILITY	VACANT	120.02 VACANT	VACANT	3.10	44.83	VACANT	VACANT	VACANT	SF DWELLING	SF DWELLING	0.22	4.69
	Acres	31.90	287.72	8.15	11.33	1.00	12.27	12.21	11.73	7.58	7.66	7.75	87.64	120.02	57.71	FW	SD-RES 44.83	2.07	38.93	38.76	6.78	32.81	ΡW	SD-RES 4.69
	APN County Zone	1087-051-18 RL-10	1087-051-18 OS	1087-051-19 OS	1087-051-20 SD-RES	1087-051-21 SD-RES	1087-051-22 SD-RES	1087-051-23 SD-RES	1087-051-24 IN	1087-051-25 RL-10	1087-051-26 RL-10	1087-051-27 RL-10	1087-061-01 OS	1087-061-02 OS	1087-061-03 SD-RES	iHAM 1087-061-04	iHAM 1087-061-04	1087-061-05 SD-RES	1087-061-06 SD-RES	1087-061-07 SD-RES	1087-061-08 FW	1087-061-08 SD-RES	iHAM 1087-061-09	HAM 1087-061-09
TABLE 4.1 CONSERVED PARCELS (CONT'D)	Pub/Pri Owner Name	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	RANCHO CANYON PARTNERS LLC	CUCAMONGA COUNTY WATER DISTRICT	ricardo cucalonjr / ulises yovany mora	SHENG H CHANG TR & MIN M TR	SOUTHERN CALIFORNIA EDISON COMPANY	CITY OF LOS ANGELES	CITY OF LOS ANGELES	CITY OF LOS ANGELES	HENDERSON CREEK PROPERTIES LLC	COUNTY SERVICE AREA 70 IMP ZONE 0S-1	COUNTY SERVICE AREA 70 IMPROV ZONE 0	ALEXANDERJ CUNNINGHAM / SHARON E CUNNINGHAM	ALEXANDER J CUNNINGHAM / SHARON E CUNNINGHAM	TOWN SQUARE M PROPERTIES LLC	EARL R RAMSEY / VIONA C RAMSEY	HOWARD HARRELL POORE ETC PTNSHP	LARSON, WILLIAM T TR	LARSON, WILLIAM T TR	ALEXANDER J CUNNINGHAM / SHARON E CUNNINGHAM	ALEXANDER J CUNNINGHAM / SHARON E CUNNINGHAM
TABLE 4.1 C	ID Pub/Pri	100 Public	101 Public	102 Public	103 Private	104 Public	105 Private	106 Private	107 Public	108 Public	109 Public	110 Public	111 Private	112 Public	113 Public	114 Private	115 Private	116 Private	117 Private	118 Private	119 Private	120 Private	121 Private	122 Private

	Conservation Type					SB County Flood Control Mitigation Land - San Sevaine					SB County Flood Control Mitigation Land - San Sevaine									
	Use VACANT	WATER TANK	VACANT	VACANT	VACANT	VACANT	PUBLIC UTILITY	VACANT	PUBLIC UTILITY	PUBLIC UTILITY	VACANT	VACANT	VACANT	PUBLIC UTILITY	VACANT	VACANT	VACANT	VACANT	VACANT	Public R O W
	Acres 22.40	1.66	6.94	6.61	10.51	0.71	13.68	2.31	4.42	4.25	5.87	0.27	23.90	13.27	5.35	8.25	5.60	19.91	1.23	136
	APN County Zone 1087-061-10 SD-RES	1087-061-11 SD-RES	1087-061-12 SD-RES	1087-061-12 OS	1087-061-13 OS	1087-061-13 OS	1087-061-14 RL-10	1087-061-15 RL-10	1087-061-16 RL-10	1087-061-16 OS	1087-061-17 OS	1087-061-18 FW	1087-061-18 SD-RES	1087-061-19 RL-10	1087-061-20 RL-10	1087-061-20 FW	1087-061-20 RL-10	1087-061-20 SD-RES	1087-061-21 RL-10	N/A N/A
TABLE 4.1 CONSERVED PARCELS (CONT'D)	Owner Name ALLIED CONSULTING & INVESTMENT INC	CUCAMONGA COUNTY WATER DISTRICT	ALLIED CONSULTING & INVESTMENT INC	ALLIED CONSULTING & INVESTMENT INC	SAN BERNARDINO CO FLOOD CONTROL DIST	SAN BERNARDINO CO FLOOD CONTROL DIST	CITY OF LOS ANGELES	ELIZABETH SMITH / PAUL ROJO	CITY OF LOS ANGELES	CITY OF LOS ANGELES	COUNTY OF SAN BERNARDINO	IMPERIAL HEIGHTS LLC	IMPERIAL HEIGHTS LLC	CITY OF LOS ANGELES	ERGON INVESTMENT INC	ERGON INVESTMENT INC	ERGON INVESTMENT INC	ERGON INVESTMENT INC	ELVIA V. HERNANDEZ / PERSY FREDY TREJO	
TABLE 4.1 C	ID Pub/Pri 123 Private	124 Public	125 Private	126 Private	127 Public	128 Public	129 Public	130 Private	131 Public	132 Public	133 Public	134 Private	135 Private	136 Public	137 Private	138 Private	139 Private	140 Private	141 Private	142 Public

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