

2.0 PROJECT DESCRIPTION

INTRODUCTION

This section provides a description of the Etiwanda Heights Neighborhood and Conservation Plan Project (EHNCP or Plan) pursuant to Section 15124 of the California Environmental Quality Act (CEQA) Guidelines. Specifically, this section identifies the project location, the background of the EHNCP, project objectives, project characteristics, and anticipated discretionary approvals required to implement the proposed project, and is intended to provide a general description of the project's technical, economic, and environmental characteristics taking into account the engineering proposals for the supporting public service facilities. The project description serves as the basis for the analysis of the impacts of the on the existing physical environment in **Section 4.0** of this Draft Program Environmental Impact Report (EIR).

PROJECT LOCATION

The EHNCP Area (Plan Area) is located along the northeastern edge of the City at the base of the San Gabriel Mountains. The site is located west of State Route (SR) 15, north of SR-210, south of the San Gabriel Mountains, and north of existing residential neighborhoods in the City of Rancho Cucamonga as shown in **Figure 2.0-1: Project Location**.

The Plan Area includes the 4,393 acres shown in **Figure 2.0-2: Plan Area and Context**, which consists of the 3,176-acre Upper Band and 1,217-acre Lower Band areas as identified in this figure. **Figure 2.0-3: Existing Topography**, shows the existing topography of the Plan Area.

As shown in **Figure 2.0-4: City Boundaries and Sphere of Influence**, approximately 305 acres located in the western edge and southeast corner of the Plan Area are currently within the City of Rancho Cucamonga, and the remaining 4,088 acres consists of unincorporated area in the County of San Bernardino (County) within the City's Sphere of Influence (SOI).

PROJECT BACKGROUND

In 2007, San Bernardino County informed the City of the County's intent to sell up to 1,070 acres of the 1,217 acres of property located in the Lower Band area determined to be surplus public property because it was no longer needed for flood control purposes due to the completion of flood control improvements in the area. The County initiated a process in 2008 to find a development partner to plan, sell, and develop its land, but these discussions ended because of the Great Recession. This land is currently regulated by the County's General Plan and Zoning (see **Figure 4.10-1: Existing San Bernardino County General Plan/Zoning for EHNCP Area**, in **Section 4.10: Land Use**), which would allow substantial residential and commercial development under the County's standards. City leadership recognized that development on

the County's land would occur in the future and wanted to be prepared for the eventual sale of this surplus property by the County in order to better control the scale and intensity of development. For this reason, in 2015 the City of Rancho Cucamonga initiated long-range planning efforts for the 4,393-acre Plan Area, including the 4,088 acres currently located outside of the City, but within the City's SOI.

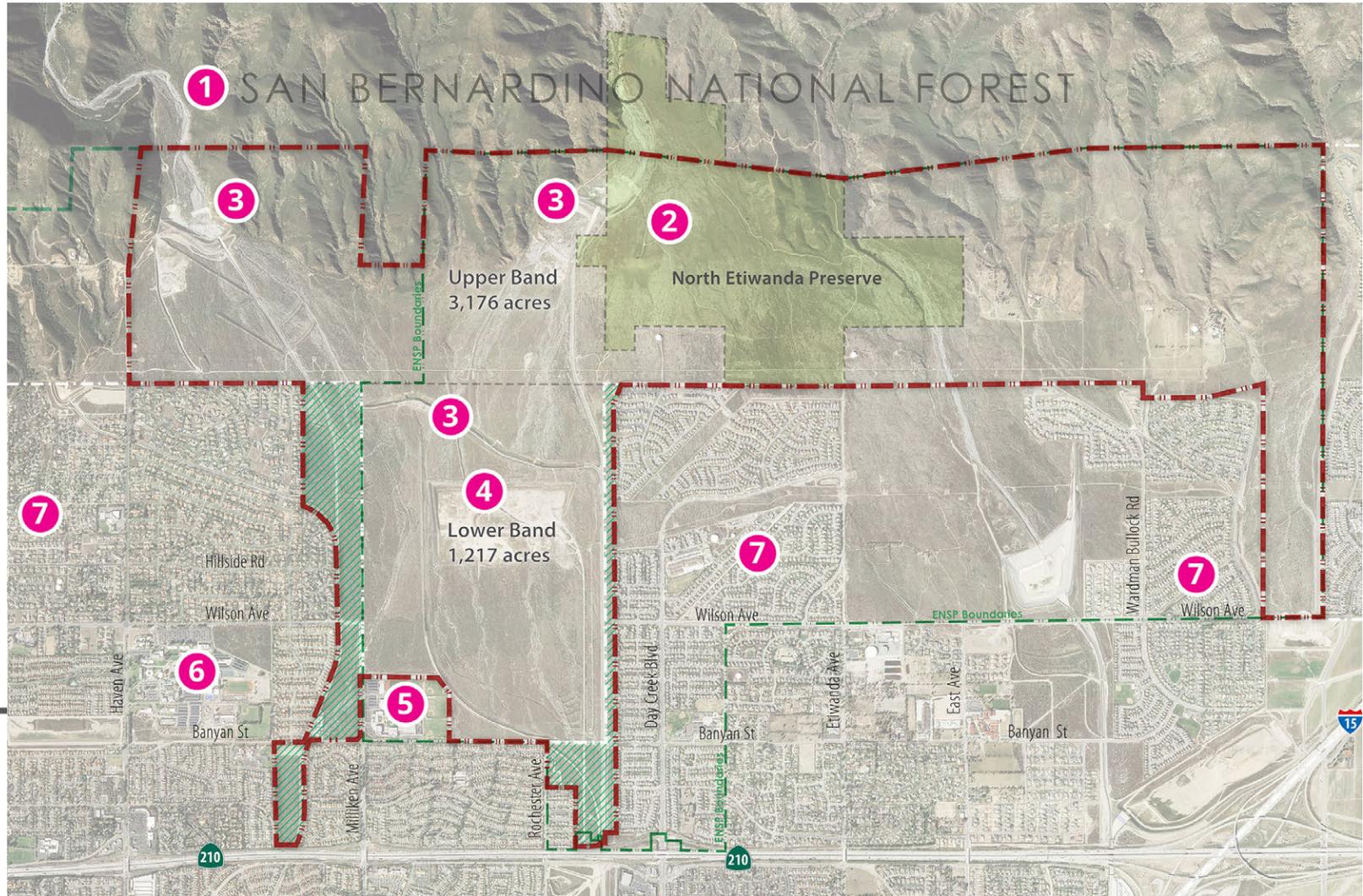
Between the summer of 2015 and the fall of 2017, the City developed an initial plan for the North Eastern Sphere Annexation Proposal (NESAP) for this 4,393-acre area. This initial plan identified the 3,176-acre Upper Sphere Area as a "Conservation Priority Area" and focused potential development in the 1,217-acre Lower Sphere Area, identified as the "Neighborhood Priority Area." Early concepts for the Neighborhood Priority Area included a mix of residential product types; a central "town center" commercial area with neighborhood retail and restaurants; and public uses and amenities arranged in a compact and walkable land use pattern to encourage active living. In response to the habitat adjacent to the San Bernardino National Forest being less degraded than the habitat in the lower 1,217 acres, initial planning concepts included consideration of establishing conservation mitigation easements on portions of the northerly 3,176 acres as feasible. Additionally, biological resource surveys were conducted to evaluate the quality of Riversidean Alluvial Fan Sage Scrub (RAFFSS) in the lower 1,217 acres and determine if the San Bernardino Kangaroo Rat (SBKR) was present. While these surveys did not detect SBKR, and determined the quality of the RAFFSS (RAFSS) habitat was degraded and declining in quality due to the lack of sand and water flows across the area because of existing flood control facilities, the initial design concepts included the preservation of a large central portion of the Neighborhood Priority Area for possible restoration as natural habitat, in response to input from the California Department of Fish and Wildlife (CDFW). Residential and commercial development was organized around this central habitat area on land deemed by CDFW to be of lower habitat value.

In the fall of 2017, the City released a Notice of Preparation (NOP) of an EIR for the NESAP project as proposed, and a revised NOP providing additional information on this proposal and conducted four community meetings to solicit community comments on the initial planning concepts. Participants had many questions and concerns about the process and the preliminary concept, including the number and type of residential units proposed, particularly multifamily units, and the amount and type of commercial uses. In addition, there were concerns about fire safety and habitat associated with the configuration of open space in the heart of the neighborhood. Due to the level of concern, the City set aside the preliminary concept and conducted further outreach to better understand the priorities of the Rancho Cucamonga community.

During 2018, the City gathered further input through small group meetings and online surveys to determine the next steps. These additional community meetings and surveys confirmed that (1) local control of this area was preferred by the community, and (2) some level of development under City zoning

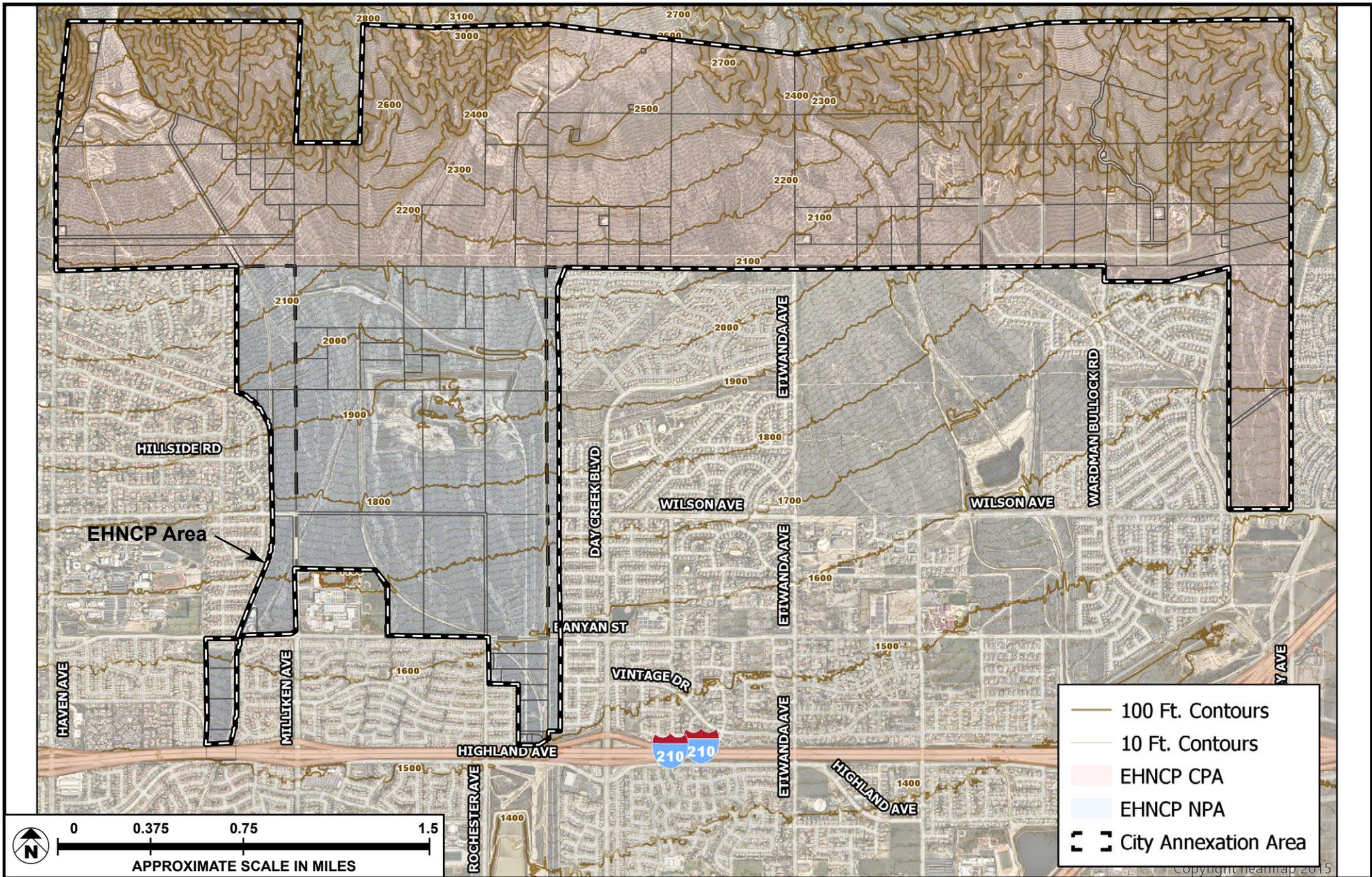
- 1** San Bernardino National Forest: Over 800,000 acres of permanent conservation.
- 2** North Etiwanda Preserve: 652 acres of habitat conservation within the Plan Area.
- 3** Flood Control Facilities: Deer and Day Creek debris basins, channels and levee.
- 4** Closed Gravel Mine: Former Lehigh Hanson 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
- 7** Residential Neighborhoods: Foothill neighborhoods.

-  EHNCP Boundaries
-  City Boundaries
-  Etiwanda North Specific Plan (ENSP) Boundaries
-  EHNCP land currently within City Limits



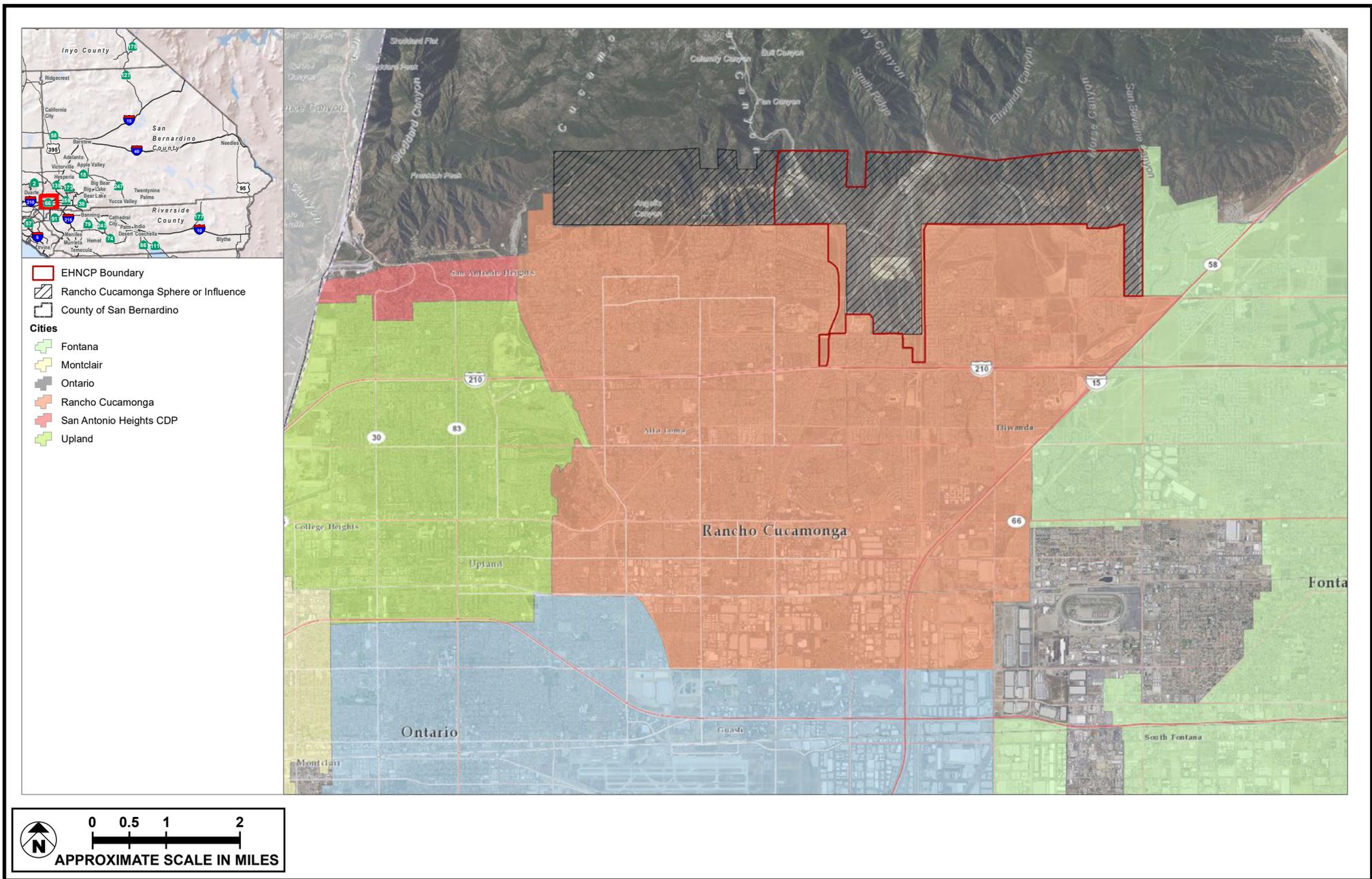
SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-2



SOURCE: City of Rancho Cucamonga - 2019

FIGURE 2.0-3



SOURCE: Sargent Town Planning - 2017; NAIP - 2016; San Bernardino County - 2016; ESRI - 2017;

FIGURE 2.0-4

was acceptable. Respondents overwhelmingly supported local control through annexation and agreed that planning a new neighborhood would be the preferred method of providing local control to set the standard for high-quality development and cover the cost of habitat conservation. 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.

The City identified a name for the future plan, the Etiwanda Heights Neighborhood and Conservation Plan, to reflect the intent to balance community priorities to preserve the northerly 3,565 acres of the Plan Area, defined in the Plan as the Resource/Conservation Area as shown in **Figure 2.0-5: Conservation and Neighborhood Planning Areas**, (hereafter referred to as the Resource Conservative Area (RCA)) to the extent feasible and permit appropriate development in the southerly 828 of the Plan Area, defined in the Plan as the Neighborhood Area, (hereafter referred to as the NA). In the summer of 2018, the City hosted a community-based planning process to learn more about priorities and how to best balance them. The extensive community engagement process included small group meetings, popup events, an online survey, and a large, well-attended public open house where attendees provided feedback on an initial concept plan. The EHNCP was developed in response to the community feedback received during this period.

PROJECT OBJECTIVES

Section 15124 (b) of the State CEQA Guidelines requires the identification of the objectives sought by a proposed project in an EIR project description. This statement of objectives should address the purpose of a project. Based on the extensive input obtained from the community, the City has identified the following objectives for the EHNCP:

1. Conserve the natural resources and open space character of this unique foothill area.
2. Establish local control by annexing this area to the City and adopting a community-based plan that meets the City's high-quality standards.
3. Develop an economically feasible, fiscally responsible plan that pays its own way without levying new taxes on existing residents.
4. Respect the rights of existing property owners.
5. Provide a range of open space and park areas offering a range of recreation opportunities.
6. In the Neighborhood Area, provide for the development of high-quality, single-family neighborhoods with a range of housing opportunities- including equestrian-oriented housing - that are compatible in character with the existing surrounding neighborhoods.

7. Improve access to the existing and new foothill neighborhoods by extending, connecting and improving Wilson Avenue, Rochester Avenue, and Milliken Avenue, and providing a network of walkable and bikeable neighborhood streets.
8. Enhance fire safety throughout the Plan Area, in particular reduce wildfire hazard to existing and new neighborhoods.
9. Provide a limited amount of small-scale neighborhood shops and restaurants to meet the daily needs of residents in the existing and future foothill neighborhoods.
10. Develop a land use plan for the Neighborhood Area that provides the County with an opportunity for meeting their fiduciary responsibility of selling their surplus land for a reasonable price.

PROJECT CHARACTERISTICS

The EHNCP Project would include the annexation of the portions of the Plan Areas not currently within the City of Rancho Cucamonga and the adoption of the EHNCP as a Specific Plan pursuant to Sections 65450 through 65457 of the California Government Code of the EHNCP to create a framework to provide for the conservation of additional open space in the RCA and development in the NA. The EHNCP is organized into seven chapters as described below:

Chapter 1 – The Making of the Plan discusses the circumstances leading to the preparation of the Plan, the process by which analysis, public engagement, planning and conceptual design work led to the community-based vision for this area, the guiding principles and vision for a plan that balances the conservation and neighborhood development based on the community input received.

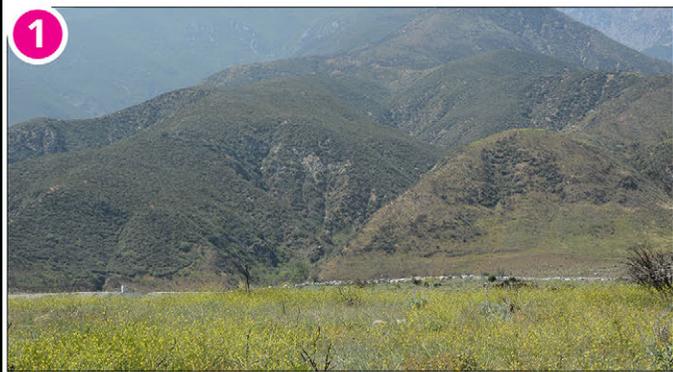
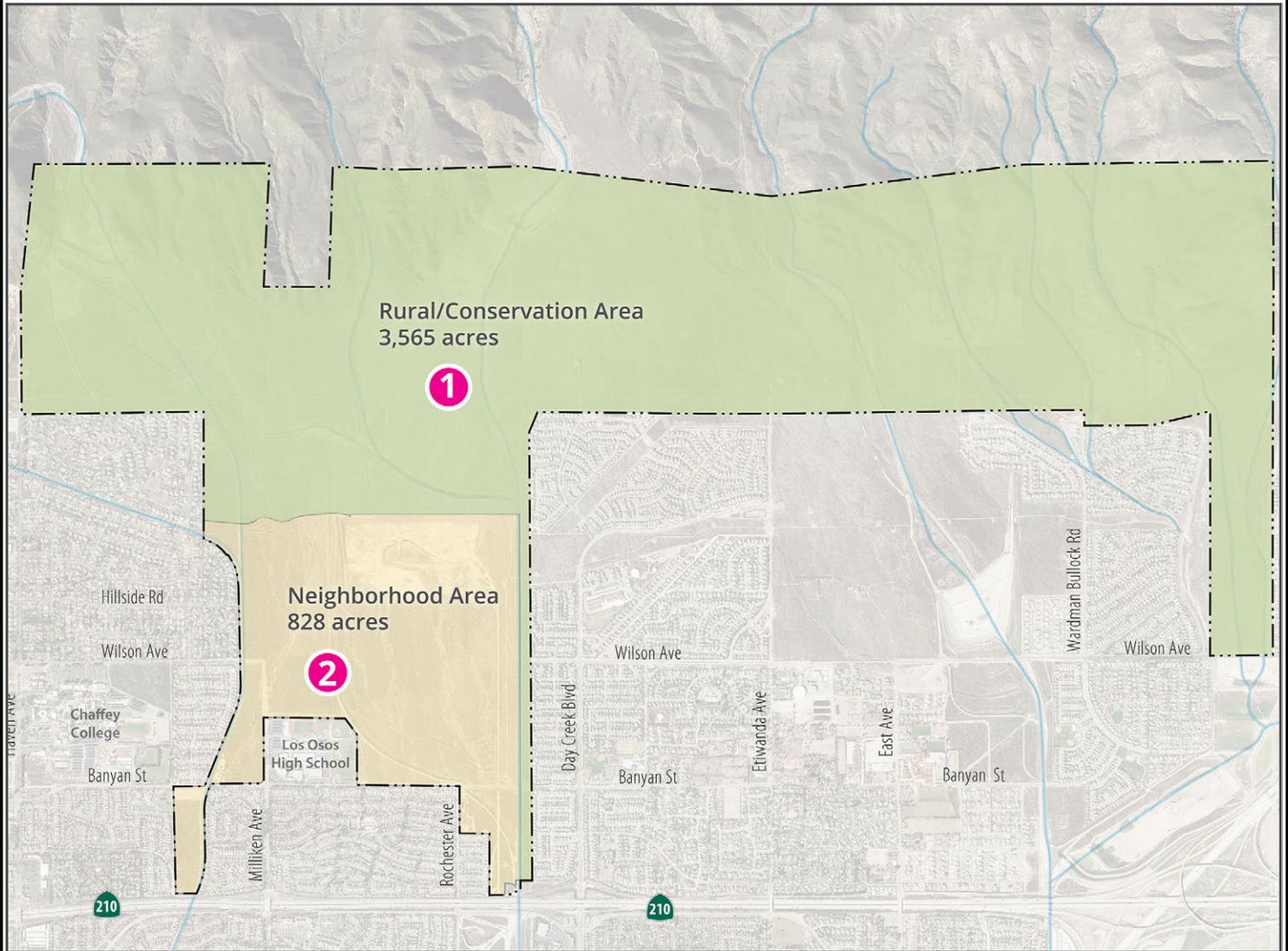
Chapter 2 – Setting and Context addresses the regional and local context, along with the physical, environmental, and regulatory setting, of the Plan Area.

Chapter 3 – Conservation Plan provides an overview and vision of the conservation plan for the RCA.

Chapter 4 – Neighborhood Plan provides an overview of the physical plan for the new neighborhoods proposed in the NA, based on the community input.

Chapter 5 – Development Standards and Design Guidelines contains the development regulations and neighborhood-design standards developed to create the desired design character as the new planned neighborhoods are developed over time. Standards for new development are integrated with public realm design standards to ensure varied and harmonious streetscapes and frontages that define public spaces.

Chapter 6 – Infrastructure and Public Services addresses the improvement and the extension of existing infrastructure and public services with a focus on the provision of infrastructure and services within the NA by identifying the “backbone” infrastructure needed to support the proposed development within the NA as required by the City of Rancho Cucamonga Municipal Code.



1
Rural/Conservation Area: over 81% of the Plan Area is in the Rural Conservation area, which contains several existing and planned preserves, numerous hiking trails, and breathtaking natural features.



2
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.

SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-5

Chapter 7 – Implementation 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.

The primary characteristics of the Plan are described below.

Open Space Framework

As shown in **Figure 2.0-6: Open Space Framework Plan**, the RCA includes a majority of the existing North Etiwanda Preserve and includes additional proposed preserve areas, with appropriate trail access. **Figure 2.0-7: Existing and Recommended New Preserves** shows conserved and managed areas in the RCA and the three new recommended preserves. In order to provide an incentive for the permanent preservation of the maximum amount of open space and natural habitat in the RCA, Chapter 7 of the Plan includes a Transfer Development Rights (TDR) program that allows for the transfer of density from the RCA to the NA. 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). The TDR program in the Plan applies similar concepts and approaches to those in the City's existing Municipal Code. The TDR program allows for the voluntary transfer of residential density from privately-owned properties in the RCA to the NA in exchange for financial or other negotiated.

Additional open space would be included in the NA as shown in **Figure 2.0-8: Neighborhood Open Space Framework Plan**, which defines the network of open spaces planned to define the character of the proposed neighborhoods.

1. **Etiwanda Heights Preserve:** A new 337-acre conservation open space, permanently conserving this area containing valuable natural habitat.
2. **Trailheads:** Simple parks in a utility corridor, with limited parking for equestrians, hikers and bikers heading up into the foothills.
3. **Central Greenway:** The open space spine of Etiwanda Heights, connecting the neighborhoods with the preserves above.
4. **Milliken Heights Greenway:** A neighborhood greenway following the existing natural drainage to Deer Creek Channel.

5. **Milliken Roundabout Park:** A park 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.
7. **Banyan Greenways:** Linear parks that buffer neighborhoods from Banyan Street and convey stormwater to Day Creek.
8. **Community Playfields:** Soccer/Football and softball/baseball fields for community use.
9. **Wilson Square:** A town square at the center of a two-block main street with neighborhood shops and restaurants and a new multipurpose community facility.
10. **Paseos:** A pedestrian lane located and designed to reduce the required walking distance within a neighborhood.

Development Standards

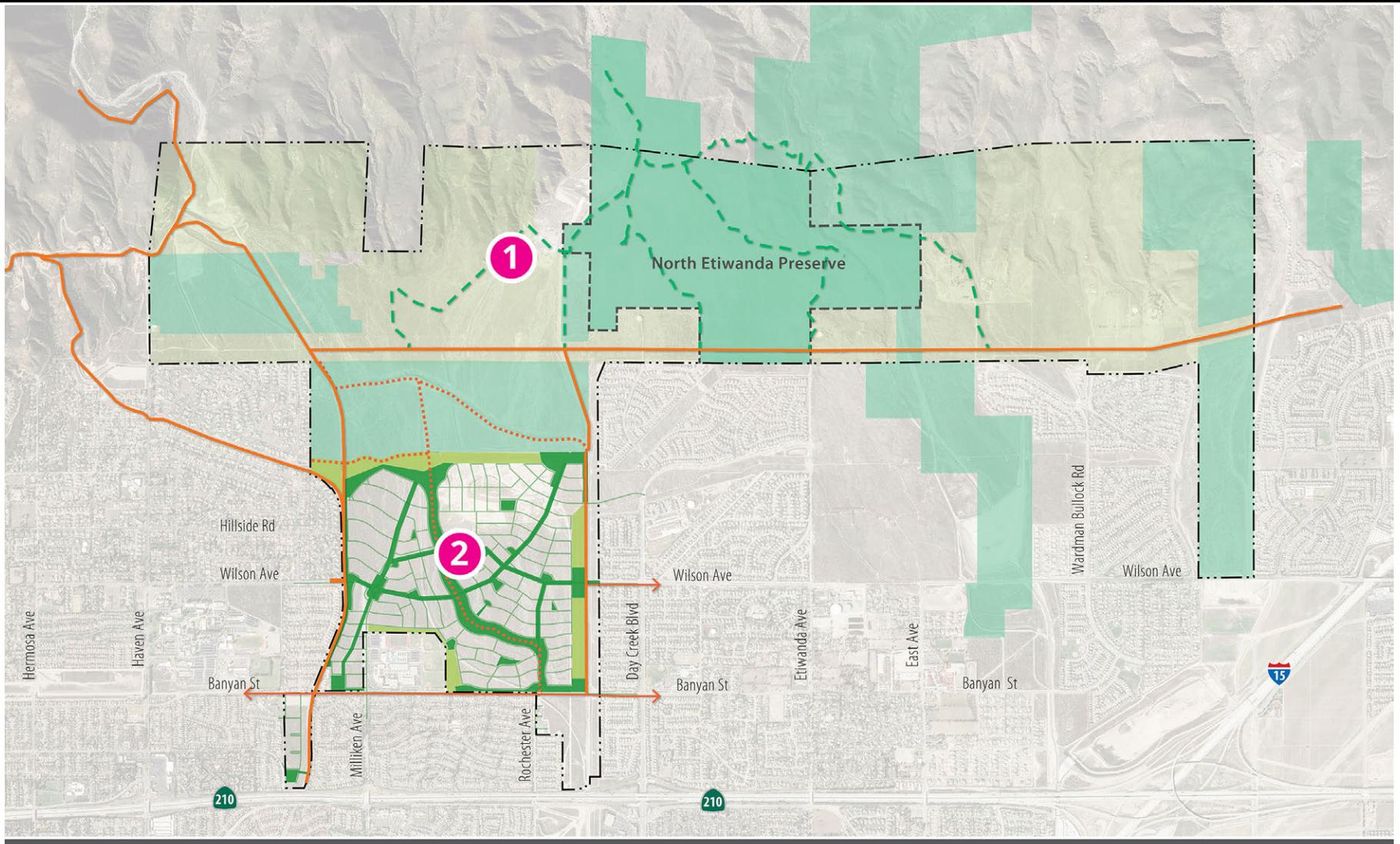
Regulating Plan

The Development Standards and Design Guidelines in Chapter 5 includes the Regulating Plan presented in **Figure 2.0-9: Phasing/Regulating Plan**, which establishes the boundaries of 13 Sub-Areas and identifies the regulating zones created to control the use of land within the Plan Area to achieve the vision. The Neighborhood Area is organized into Sub-Areas 1-9, which are intended for the development of new walkable neighborhoods. Sub-Area 10 contains an existing Southern California Edison transmission line. Sub-Area 12 is the existing North Etiwanda Preserve, where no development is permitted, and Sub-Areas 11 and 13 are zoned for a very limited amount of rural residential development on privately-owned property, and the opportunity to TDR from the Conservation Area to the Neighborhood Area to ensure the existing rural and open space character of this area is preserved.

The Plan Area would be designated SP-EHNCP on the City's Zoning Map. To implement this zoning, the Plan would establish the following regulating zones:

Rural (R) – This Regulating Zone implements the existing General Plan land use designations for Sub-Areas 11 through 13 that comprise the RCA. The existing City General Plan land use designations for the RCA include the following open space designations: (1) Hillside Residential, (2) Conservation, (3) Open Space, and (4) Flood Control/Utility Corridor.

The Rural Regulating Zone is sub-divided into four Sub-Zones that correspond to these existing General Plan open space land use designations: (1) Hillside (R-H), (2) Open Space (R-OS), (3) Flood Control/Utility Corridor (R-FC/UC), and (4) Conservation (R-C).



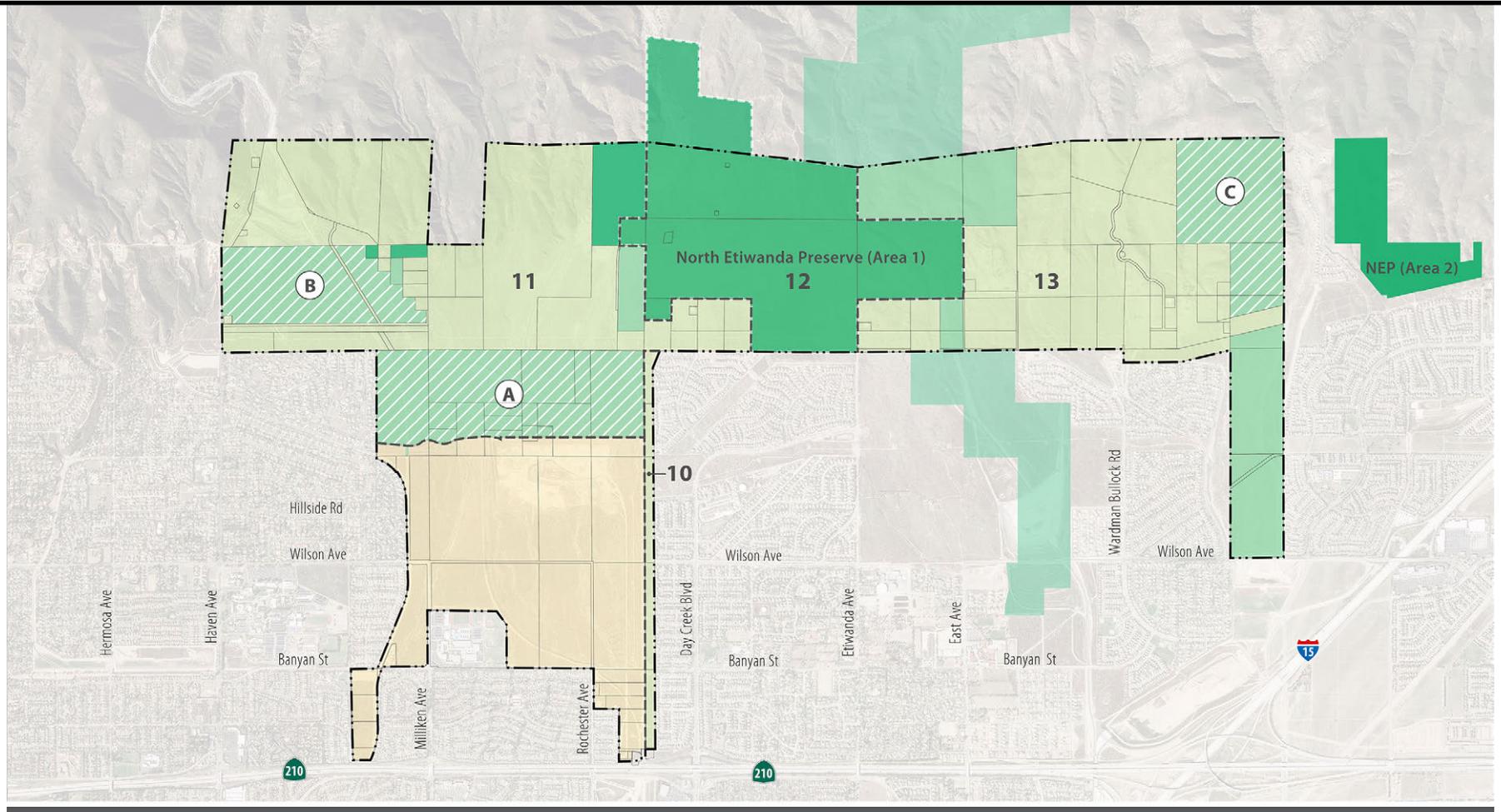
1 *Rural / Conservation Area: over 81% of the Plan Area is in the Rural/Conservation area, which contains several existing and planned preserves, numerous hiking trails, and breathtaking natural features.*

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



SOURCE: Sargent Town Planning - 2017; NAIP - 2016; San Bernardino County - 2016; ESRI - 2017;

FIGURE 2.0-6



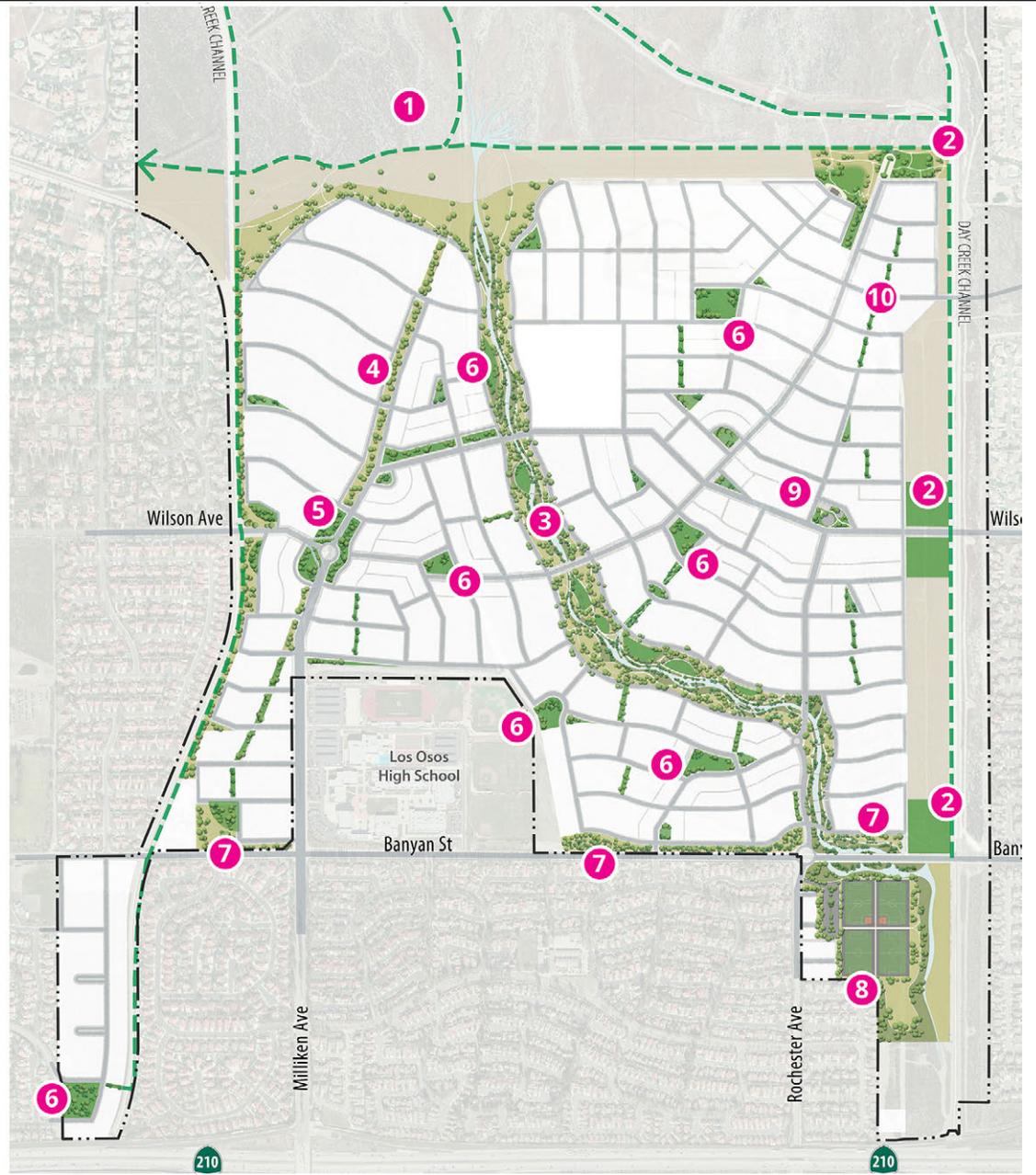
- | | | | |
|---|-------------------------------|----------|---------------------------|
|  | Rural/Conservation Area (RCA) | A | Etiwanda Heights Preserve |
|  | Neighborhood Area (NA) | B | Deer Canyon Preserve |
|  | Conserved and Managed | C | Clark Preserve |
|  | Conserved not Managed X | | |
|  | Recommended Preserves | | |



SOURCE: Sargent Town Planning - 2017; NAIP - 2016; San Bernardino County - 2016; ESRI - 2017;

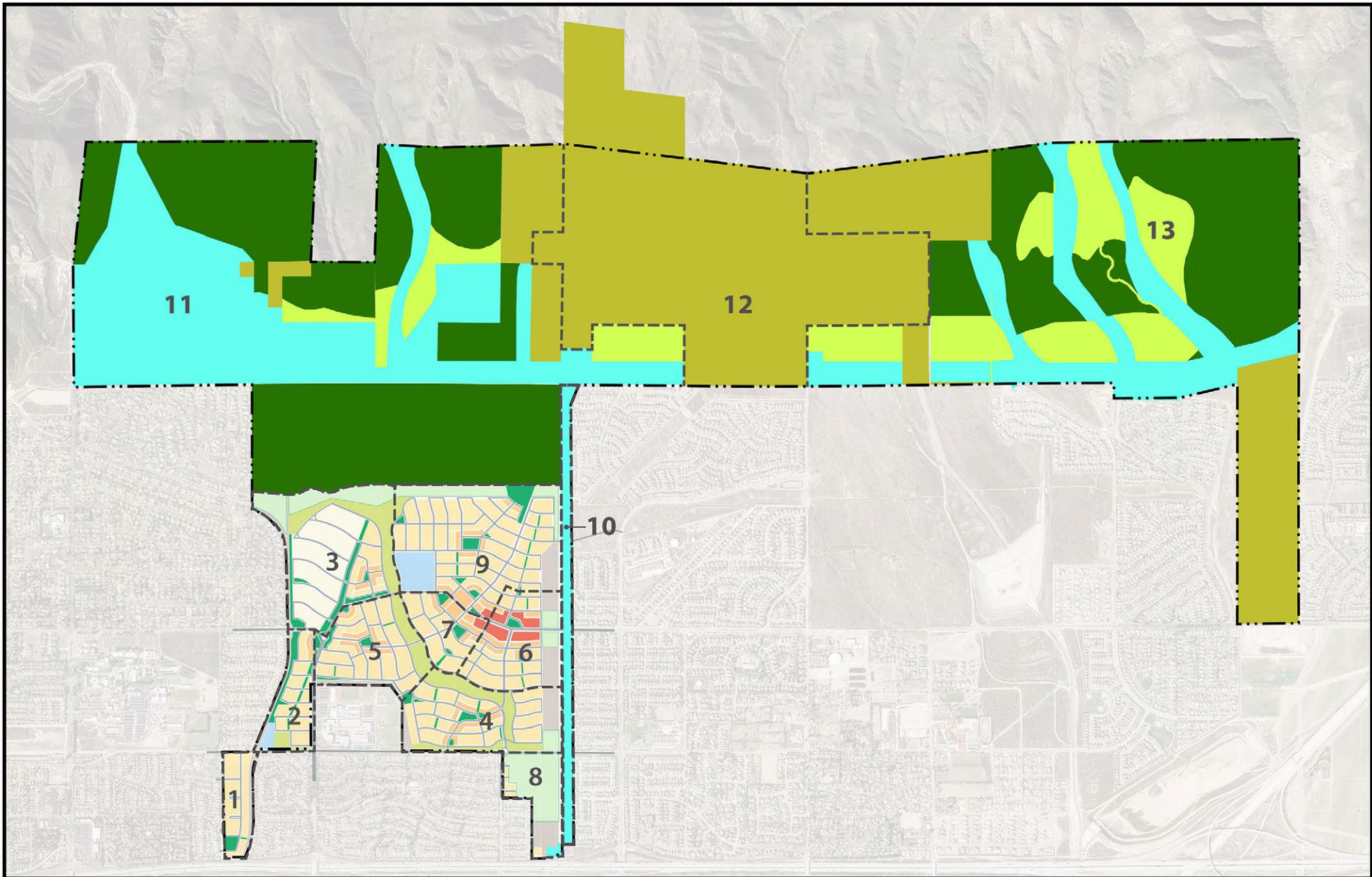
FIGURE 2.0-7

- 1** *Etiwanda Heights Preserve: A new conservation open space, permanently conserving natural habitats.*
- 2** *Trailheads: Simple parks in utility corridor, with limited parking for hikers equestrians, and bikers heading up into the foothills.*
- 3** *Central Greenway: The open space spine of Etiwanda Heights, connecting the neighborhoods with the preserves above.*
- 4** *Milliken Heights Greenway: A neighborhood greenway following the existing natural drainage to Deer Creek Channel*
- 5** *Milliken/Wilson Roundabout Park: A park 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*
- 7** *Banyan Greenways: Linear parks that buffer neighborhoods from Banyan Street and convey stormwater to Day Creek.*
- 8** *Banyan Community Playfields: Soccer/Football and softball/baseball fields for community use.*
- 9** *Wilson Square: A town square at the center of two-block main street with neighborhood shops and restaurants.*
- 10** *Paseos: A pedestrian lane located and designed to reduce the required walking distance within a neighborhood.*



SOURCE: Sargent Town Planning - 2017; NAIP - 2016; San Bernardino County - 2016; ESRI - 2017;

FIGURE 2.0-8



SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-9

The intent of the Rural Regulating Zone is to preserve land for open space and ecosystem functions, and reduce risk to life and property associated with wildland fires by allowing limited amounts of very low density single-family housing on privately-owned property in the RCA sited and designed to integrate into the existing rural landscape of the foothills. Grading is strictly minimized, roadways and buildings conform themselves to the natural terrain, and buildings, landscaping and other site improvements are simple and rural in character and designed for fire resistance. Consistent with the existing designation of regionally significant aggregate resources in the Deer and Day Creek Fans in the RCA, the EHNCP would permit mineral extraction, subject to additional environmental review, and the issuance of appropriate permits by the City in conformance with the State Surface Mining and Reclamation Act.

Neighborhood Estates (N-E) – This Regulating Zone allows large homes on large lots, with large setbacks and yards in a semi-rural, equestrian design. Streets will have no curbs and lead directly to multipurpose trails to the foothills.

Neighborhood General 1 (NG-1) – This Regulating Zone will create walkable neighborhoods of single-family detached homes on a range of lot sizes, connected by a network of landscaped pedestrian-oriented streets, parks and trails.

Neighborhood General 2 (NG-2) – This Regulating Zone will also create walkable neighborhoods that including single-family detached and attached homes, connected by a network of pedestrian-oriented streets and paseos, planned around neighborhood parks and squares. Live/work uses would be allowed in this Zone.

Shops & Restaurants (S-R) – This Regulating Zone applies to a two-block area centered on the intersection of Wilson and Rochester Avenues and is intended to create a traditionally scaled, old time “main street” providing shops and restaurants serving the surrounding neighborhoods along with a multipurpose community building. Shops and restaurants will face the adjacent streets, with wide sidewalks provided to encourage walking, Parking will be provided on the street and in rear parking lots accessed by courts and paseos. Live/work uses would also be allowed in this Zone.

Development Standards

The Development Code defines development standards for ten building types: (1) Estate House, (2) Extra Large House, (3) Large House, (4) Medium House, (5) Small House, (6) Attached A, (7) Attached B, (8) Attached C, (9) Attached Flex, and (10) Shops/Restaurants and identifies which types of buildings are allowed in each Zone. The Development Code also allows the development of accessory dwelling units, consistent with State law, with any of the single-family detached building types. Single-family building types with accessory dwelling units are considered single-family homes for purposes of analysis in this EIR.

The development standards for each building type address lot size, building setbacks and heights, building massing, frontages (yards), open space, and parking.

Development Intensity

As shown in **Table 2.0-1: EHNCP Maximum Permitted Development Intensity**, the Plan would permit up to 3,000 homes. A maximum of 100 homes on privately-owned property in the Rural Zones in Sub-Areas 11 and 13 in the RCA and 2,900 single-family detached and attached homes in Sub-Areas 1-9.¹ Based on the standards in the Development Code, which define the minimum and maximum amount of development in each neighborhood, **Table 2.0-1** includes a projection of the number of units by type that would be developed. The Plan also includes a Conservation and TDR program intended to incentivize permanent preservation of the maximum amount of open space and habitat in the RCA by allowing for the transfer of density from the RCA to the NA. 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. If development rights are transferred from the RCA to the NA through this program, the total amount of residential units in the NA may reach 3,000 if no homes are developed in the RCA.

The Plan would also limit the amount of development in the Shops & Restaurant Zone to a maximum of 180,000 square feet, inclusive of the neighborhood shops, restaurants, and multipurpose community building that would be allowed by the Plan.

Table 2.0-1
EHNCP Maximum Permitted Development Intensity

Zone	Type	% of Total		Square Feet
		Units	Units	
Rural	Rural Res.	3%	100	
NE	SFD Estate	5%	139	
NG1	SFD XL	8%	251	
NG1	SFD Large	15%	452	
NG1 + 2	SFD Medium	23%	683	
NG2	SFD Small	27%	811	
NG2	SF Attached	19%	564	
Residential Total		100%	3,000	
SR Shops & Restaurants				180,000

1 As noted above, the entirety of Sub-Area 10 is an easement belonging to Southern California Edison where no structures are permitted.

Neighborhood Plan

Figure 2.0-10: Neighborhoods Plan, identifies the new neighborhoods allowed by the Plan in the NA. The new neighborhoods will provide a wide range of housing options within a walkable, amenity-rich neighborhood setting. The Etiwanda Heights neighborhoods are planned to provide:

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

The general characters of the planned new neighborhoods are described further below:

1. **Milliken Heights Neighborhoods:** Very large homes on large semi-rural lots with expansive views of the mountains and valleys and easy access to the City's extensive trail network;
2. **Central Neighborhoods:** Large, medium and smaller homes within a 5-minute walk of the Central Greenway parks and trails and a 5-minute walk of Wilson Square;
3. **Hanson Terrace:** Large, medium and smaller homes within a 5- to 10-minute walk of Wilson Square and the Central Greenway;
4. **South Neighborhoods:** Large, medium and smaller homes within a 3-minute walk of the Central Greenway parks and trails, and a short walk or bike from Wilson Square;
5. **West Neighborhoods:** Large and medium homes along the west edge of Etiwanda Heights, connected by the West Edge Linear Park; and
6. **Banyan Community Playfields and Neighborhood:** Community Park, sports fields, and adjacent housing fronting Rochester and Banyan Avenues.

Trails

Figure 2.0-11: Master Plan of Trails shows existing and proposed trails. 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.

Existing trails within the RCA 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 RCA will be as determined by a conservation management entity, as discussed in Chapter 7 of the Plan. 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.

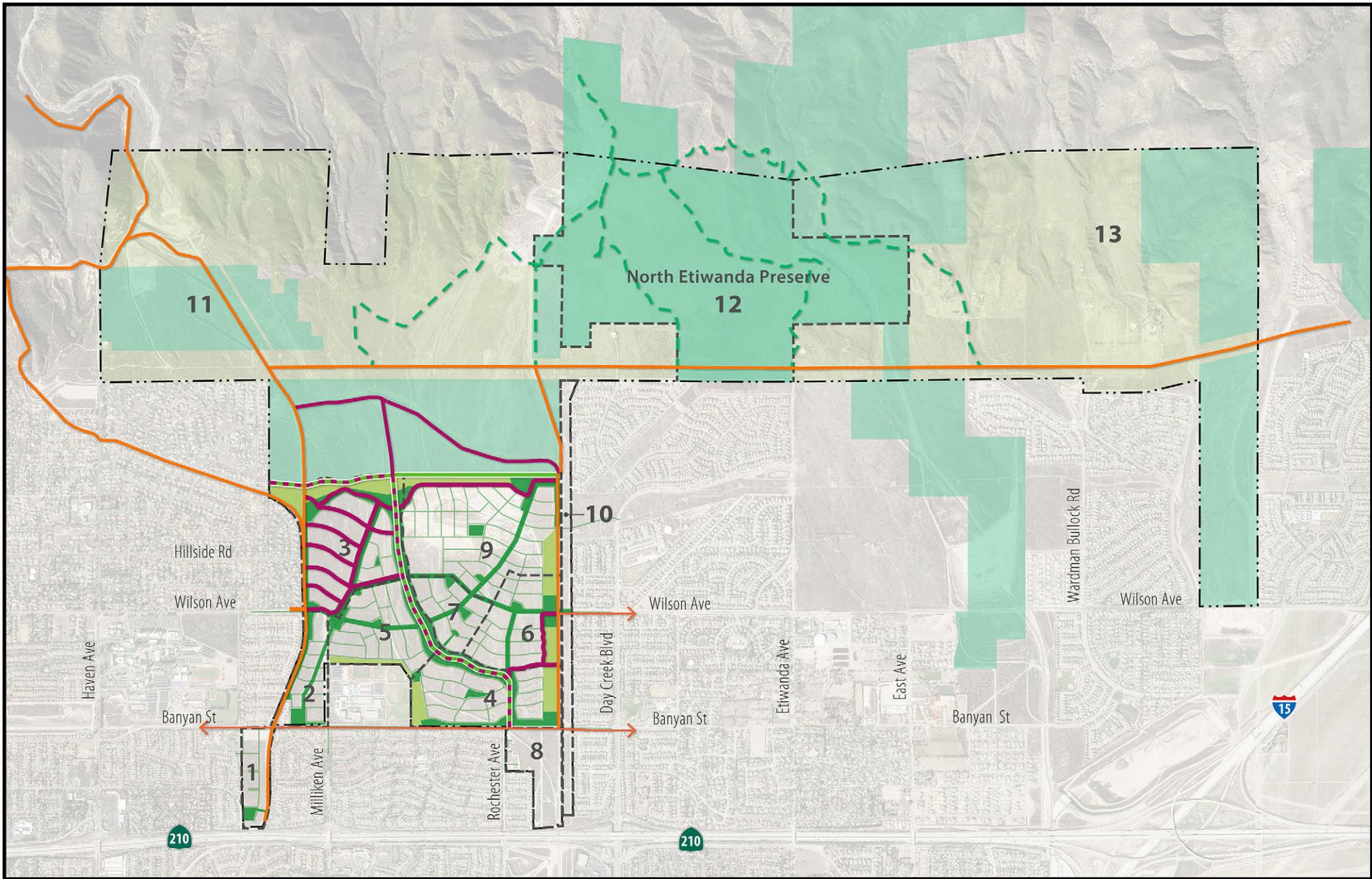
Existing trails within the NA consist of the existing service access roads along the existing Deer and Day Creek flood control channels. Enhancement of the Deer Creek Trail with edge landscaping and pocket parks is proposed to improve the user experience and trail appearance, and to buffer views of the new neighborhoods from existing homes. New trails will be of two types: a soft-surface multipurpose 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 Channel Trail to the Day Creek Channel Trail; one along the top of the existing gravel mine bank and one along the top of the Day Creek Diversion Levee.

Conceptual Grading Plan

Figure 2.0-12: Conceptual Grading Plan shows the grading concept for the NA. Grading in the RCA 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.

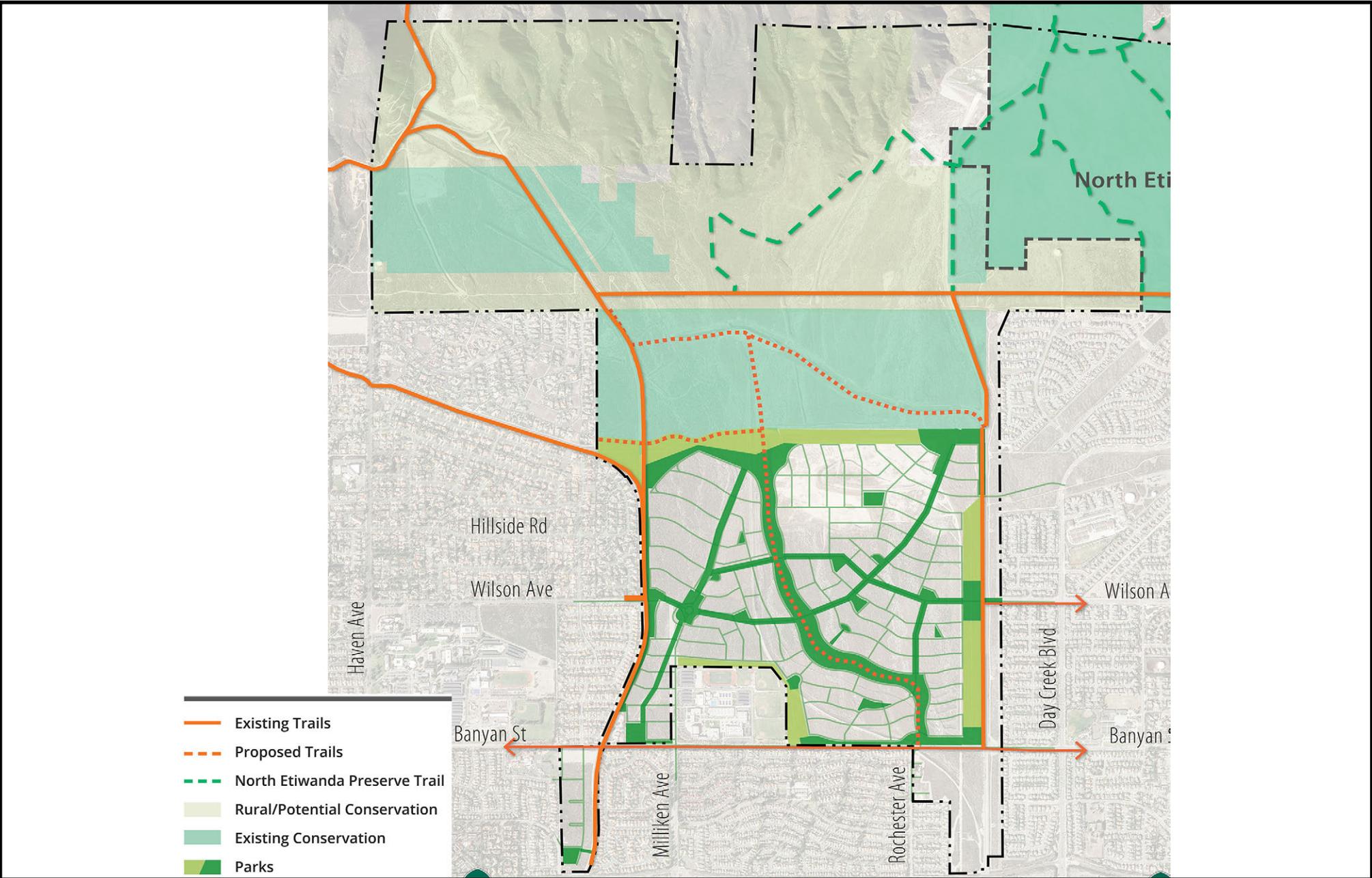
The NA grading concept reflects existing natural landforms, introduction of a highly connective street network and implementation of grading and drainage Best Management Practices. It takes into consideration existing natural and man-made land forms, including existing flood control levees, the closed aggregate mine in this area, and drainage tributaries.

The existing north-south Deer/Day Separation Levee would be removed and the existing channel to the east of this levee filled in, while preserving the existing drainage divide between Deer Creek and Day Creek.



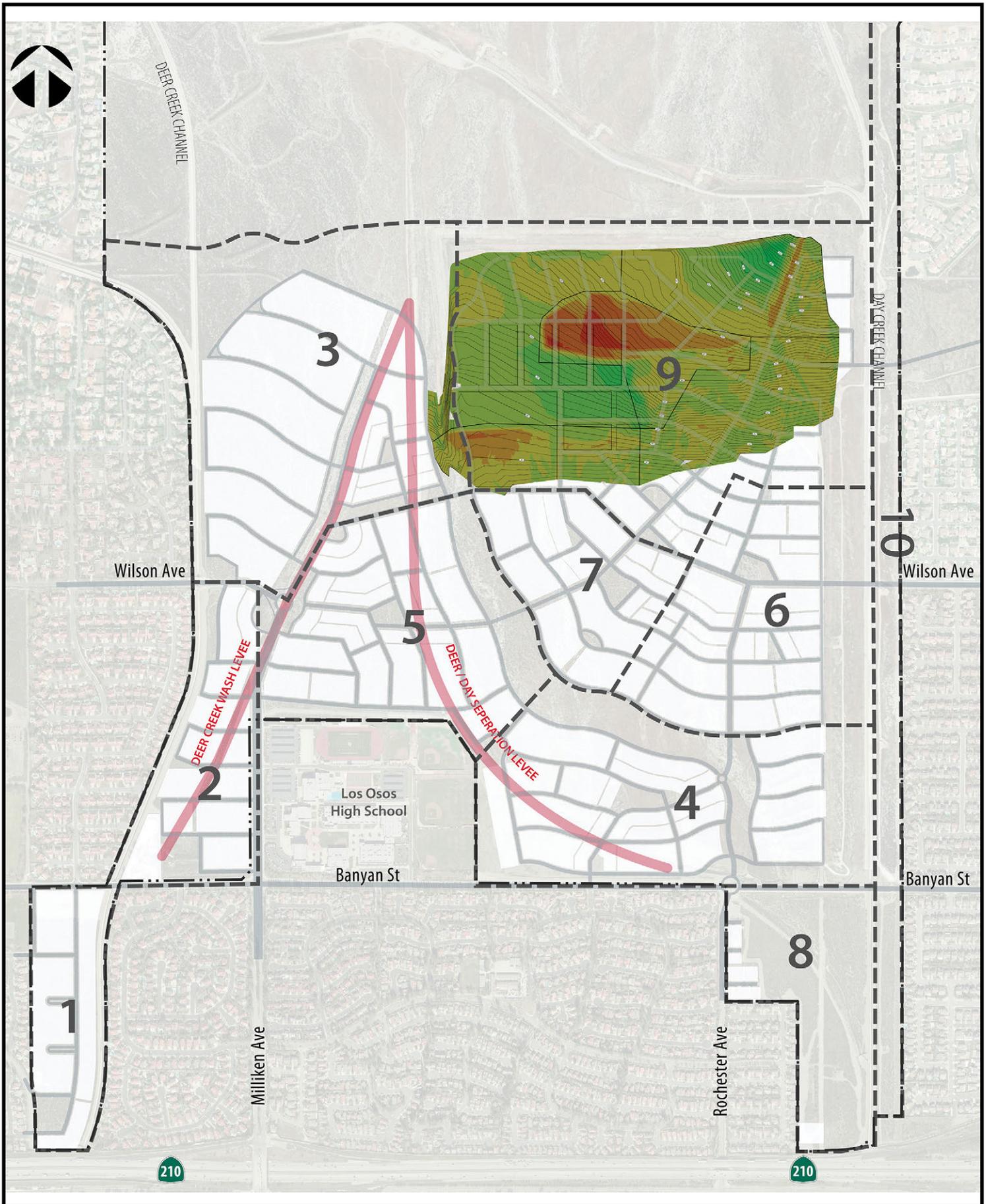
SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-10



SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-11



SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-12

The existing Deer Creek wash levee would also be removed, and the wash modified to a channeled greenway that will be the central organizing open space corridor in the NA. In addition, the existing closed aggregate mine will be leveled out, detention basins will be established in the form of joint use park ponds throughout the NA, and new and modified detention basins will be established on the north side of Banyan Street.

The estimated volume of basic grading for the entire NA is approximately 1.45 million cubic yards of cut and approximately 1.45 million cubic yards of fill. The conceptual grading is designed to balance (equal cut and fill) with no import or export of soil currently anticipated.

Conceptual Stormwater Network

The NA is located on alluvial fan formations (approximate 5 percent grade) that are part of two major watersheds, the Deer Creek and Day Creek watersheds. Both watersheds are separated by a levee that runs north to south within the NA. The portions of the site in the Cucamonga Creek watershed generally drain southwesterly into the Deer Creek Channel, which runs along the western boundary of the Plan Area, while the portions of the site in the Day Creek watershed generally drain southeasterly into the Day Creek Channel, which runs along the eastern boundary of the Plan Area. 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.

Figure 2.0-13: Conceptual Stormwater Network shows the stormwater collection and treatment system proposed for the NA. Deer Creek Wash through the NA 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.

The proposed distributed system components of detention basins, park ponds, on-street bioswales, and French drains in access lanes will serve as an integrated and distributed rainwater treatment and conveyance system that will control, detain, and infiltrate rainwater. Up to 80 percent of annual rainfall will be filtered and contribute to groundwater recharge.

Utility Improvements

Development of the new neighborhoods in the NA will require the improvement and the extension of existing infrastructure and public services. Energy, water, and wastewater connections existing along the southern edge of the NA will be extended to serve the new neighborhoods.

Consistent with the objectives of the Plan, there is no plan for extension of utilities into the RCA, other than on a project-by-project basis. Thus, private property owners in the RCA will be individually responsible for making any improvements needed to support any rural residential development that is proposed. Homes built in the RCA will be served by water wells and septic systems to be developed by the property owner.

Water

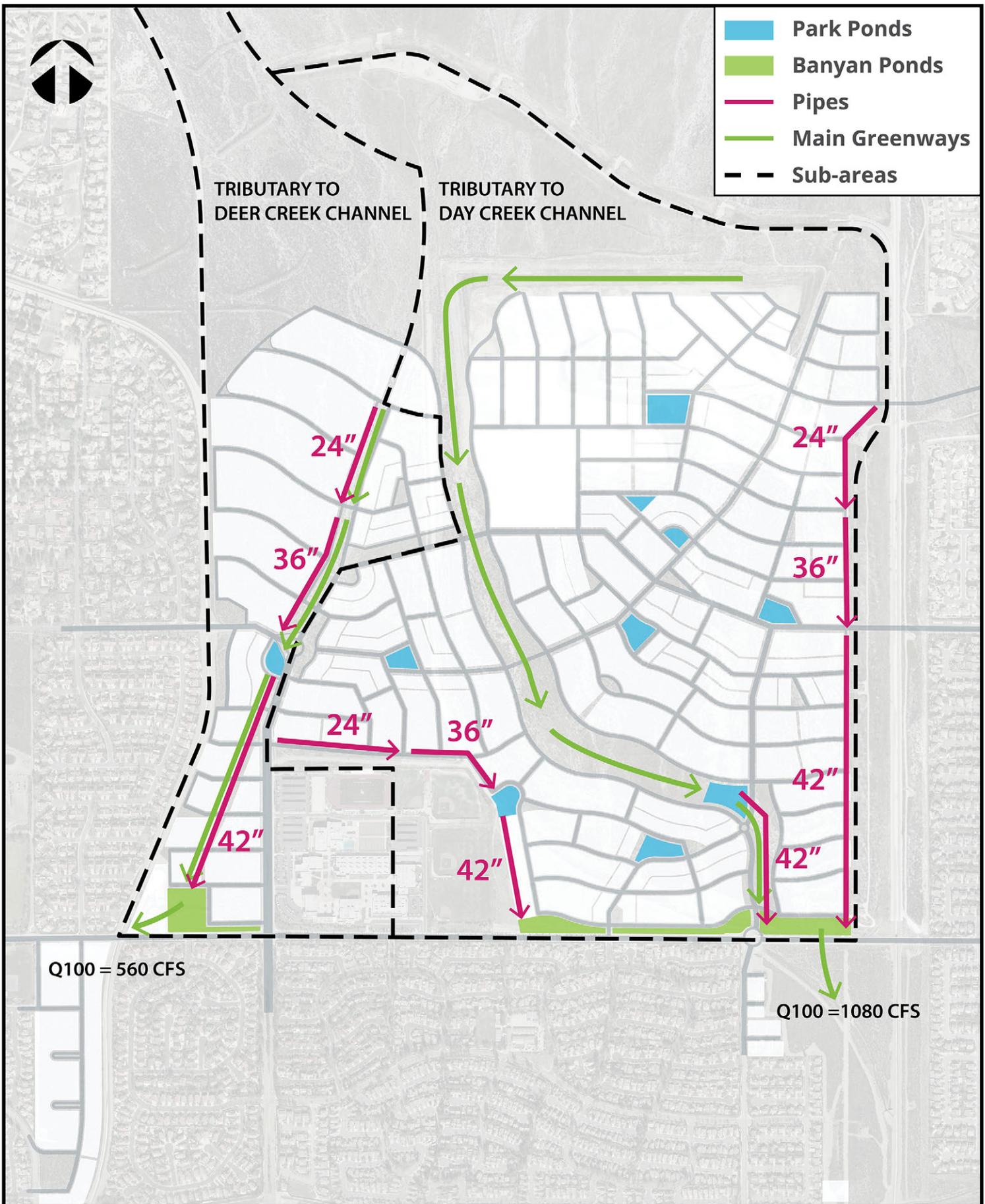
Water service will be provided to the NA by the Cucamonga Valley Water District (CVWD). CVWD's potable water supply sources include groundwater from the Chino Basin and the Cucamonga Basin, surface water from three tunnel sources, and imported water purchased from the Inland Empire Utilities Agency (IEUA).

As shown in **Figure 2.0-14: Existing/Conceptual Water Network**, the NA is located in three pressure zones as defined by CVWD. Improvements will include construction of an approximately 2 million gallon storage reservoir 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 located approximately one-third of a mile to the east and two miles to the west.

Wastewater

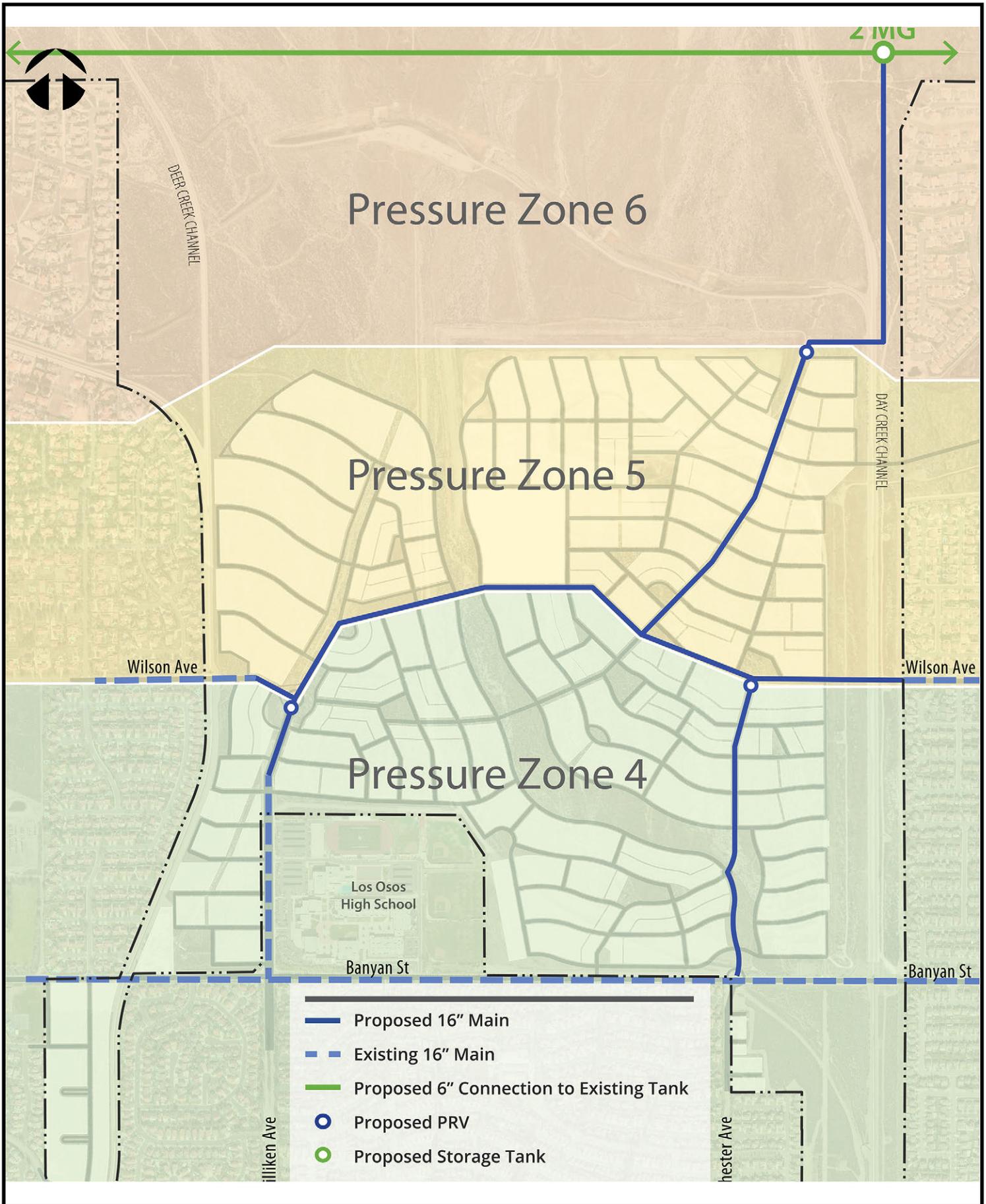
Wastewater collection and treatment services to the NA will also be provided by CVWD. The closest existing sewers occur along the southeastern and southwestern edge of the NA. To the east, an existing 8- to 12- inch sewer line extends along Day Creek Boulevard. To the west, an existing 10-inch sewer line extends along Milliken Avenue to the NA boundary. To the south, an existing 8-inch sewer extends to the NA boundary in Rochester Avenue.

Figure 2.0-15: Conceptual Wastewater Network shows the grid main system and trunk main system proposed in the NA, along with a planned trunk main extension 2.5 miles south to Foothill Boulevard in the existing north/south utility corridor. A 21-inch trunk main would carry the wastewater from the



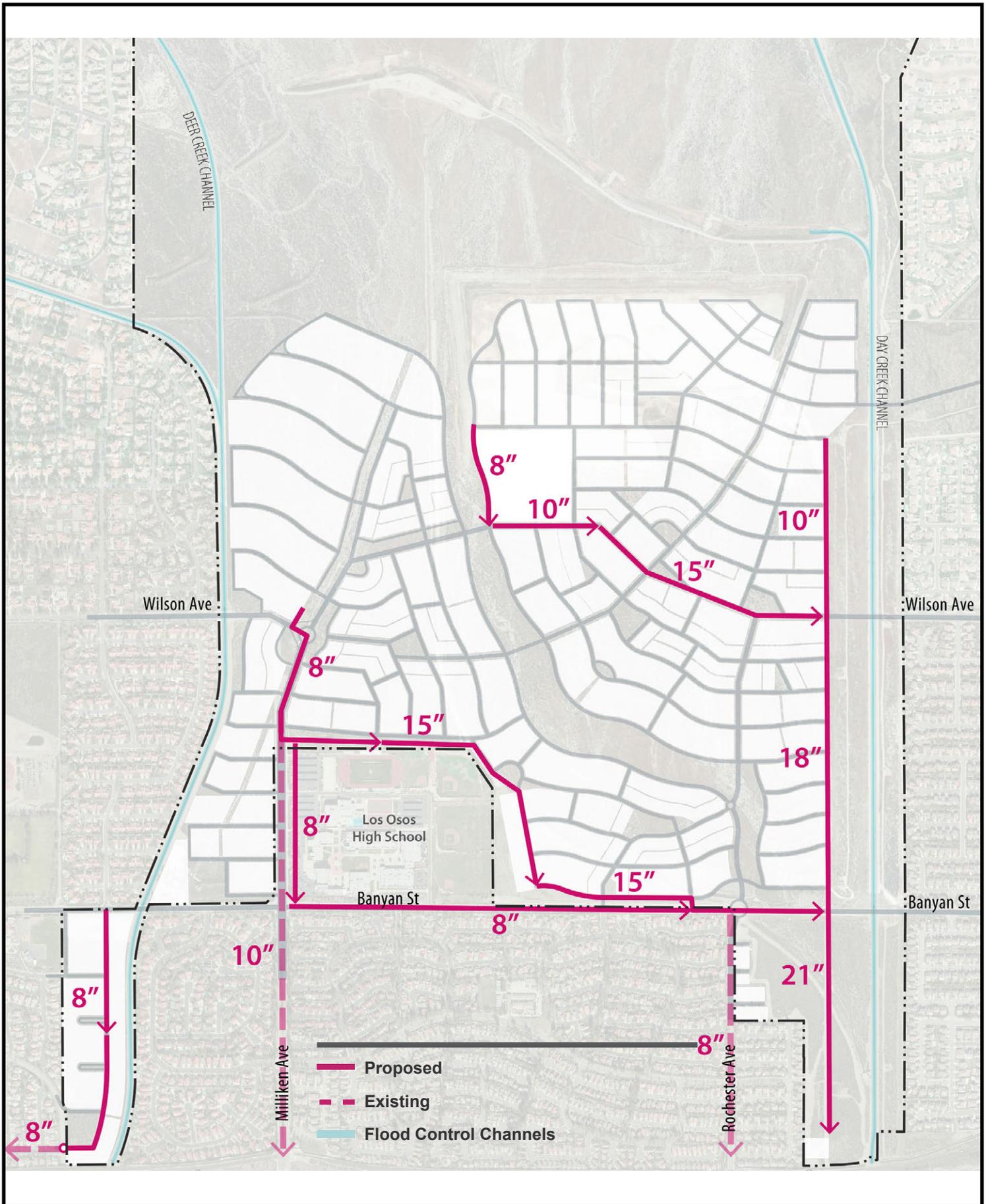
SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-13



SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-14



SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-15

Neighborhood Area to an existing 27-inch CVWD trunk main with capacity to accept wastewater flows generated by new development within the NA. As shown in **Figure 2.0-15**, the proposed gravity sewer lines for the NA include 8-inch, 10-inch, 12-inch, 15-inch, 18-inch, and 21-inch diameter piping.

Other Utilities

Figure 2.0-16: Conceptual Dry Utilities Network shows existing and planned electric, gas, and communication services.

Implementation

The Implementation chapter addresses measures to implement the Plan. The responsibilities and authorities for implementing and administering the Plan are identified, including anticipated or potential responsibilities for financing, constructing and maintaining capital improvements, and the procedures governing development within the NA and RCA.

The Plan Area includes privately and publicly owned property. Land owned by the San Bernardino County Flood Control District and located in the NA and RCA, which has been declared surplus, is expected to be sold by the County. Once under private ownership, this land will be available for development and conservation consistent with the Plan.

The majority of the property within the RCA, approximately 2,225 acres, is publicly owned (e.g., County of San Bernardino, County Service Area 70, San Bernardino Flood Control District, City, Public Utilities, etc.). The remaining 1,340 acres in the RCA is privately-owned. The Plan includes a Conservation Strategy & TDR program to encourage and facilitate the conservation of privately-owned lands in the RCA. Privately-owned property in the RCA may be developed, consistent with the Plan. Based on marketing studies, it is anticipated that the NA will develop in nine phases over approximately 13 years, including approval of development plans and construction.

The NA is anticipated to develop in nine phases over approximately 13 years, including entitlement and construction. The phases identified in **Figure 2.0-9** correspond to the anticipated sequence of development in the NA, 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 presented in **Table 2.0-2: 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.

Lead Agency – City of Rancho Cucamonga

1. Adoption of the Etiwanda Heights Neighborhood and Conservation Plan by ordinance as a specific plan pursuant to California Government Code Sections 65450 through 65457.
2. Approval of a General Plan Amendment to integrate the EHNCP into the General Plan with corresponding changes to text and diagrams in the General Plan.
3. Approval of a Zone Change to also rezone the entire Plan Area to Etiwanda Heights Neighborhood and Conservation Plan (SP-EHNCP)
4. Development Code Amendment to Section 17.114.020 – Specific Plan Descriptions, to add a description of the EHNCP and revise the description of the North Etiwanda Specific Plan (NESP) and make corresponding changes to update text within the City’s Development Code.
5. Amendment of the Etiwanda North Specific Plan to remove the portions of the Plan Area currently within this Specific Plan area.
6. Approval of a large-parcel tentative tract map subdividing the NA into 10 Sub-Areas to help implement the Etiwanda Heights Neighborhood and Conservation Specific Plan and define the areas and boundaries of development, conservation, and other areas within the 1,217-acre Neighborhood Priority Area.
7. Approval of the annexation of approximately 4,088 acres of the Plan Area currently under the jurisdiction of the County of San Bernardino.
8. Approval of the formation of one or more Community Facilities Districts (CFDs).

**Table 2.0-2
Phasing Summary**

PHASE	1	2	3	4	5	6	7	8	9	NA Total	RCA Total	GRAND TOTAL
Dwelling Units	117	127	154	567	478	459	281	15	702	2,900	100	3,000
Commercial Square Feet	-	-	-	-	-	148,569	18,277	-	13,154	180,000	-	180,000
Parks Acres	2.25	3.5	8.6	9.3	7.5	8.5	4.5	30	11	85.15	-	85.15
Acres	33	50	155	117	90	87	46	49	201	828	3,565	4,393

Sources: Sargent Town Planning, Developers Research, LWC

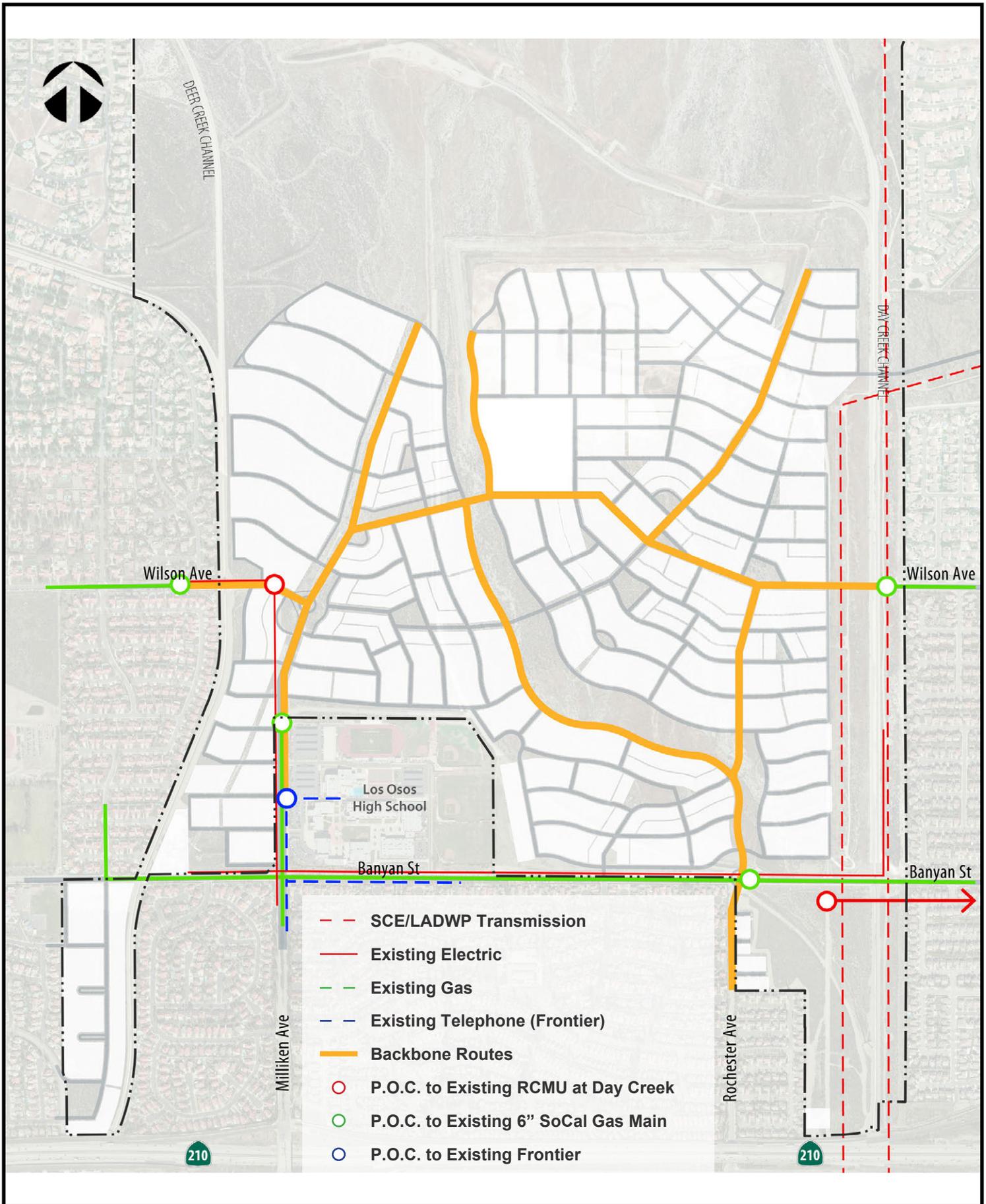
Notes:

Commercial square footage includes the joint use public facility.

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.

Unit counts may change consistent with the Conservation Incentive Transfer of Development Rights (TDR) Program described in Chapter 7.4 of the EHNCP.

Totals may not sum due to rounding.



SOURCE: Etiwanda Heights Neighborhood and Conservation Specific Plan - 2019

FIGURE 2.0-16

INTENDED USES OF THE EIR

Section 15124 (d) of the State CEQA Guidelines requires that an EIR project description include a list of permits and other approvals required to implement a proposed project, the agencies expected to use the EIR in their decision making, and related environmental review and consultation requirements. The anticipated approvals required to implement the EHNCP are identified below by agency:

Responsible Agencies

Local Agency Formation Commission for San Bernardino County (SB LAFCO)

1. Approval of a reorganization including the following components:
 - Annexation of approximately 4,088 acres into the City of Rancho Cucamonga.
 - Detachment of this same area from County Service Area 70.

California Department of Fish and Wildlife (CDFW)

1. Approval of a streambed authorization agreements pursuant to Section 1600 of the California Fish and Game Code.
2. Approval of incidental take permit (s) pursuant to Section 2081 (b) of the California Fish and Game Code.

California Regional Water Quality Control Board—Santa Ana (Region 8) (RWQCB)

1. Approval of a Water Quality Certification under Section 401 of the Clean Water Act

Other Agencies

San Bernardino County Flood Control District

1. Approval of modifications to existing drainage facilities.

United States Army Corps of Engineers (USACOE)

1. Approval of permits under Section 404 of the Clean Water Act to alter Waters of the United States.