

## **EAST CHINO SPECIFIC PLAN**

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### **I. INTRODUCTION**

#### **A. Purpose**

East Chino is in the process of transitioning from a principally agricultural/dairy land use to suburban residential and commercial land uses. This evolutionary process has evidenced itself on scattered parcels within the study area as well as throughout the development of the surrounding areas. Throughout this process, the City has been concerned regarding the direction that East Chino would develop and how to provide the necessary public services and facilities for its future residents.

The ideals of both public and private interests can be best realized through the specific plan process which provides a key linkage between the General Plan and specific implementation measures. It serves as a means of managing the use of land, establishes provisions for detailed neighborhood identification, and provides a comprehensive approach to infrastructure planning and financing. As an implementing tool, a specific plan provides a concrete commitment to the objectives of the General Plan.

The East Chino Specific Plan is a report consisting of text, maps, background information, and exhibits regulating development within a specific area of the City to assure full relationship to the physical setting and community interests.

Because the Specific Plan is an implementing tool of the City of Chino General Plan, the relationship between the two is important to understand. The General Plan is the chief policy document of the City. It sets, in broad terms, the attitudes toward issues which affect the City and broadly maps the anticipated pattern and nature of development.

In serving as an implementing measure to the General Plan, the Specific Plan provides necessary assurances to the involved parties on issues such as development character and public services provisions. The Specific Plan is geographically focused, identifies planning considerations, and relates development controls and other programs to anticipated land use practices.

#### **B. Consistency with the General Plan**

The East Chino Specific Plan is directed by the City of Chino's General Plan and related regulations and programs. The Plan includes detailed regulations, standards and guidelines necessary for the implementation of the General Plan. The various land uses permitted by the Specific Plan are consistent with the goals, policies, and general land use described in the General Plan. However, the Specific Plan focuses directly to the East Chino area.

## **EAST CHINO SPECIFIC PLAN**

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### **C. Relationship to Other Regulations**

The Specific Plan will provide the user with most of the information needed to determine what City policies, standards, and regulations will guide the development of a particular parcel. However, areas not specifically covered by this Plan (parking regulations, sign regulations) will continue to be governed by existing City regulations, and no provision of this Plan is intended to repeal, abrogate, annul, impair, or interfere with any existing City ordinance except as is specifically repealed by adoption of this Plan.

### **D. Conflict with Other Regulations**

Whenever the provisions of this Plan impose more restrictive regulations or otherwise established more restrictive regulations than are imposed or required by any other City, ordinance, code or regulation, the provision of this Plan shall govern.

### **E. Agreements**

The provisions of this Plan are not intended to interfere with or abrogate any easements, covenants, or other existing agreements which are more restrictive than the provisions of this Plan.

### **F. Validity**

If any section, subsection, sentence, clause, phrase, or portion of the East Chino Specific Plan is for any reason held to be invalid by the decision of any court or competent jurisdiction, such decision shall not affect the validity of the remaining portion of this Plan.

### **G. Ambiguities**

Unless otherwise provided, any ambiguity concerning the content or application of the East Chino Specific Plan shall be resolved by the Planning Commission.

### **H. Authority**

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

This Specific Plan is regulatory in nature, and serves as zoning law for the properties

## **EAST CHINO SPECIFIC PLAN**

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involved. Development plans, site plans and tentative tract and parcel maps in this area must be consistent with both this Specific Plan and the City's General Plan. The scope of subjects covered in the Plan is the same as that of the General Plan, to the extent that the subject under consideration involves the East Chino portion of the City.

The East Chino Specific Plan is established through the authority granted to the City of Chino, by the California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (specific plans).

### **I. California Environmental Quality Act Compliance**

In compliance with the requirements of the California Environmental Quality Act and the City of Chino environmental procedures, and in conjunction with the preparation of the Draft Specific Plan, an EIR has been prepared for the Specific Plan area, and circulated to the appropriate parties for review and comment. The East Chino Specific Plan EIR addressed the potential environmental impacts which might result from the implementation of the proposed Plan, and discussed alternatives and mitigating measures to actions contained within the Plan.

The EIR will be utilized in the processing of individual projects within the study area as a "program EIR" as provided for in Section 15168 of the California Environmental Quality Act. It is anticipated that individual projects will be subject to environmental review by the City of Chino to determine consistency with the project as described in this document. Where individual projects are consistent with the project as described in this document, a determination may be made that no further environmental documentation is necessary; mitigation measures included in this document may be applied to these projects. However, where individual projects may result in impacts beyond the scope of those examined in this document, further environmental review - possibly in the form of an expanded initial study or environmental impact report - may be required, and additional mitigation measures beyond those included in this document may be imposed.

## **EAST CHINO SPECIFIC PLAN**

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### **J. Public Participation**

The East Chino Specific Plan has incorporated a high level of participation from property owners, residents, Southern California Edison representatives, Planning Commissioners, School District representatives, City Council persons, and developers within the Specific Plan area through the formation of an Ad Hoc working committee with regular public workshops.

The East Chino Specific Plan Working Committee was selected by the City Council in order to provide input to the staff, consultants, Planning Commission, and City Council. The Committee met in this advisory capacity during the preparation of this Specific Plan, to review and discuss the data, conceptual land use plan and policies contained in this document. The views, opinions, attitudes, and preferences of the Ad Hoc working committee, individually and collectively, have been thoroughly represented in preparation of the Specific Plan and related documents and research, and in correspondence transmitted to the Planning Commission and City Council.

### **K. Plan Organization**

The East Chino Specific Plan serves to identify salient policies affecting East Chino and assures their implementation in a manner consistent with the Chino General Plan.

The East Chino Specific Plan provides guidance for development at the subdivision, parcel map or site approval levels and is the fundamental reference for determining basic use, residential densities and standards for development. It provides the framework within which individual projects must work if the entire area is to develop in a sensitive and orderly fashion.

The Plan consists of the following major parts:

1. Background Report (separate document). Describes the major opportunities and constraints of the planning area, including a detailed description of existing infrastructure improvements. Information contained in the background report is summarized in the Goals, Objectives, Policy section, page 11.
2. Goals, Objectives, and Policies. Specifies the ground rules for what the Specific Plan is trying to accomplish and establishes a framework for how the goals, objectives, and policies will be achieved.
3. Component Plans. Describes the several component plans that form the framework of the East Chino Specific Plan. The components address the

## **EAST CHINO SPECIFIC PLAN**

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following topics:

- (a) Land Use; includes the overall neighborhood design concept, land use type descriptions, and neighborhood structure plans.
  - (b) Vehicular Circulation; describes circulation concepts and major circulation components such as Fern, Schaefer, Euclid, the internal loop road, and local streets. Provides design guidelines related to circulation features.
  - (c) Public facilities plan; details public facility needs related to water, sewer, drainage, fire protection, and school/park facilities.
  - (d) Open space; describes and defines major open space features including utility easements, schools, parks, and trail elements.
  - (e) Community Design; provides an overall community design plan which details various image enhancement elements including community and neighborhood gateway and entry treatments. Also included is a detailed landscape concept plan.
4. Development Regulations and Design Guidelines. Provides the necessary development standards to assure consistency with the specific plan objectives and policies. Also included are Design Guideline elements which are intended to explain the character of development related to Commercial, Residential, and Industrial land uses.
  5. Implementation. Describes strategies related to implementation of the Specific Plan; including phasing, financing programs, and redevelopment agency participation.
  6. Environmental Impact Report (separate document). Identifies environmental impacts associated with the Specific Plan and outlines mitigation measures.
  7. Financing Plan (separate document). Outlines project funding needs and phasing of required backbone infrastructure and common facilities; describes existing fees and charges, related cash flow and available financing techniques; provides specific recommendations regarding the structure of a financing plan and related policy and procedures.

**EAST CHINO SPECIFIC PLAN**

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SECTION II - SETTING

A. Location..... 7

B. Existing Uses/Ownerships..... 7

C. Surrounding Uses..... 8

## **EAST CHINO SPECIFIC PLAN**

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### II. SETTING

#### A. **Location**

The East Chino Specific Plan Study Area is located entirely within the City of Chino. It is located in the southeastern portion of the City in San Bernardino County. The 972± acre site is generally bounded by Euclid, Riverside, Eucalyptus, and Mountain Avenues. The regional and local concept of the site is illustrated in Figures 1 and 2.

#### B. **Existing Uses/Ownerships**

The bulk of existing land uses within the specific plan area are presently related to milk and calf production, primarily as feeding yards and areas devoted to production of fodder for cattle. Many of these uses are expected to continue for a number of years regardless of whether the balance of the specific plan area is converted to more suburban uses.

The specific plan area is generally divided into square, ten-acre parcels subdivided from sections, as is typical in areas in which agriculture is the primary use. The exceptions to the pattern are the northeastern portion of the specific plan area, which was divided into smaller lots for single-family home, and the Euclid Avenue frontage, which is typified by relatively deep, narrow lots of approximately 350 x 950 feet (approximately 7.6 acres). Smaller parcels are also found in scattered locations throughout the specific plan area.

The majority of the specific plan area is divided into large, contiguous landholdings under single ownerships, generally ranging between 30 and 60 acres. However, a large number of smaller landholdings also exist. The highest concentration of small landholding is found in the northeastern corner, which is divided into a series of small, roughly one-half acre ownerships, and the area adjacent to the intersection of Edison and Euclid Avenues, which is divided into relatively small, separate ownerships. Ownership in the area west of Cypress Avenue is also more fractured than the majority of the specific plan area; landholdings in this area range between five and 30 acres. The northern frontage of Edison Avenue between Cypress and San Antonio Avenues is also divided into somewhat smaller ownerships of approximately five acres each.

The southern portion of the Specific Plan area is currently dominated by transmission lines owned by the Southern California Edison Company (SCE).

The right-of-way easements owned by SCE range from 600 feet wide (west of Fern Avenue) to 250 and 150 feet wide east of Fern Avenue. The transmission towers presently located within the rights-of-way are visible from throughout the specific plan area and are a significant visual feature of the area, which is otherwise generally

## **EAST CHINO SPECIFIC PLAN**

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lacking in vertical features.

### **C. Surrounding Uses**

Immediately surrounding the East Chino Specific Plan Study area are a mixture of institutional, rural agricultural and suburban land uses (see Background Report). The Specific Plan area is bounded on the south by the California Institution for Men (CIM). CIM is approximately 2500 acres which consist of detention facilities and related agricultural croplands. In addition to CIM, the Chino Airport is located to the southeast of the Specific Plan area. Chino Airport is a general aviation airport owned and operated by the County of San Bernardino. The airport is 665 acres, with the closest runway being approximately 2 miles to the south. Adjacent to the eastern edge of the study area and City limits is the 13,600-acre County Agricultural Preserve. This area consists primarily of dairy farming related agricultural activities (i.e., production of fodder, calf farming, etc.) and has been in use since the 1950s and is presently home of the highest concentration of dairy cattle in the world. Also contiguous to the eastern edge of the study area is the Euclid Avenue corridor. Presently Euclid Avenue is the primary north-south corridor connecting the Chino area to the Riverside/Corona area via Highway 77 and is functioning as a primary entry into the study area and City.

North and west of the study area is a mixture of residential and light industrial land uses. The residential land uses consist of new single-family detached subdivisions typically at 4.5 DU/AC on 7200-square-foot lots built within the past 3-5 years. The existing industrial land uses are generally concentrated in the southwestern portion of the study area and include small to medium size General Industrial/Light Manufacturing uses in tilt-up concrete structures.



# **EAST CHINO SPECIFIC PLAN**

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## SECTION III - GOALS, OBJECTIVES AND POLICIES

Introduction.....	10
A. Land Use .....	10
1. Residential .....	11
2. Commercial .....	14
3. Industrial.....	16
4. Agriculture .....	18
5. California Institution for Men (CIM) .....	19
6. Southern California Edison Easement (SCE) and Cypress Channel .....	20
7. Chino Airport .....	22
B. Community Character.....	23
C. Public Facilities and Services.....	26
1. Infrastructure .....	26
2. Vehicular Circulation.....	28
3. Open Space.....	30
4. Schools .....	32

## **EAST CHINO SPECIFIC PLAN**

---

### **III. GOALS, OBJECTIVES AND POLICIES**

#### Introduction

The purpose of this section is to: a) provide a summary of the Background Report; b) identify current General Plan policies related to the planning area; and c) articulate the Goals, Objectives, and Policies for the East Chino Specific Plan.

Goals are broad statements that define the community's hope for the future. They are general in nature and do not indicate when and how these goals are to be accomplished.

Objectives are statements of intent that generally guide future decisions in specific topic areas.

Policies are more specific statements of intent to deal with particular topics in certain fashion. They begin to define the approach to be taken to achieve the plan objectives, and are in themselves the first step in the development of a solution as they form the basis for standards and regulations.

The intent here is to define the planning approach to the project area and outline how specific land use issues will be addressed.

#### **A. Land Use**

##### Background Summary/Existing Situation

- The planning area is generally segmented into ten acre agricultural parcels, with a variety of individual land owners, which make the development of cohesive neighborhood units more difficult. The situation is more severe along Euclid Avenue where parcels are smaller and consist of long rectilinear configurations.
- Currently, the planning area lacks any prominent natural features (topography, vegetation, water features) which could help define individual neighborhoods or provide a theme or focus.
- The City has set no maximum population limits, or limits on the number of residential units which may be constructed. However, the maximum number of dwellings permitted by the General Plan Land Use map at the time of annexation equaled 3592 (4490 units with maximum 25 percent density bonuses for affordable housing).
- The entire Specific Plan area at the time of annexation was zoned AA

## **EAST CHINO SPECIFIC PLAN**

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(Agricultural).

- The County's Agricultural Preserve, located east of Euclid Avenue, will most likely be retained for the long term.
- Euclid Avenue functions as a major transportation corridor and which has the opportunity to present passerby with a positive impression of the City.
- The existing street pattern and lot configuration creates a rigid grid pattern for the study area.

### General Plan Policies

- Growth shall be in a phased and orderly manner consistent with the ability of adequate public and private services, utilities, and facilities.

### Specific Plan Goals

#### Land Use Goals:

- a. Provide a viable mix of residential, commercial, industrial, and public uses consistent with the capabilities of the City and special districts to provide services.
  - b. Organize and develop a well-designed, high quality, and functional community which meets the needs of a diverse population and is compatible with existing and future surrounding land uses.
  - c. Establish an Activity Corridor which includes a mixture of residential, commercial, office and industrial land uses to complement the size and scale of Euclid Avenue.
1. Residential

### Background Summary/Existing Situation

- The residential planning area is currently General Planned for residential land uses which include a variety of densities which range from 2 DU/AC to 14 DU/AC.
- While most of the planning area is designated for lower intensity single-family residential uses, the General Plan allows for a variety of land use densities and configurations, including the development of attached dwellings.

## **EAST CHINO SPECIFIC PLAN**

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- The residential planning area is traversed by a grid street system. While the grid system currently lacks any visual quality, it does help define individual neighborhood subareas.
- Many of the existing agricultural uses will continue into the foreseeable future. The compatibility between existing agricultural uses and proposed residential uses will be critical.
- Many residentially planned areas lie adjacent to potentially conflicting land uses including industrial, institutional and utility uses.

### General Plan Policies

- Growth shall be in a phased and orderly manner consistent with the ability of adequate public and private services, utilities, and facilities.
- Each new development should have, to the maximum extent, its own distinct character and identity. Adopted land use patterns should also serve to protect and enhance the character of existing neighborhoods.
- The design of the residential environment shall be such as to give the appearance of a suburban density and scale, except in rural areas where the scale shall be rural in nature.
- The City of Chino shall develop a community image which portrays it as a diverse, yet well maintained and pleasant suburban environment in which to live and do business. The City's rural agricultural heritage should also be maintained and fostered.
- The large tracts of land on the eastern edge of the City offer an opportunity to create a well designed residential environment with a high level of community amenities and services. Since there are no physical constraints to development, and the parcelization pattern allows great flexibility in planning specific developments, more creativity in site design and planning can be afforded.
- Higher density residential development shall be located conveniently to major circulation and transportation corridors such as arterial streets. Densities shall, in general, decrease as the distance from major arterials increases.
- In cases where suburban development is adjacent to rural

## **EAST CHINO SPECIFIC PLAN**

---

development which is oriented to horse keeping, new development should have deep lots on the periphery, or buildings should be set well back from the common property line.

- To the maximum extent possible, each new development of more than 20 to 25 units shall contain a neighborhood focal point such as small park, pedestrian trail, clubhouse, recreation area, etc. It is the intent that these facilities be provided to provide neighborhood focal points.

### Specific Plan Objectives and Policies

#### Residential Objective:

- (1) Promote a high quality diversity of housing product types and price ranges organized to create a harmonious and compatible neighborhood structure.

#### Residential Policies:

- (a) Transition residential density from high intensity, adjacent to Euclid to lower intensity to the west.
- (b) Promote planned residential development and master planning, designed to provide greater planning flexibility and achieve innovative and higher quality design solutions.
- (c) Residential development adjacent to existing agricultural or CIM activities shall be buffered by suitable landscaping and building setbacks to avoid creating nuisances.
- (d) The focus or design orientation of residential development in the Activity Corridor shall be toward internal streets or Fern Avenue to help soften the transition to the Agricultural Preserve. Also, direct vehicular access shall be restricted and generous building setbacks and landscaped areas provided.

#### Residential Objective:

- (2) Establish a series of individual neighborhoods which provide a sense of community and neighborhood

## **EAST CHINO SPECIFIC PLAN**

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identity.

### Residential Policies:

- (a) Utilize public facilities, such as libraries, parks and schools to create a focal point for individual neighborhoods.
- (b) Orient the design of residential subdivisions to the paseo trail system and loop roads to create a focus for neighborhood structure and identify.
- (c) Establish a comprehensive series of design standards compatible throughout the Specific Plan, yet varying by neighborhood which address items such as street design, landscaping, architecture, site planning, and key neighborhood features.

### 2. Commercial

#### Background Summary/Existing Situation

- The City of Chino General Plan has currently designated ten acres of land located on the northwest corner of Chino and Euclid Avenues as Neighborhood Commercial.
- The East Chino Planning area currently lacks a unifying community focal point or an activity center designed to accommodate neighborhood and citywide level commercial uses.
- Strip commercial land use configurations occur along Edison Avenue within other cities along Euclid Avenue within other cities. East Chino currently has an opportunity to cluster commercial uses and developments.

#### General Plan Policies

- Commercial development shall be located centrally to the community with outlying commercial areas providing either specialized services, or services limited in scope to servicing local residents.
- The focus of any new commercial development shall be on providing shopping centers. Strip commercial development shall not be

## **EAST CHINO SPECIFIC PLAN**

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encouraged.

- All commercial development shall be of the highest aesthetic and functional quality. Detailed design criteria and standards shall be established in order to achieve this purpose and provide developers with suitable guidance. Such criteria shall at a minimum address building height, architectural design, landscaping, bulk, parking design and pedestrian circulation.
- Shopping centers shall be designed in modules or nodes as much as possible. The appearance of unbroken and unrelieved expanses of asphalt shall be avoided at all times. Satellite buildings when removed from the main building street shall be encouraged.

### Specific Plan Objectives and Policies

#### Commercial Objectives:

- (1) Provide for commercial facilities in the North/South Activity Corridor (between Euclid and Fern Avenues) which are adequate to serve everyday needs of residents within the Specific Plan as well as complementing citywide commercial districts (i.e., Central Avenue).
- (2) Establish a "town center" (major commercial node) at the intersection of Euclid and Schaefer Avenues, designed to ultimately become the main focal point and gateway to East Chino.
- (3) Require lot consolidations and master planning in order to provide larger parcels of developable land.
- (4) The Activity Corridor shall contain a multiplicity of non-residential activities, in addition to providing higher density residential clusters. Consider establishing a redevelopment area for this purpose.

#### Commercial Policies:

- (a) Promote high quality, attractive, and functional site planning and architecture within all commercial development.
- (b) Group, cluster, and organize uses within commercial

## **EAST CHINO SPECIFIC PLAN**

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centers designed to optimize shared parking, and access between adjacent uses.

- (c) Discourage strip commercial land use configurations.
- (d) Encourage commercial architectural styles which complement the rural heritage of Chino.
- (e) Connect commercial centers to residential neighborhoods via a paseo/trail system.
- (f) Encourage the development of commercial facilities which are designed at a human scale, and which are pedestrian oriented.
- (g) The design of commercial center should not encourage vehicular traffic through nearby existing or future residential development.
- (h) Develop a series of comprehensive design and technical standards for all commercial development which complements the heritage and image of the City.

### 3. Industrial

#### Background Summary/Existing Situation

- Approximately 40 acres of land in the Specific Plan area are within the light industrial designation M1.
- Permitted uses in the M1 zone generally include light manufacturing, processing, assembly, packaging, canning and compounding a variety of materials.

#### General Plan Policies

- A Light Industrial manufacturing district shall be established which provides for manufacturing which can be considered light in nature by reason of the size, activity and performance of uses located therein.
- While a multiplicity of final lot sizes shall be permitted, no single development plan shall encompass an area of less than one half acre



## **EAST CHINO SPECIFIC PLAN**

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in size.

- Light industrial areas shall be an appropriate buffer between residential uses and general industrial uses so long as adequate setbacks and screening are provided.
- All industrial development shall be well designed quality construction, and should reflect the general suburban nature of the community. By and large, a park-like atmosphere shall predominate which presents an attractive and inviting atmosphere to employees, visitors, present employers and prospective employers.
- Buildings shall be well designed, shall respect the suburban image of the community and shall be designed with an awareness of existing neighboring buildings.
- Adequate landscaping shall be provided in all residential areas, with a focus on landscaping in the areas designated as Industrial Park and Business Park.

### Specific Plan Objective and Policies

#### Industrial Objective:

- (1) Establish a specific, well-defined pattern of industrial activities, which is compatible with nearby residential uses, accommodates the personal needs of workers and business visitors and meets the service needs of local businesses.

#### Industrial Policies:

- (a) Encourage a mixture of compatible industrial uses within the industrial area.
- (b) Encourage design of buildings which are compatible with surrounding zoning, land use, and architectural styles.
- (c) Develop performance standards for industrial land uses adjacent to residential land uses.
- (d) Encourage the establishment of landscaping and open space buffers occurring adjacent to neighborhood

## EAST CHINO SPECIFIC PLAN

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subareas.

- (e) Promote an attractive and high quality industrial area by developing a series of comprehensive design and technical standards.

### 4. Agriculture

#### Background Summary/Existing Situation

- The Chino Agricultural Preserve has the highest concentration of dairy cattle in the world.
- Many farms are controlled under Williamson Act Provisions.
- Many dairymen favor a reduction in agricultural preserve constraints or release from existing contracts.
- Williamson Act constraints remain for a period of nine years after a notice of non-renewal has been filed, unless canceled during that period.
- City Council supports preservation of agricultural uses as long as property owners wish to continue them.
- Vectors and rodents exist within the planning area and are typically associated with agricultural uses. The Euclid Avenue corridor with its 200 feet right-of-way will provide a significant buffer to the agricultural preserve lying east of the planning area.

#### General Plan Policies

- Agricultural land within Chino and its sphere of influence shall be converted into urban uses in a gradual, phased, and orderly manner.

#### Special Plan Objectives and Policies

Agricultural Objective:

- (1) Allow for the gradual conversion of agricultural activities to urban uses and mitigate potential conflicts or nuisances with new residential development.

Agricultural Policies:

## **EAST CHINO SPECIFIC PLAN**

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- (a) Existing agricultural uses within the planning area may remain as long as landowners wish to keep them in production.
- (b) Those property owners who wish to continue to utilize their properties for agricultural purposes in the foreseeable future should not be financially burdened for the cost of development related infrastructure.
- (c) Gradually phase out agricultural uses by supporting agricultural preserve cancellations when requested by landowners.
- (d) Develop guidelines for residential, commercial, and industrial uses which adequately buffer existing agricultural uses.
- (e) Increase vector control surveillance as development increases adjacent to agricultural uses.

### Agricultural Objective:

- (2) Encourage protection of the Agricultural Preserve east of Euclid Avenue.

### Agricultural Policy:

- (a) Develop design standards to "soften" the transition from urban to agricultural uses contiguous to Euclid Avenue. Standards shall relate to site planning, architecture, and landscape architecture.

## 5. California Institution for Men (CIM)

### Background Summary/Existing Situation

- CIM will remain in its present location for the long term.
- The CIM facility is presently operating over design capacity. However, no additional expansion of the facility will take place in the near future.
- CIM facilities, such as guard towers, light towers, and fencing are visible from many portions of the planning area.

## EAST CHINO SPECIFIC PLAN

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- Agricultural areas within CIM, lying adjacent to the planning area (Neighborhood 4), will continue into the future.
- CIM maintains an active Citizens Advisory Council.

### General Plan Policies

- The California Institution for Men (CIM) has been designated as Open Space-Urban Preserve, in the event that it should be recycled for urban use. At the time of such a change, a specific plan should be developed for the entire area outlining detailed land uses, circulation standards, and design standards.

### Specific Plan Objective and Policies

#### CIM Objective:

- (1) Establish land uses contiguous to the CIM boundary which are compatible with this existing land use and sensitive to CIM security needs.

#### CIM Policies:

- (a) Do not locate high intensity land uses, such as commercial facilities contiguous to CIM which could encourage unsupervised contact between citizens and prison inmates.
  - (b) Coordinate with the CIM Citizens Advisory Committee to develop standards for appropriate residential subdivision design and security measures in Neighborhood Four (i.e., street locations/configurations, dwelling unit orientation, landscaping, fences/walls, etc.).
  - (c) Pursue uses on CIM property by local public agencies which provide a transition or security buffer for the Specific Plan area. Such uses may include, but are not limited to, a police and fire training facility, school district stadium/ball fields, and a community park.
6. Southern California Edison Easement (SCE) and Cypress Channel

### Background Summary/Existing Situation

## **EAST CHINO SPECIFIC PLAN**

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- The Southern California Edison corridor traverses the planning area in an east/west direction.
- The corridor consists of electrical transmission lines which are located within 150, 250, or 600-foot-wide easements.
- The transmission towers lying within these corridors are visible throughout the planning area.
- The Cypress Storm Drain Channel runs north/south through the study area along the east side of Cypress Avenue.
- The existing Cypress Channel is 36 feet wide centered in a 60 feet right-of-way. A 12 feet wide service road is located on the east side. Twenty-five feet exists from the edge of the channel to the ultimate curb on Cypress Avenue.
- The San Bernardino County Flood Control District has indicated the capacity of the Cypress Channel may have to be increased.

### Specific Plan Objective and Policies

#### SCE/Cypress Objective:

- (1) Develop the Southern California Edison Company utility easements and Cypress Flood Control Channel as community-wide recreation amenities.

#### SCE/Cypress Policies:

- (a) Provide for open space and landscaping improvements within the SCE and Cypress Channel right-of-ways including trails for hiking, biking and equestrian use which benefit the entire community and provide additional recreation area.
- (b) Trail connections shall be provided along the SCE right-of-way to the paseo trail system.
- (c) Pursue development of an equestrian related park facility adjoining the SCE easement and Cypress Channel.
- (d) Provide for "windrow style" planting of tall vertical trees parallel to the SCE easements to reduce the visual prominence of the existing transmission towers.

## **EAST CHINO SPECIFIC PLAN**

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- (e) Allow agricultural uses within that portion of the Edison utility corridor which is not affected by open space and trail improvements. Uses may include vegetable gardens, citrus orchards, nursery stock farms, and equestrian oriented facilities.

### 7. Chino Airport

#### Background Summary/Existing Situation

- The Chino Airport boundary is approximately one mile southeast of the Specific Plan area at its closest point; the runways are approximately two miles from the Specific Plan area.
- At present, approximately 800 private and commercial (primarily air freight) airplanes are located at the airport, which averages approximately 225,000 operations per year.
- The County of San Bernardino is presently examining a Master Plan for the airport which will include the addition of 480 acres of land (primarily to the east), the construction of a new, 7,000-foot runway, extension of the existing east-west runway to an ultimate length of 5,000 feet, and the addition of new non-airport commercial uses in the northwestern portion of the airport property.
- The Chino Airport Master Plan is intended to accommodate a planned increase in annual operations at the airport to approximately 480,000 by the year 2005. The majority of the increase is expected to be in the form of business jets, which generally require the longer runways planned for the airport.

#### General Plan Policies

- The Chino Airport shall only be expanded in such a manner as to avoid conflicts with adjacent land uses, and to avoid excess noise generation or traffic congestion.

#### Specific Plan Objective and Policy

#### Airport Objective:

- (1) Minimum public safety hazards and nuisances within the Specific Plan from future activities and operations at Chino Airport.

## **EAST CHINO SPECIFIC PLAN**

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### Airport Policy:

- (a) Cooperate with County of San Bernardino regarding all improvements and future expansions to Chino Airport to minimize all noise, traffic, environmental, and land use impacts to the Specific Plan area.

### B. Community Character

#### Background Summary/Existing Situation

- The planning area lacks any prominent natural physical feature which could provide a theme or unifying element.
- The planning area is segmented into a variety of parcels (with varying sizes and shapes) with different property owners.
- The planning area lacks a community focal point or neighborhood activity centers.
- Currently, the planning area exhibits a rural image that consists of large agricultural open spaces and rural architecture.
- Existing landscape features are limited but consist primarily of agricultural oriented plant material such as eucalyptus windrows.
- The Cypress Channel and Edison transmission corridors traverse the planning area and provide opportunities for open space/park amenities.
- The planning area is characterized by a rigid street system.
- Individual neighborhood subareas lack focus or unifying neighborhood oriented public facilities (parks, schools, etc.).
- Existing flora and fauna is primarily associated with agricultural or dairy related uses.
- Existing fauna consists primarily of a limited number of animals which have adapted to urban/agricultural environments (gophers, field mice, etc.).
- There are no endangered plants or animals species within the planning area.

#### General Plan Policies

## **EAST CHINO SPECIFIC PLAN**

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- The City of Chino shall develop a community image which portrays it as a diverse yet well maintained and pleasant suburban environment in which to live and do business. The City's rural agricultural heritage should also be maintained and fostered.
- Mature trees, tree masses and tree rows of significant aesthetic or historic quality should be preserved when and whenever possible consistent with public safety.
- The City shall encourage outstanding design at major entrance points to the City (Riverside Drive/Euclid Avenue, Euclid/Edison).

### Specific Plan Goal, Objectives and Policies

#### Community Character Goal:

- a. Development within the Specific Plan shall be designed and coordinated to complement the agricultural heritage of the area, create an attractive physical setting, foster a sense of community and neighborhood identity, and enhance the image and quality of life in the City of Chino.

#### Community Character Objective:

- (1) Reinforce the rural character of East Chino and enhance the Specific Plan identity through the use of appropriate community-wide and neighborhood design features.

#### Community Character Policies:

- (a) Develop mandatory standards relative to type, size and spacing for streets, center medians, parkways, parking lots, pathways, trails, etc.
- (b) Identify Euclid, Edison, Schaefer and Fern Avenues as "Special Boulevards" by requiring special streetscape design features which foster a consistent, high quality image. In addition, recognize Euclid Avenue as a County designated Scenic Highway.
- (c) Establish special landscape and design treatments at community and neighborhood entrances. Features should be consistent in design and include a combination of elements



## **EAST CHINO SPECIFIC PLAN**

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such as theme landscaping, walls, and entrance monumentation.

- (d) Develop a series of design standards and guidelines related to site planning, landscaping, perimeter walls and parkways which foster a sense of community and neighborhood identity.
- (e) Encourage the use of traditional construction materials, such as native stone, brick, timber, wood siding, tile and other rural oriented materials.
- (f) Encourage compatibility of architectural styles and unique landscape themes within each neighborhood to enhance neighborhood identity.
- (g) Develop open space amenities throughout the Specific Plan to enhance the visual quality of the environment.
- (h) Encourage historic preservation through development of criteria designed to preserve structures of local historical significance such as the Victory Baptist Church.

### Community Character Objective:

- (2) Create an overall design statement for all development within the Activity Corridor that will establish a visually perceivable and unique image throughout the entire corridor that is different, yet compatible with adjacent single family residential neighborhoods.

### Community Character Policies:

- (a) Create a distinction between the Activity Corridor and other neighborhood subareas through the use of formal and more urban oriented landscape and architectural themes.
- (b) The character of the Activity Corridor should vary in response to differences in the intensity of the proposed land uses, yet be compatible with surrounding developments.
- (c) Promote visual interest and variety within the Activity Corridor by providing architectural and landscape expressions which are different, yet compatible with adjacent neighborhoods.

## EAST CHINO SPECIFIC PLAN

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### C. Public Facilities and Services

#### 1. Infrastructure

##### Background Summary/Existing Situation

- ~~Current drainage conditions are based on agricultural land use, providing few improvements. Approximately 70 percent of the drainage improvements are complete (Jan. 94).~~
- Existing drainage improvements consist of the Cypress Flood Control Channel, ~~and storm drain surface ditch conveyances~~ along Edison Avenue and surface ditch conveyances along Eucalyptus Avenue.
- The present drainage system is inadequate for future development needs.
- ~~The East Chino Specific Plan's area is currently serviced by individual well sites; no municipal water lines extend into the Specific Plan area.~~ water system is approximately 70 percent complete (Jan. 94).
- ~~Water lines exist on adjacent development parcels contiguous to San Antonio, Cypress, and Mountain Avenues (north/south) and along Riverside Drive, Chino, Schaefer, and Edison Avenues (east/west).~~
- A capital improvement water pipeline is master planned in Euclid Avenue to provide a fully looped system for the East Chino Specific Plan area.
- Present municipal ~~well~~ water is sufficient to service future development. ~~A major backbone water system is required to further service the planning area.~~
- ~~The area presently has no sewer lines.~~
- ~~A~~ Approximately 70 percent of the sewer improvements are complete (Jan. 94). ~~Sewer lines exist on developed parcels adjacent to the East Chino Specific Plan area.~~ A main feeder line to serve the area has been built through the CIM facility to the intersection of Eucalyptus and San Antonio Avenues.
- Sewage generated within the planning area ~~will be~~ is treated by the

## EAST CHINO SPECIFIC PLAN

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regional Chino Basin Municipal Water District (primarily at Region Plant No. 2).

- ~~A permanent sewage system is required.~~

### General Plan Policies

- Development will only be allowed adjacent to existing development unless the means of financing added public improvements and their maintenance can be found.
- All urban development shall be designed to be fiscally efficient.
- Development should not exceed the capacity of the public and private utilities and services to provide service at a minimum level of safety, adequacy, and efficiency.

### Specific Plan Goal, Objectives and Policies

#### Public Facilities Goal:

- a. Provide for an attractive, safe, and well functioning community with a high level of public services and facilities to enhance the quality of life for all residents and promote community identity.

#### Infrastructure Objective:

- (1) Implement comprehensive solutions to the financing of public facilities which equitably distribute costs based on the level of benefit received and timing of development.

#### Infrastructure Policies:

- (a) Develop a comprehensive infrastructure financing plan in conjunction with the Specific Plan which identifies the total cost of all public infrastructure in the study area, determines an equitable means of distributing costs, and recommends financing alternatives.
- (b) The cost of new infrastructure required because of development should be borne by those property owners wishing to develop.

## **EAST CHINO SPECIFIC PLAN**

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- (c) Those parties not wishing to participate in the infrastructure development financing will be required to pay their fair share if and when they develop their properties.
- (d) Those owners who wish to continue to utilize their properties for agricultural purposes in the foreseeable future should not be financially burdened for the cost of development related infrastructure.
- (e) The City will cooperate in the financing of infrastructure through various public financing methods, provided that there is minimal financing cost and risk to the City.

### Infrastructure Objective:

- (2) Coordinate development activity with the construction of public infrastructure and services.

### Infrastructure Policy:

- (a) Infrastructure shall be constructed at or before the time of development or at the time level of development requires the additional services. No new development shall be approved unless there are assurances that the required services will be available upon occupancy.

## 2. Vehicular Circulation

### Background Summary/Existing Situations

- The existing East Chino Street system carries light traffic loads.
- The current street layout is based on a rigid system which forms rectilinear super blocks, typically 80 acres in size.
- The existing roadway system is constructed with minimal improvements and has not been constructed to its full width.
- Euclid Avenue functions as a major transportation corridor and creates the opportunity to establish a positive community image.

## **EAST CHINO SPECIFIC PLAN**

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### General Plan Policies

- Local and collector streets shall be designed to serve their immediate neighborhood and not encourage through traffic.
- Local streets shall be designed to adequately serve and enhance the character of the neighborhood for which they provide access.
- Plans and programs shall be adopted for the development of a bicycle and equestrian trail system within the City.
- The City should minimize the conflicts between the automobile, commercial vehicles, pedestrians, horses and bicycles.

### Specific Plan Objectives and Policies

#### Circulation Objective:

- (1) Provide an efficient circulation system which is safe and convenient for residents of the Specific Plan and mitigates impacts on adjacent streets as development occurs.

#### Circulation Policies:

- (a) Establish a hierarchy of circulation features based on the functional role of the circulation system (i.e., rural street standards for low density development; urban street standards for higher intensity uses).
- (b) Limit direct access onto Euclid Avenue by developing an internal street pattern within the Activity Corridor and master planning circulation and access for contiguous properties.
- (c) Limit access points onto major arterial and collector roads including Euclid, Riverside, Chino, Schaefer, Edison, Fern, and Mountain Avenues.
- (d) Discourage non-local traffic from traversing individual neighborhoods.
- (e) Provide for transit facilities along major arterials.

## **EAST CHINO SPECIFIC PLAN**

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- (f) Provide noise attenuation guidelines for residential land uses located along major arterials (i.e., barriers, setbacks).

### Circulation Objective:

- (2) Develop a circulation system which maximizes land potential, reinforces neighborhood identification, and enhances the urban design quality within the Specific Plan.

### Circulation Policies:

- (a) Designate Euclid, Schaefer, and Fern Avenues as "Special Boulevards/View Corridors" requiring special and unique design guidelines and standards.
- (b) Avoid uncoordinated, inefficient development of neighborhood areas by creating a series of local collector or loop streets which link properties with fragmented ownership.
- (c) Utilize the local and loop street systems to reinforce the identity of individual neighborhoods.
- (d) Create a neighborhood circulation system, which emphasizes curvilinear street configurations.
- (e) Provide paseo trails along loop streets and Fern Avenue which connect to commercial areas and recreation facilities including Cypress Channel and the SCE utility corridor.

### 3. Open Space

#### Background Summary/Existing Situation

- No park sites are presently located within the planning area.
- The planning area will generate a need for approximately 23 acres of neighborhood parkland.
- The Southern California Edison Corridor traverses the planning area and provides the opportunity of establishing parks, trails, and open space within the corridor.

## **EAST CHINO SPECIFIC PLAN**

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- The Cypress Channel offers the potential for development of a riding/hiking open space and view corridor contiguous to the channel.

### General Plan Policies

### Specific Plan Objectives and Policies

#### Open Space Objective:

- (1) Develop an integrated community-wide recreation system including open space, schools, parks, and local and regional trails.

#### Open Space Policies:

- (a) Provide for the development of parks to achieve a ratio of 2.5 acres of neighborhood parkland per 1000 population consistent with the City of Chino's Parks Ordinance.
- (b) Neighborhood parks should be located within residential areas, designed to serve local residents and serve as neighborhood focal points.
- (c) Neighborhood parks could be between 5-10 acres in size or larger.
- (d) Promote the joint-use concept of combining neighborhood parks and school sites.
- (e) Establish a theme park within the planning area designed to promote the rural heritage of East Chino.
- (f) Develop a regional open space and trail system within and/or contiguous to the Cypress Channel and SCE utility corridor for hiking, bicycling, and equestrian use.
- (g) Develop an equestrian related park south of the SCE utility easement at Cypress Channel.
- (h) Develop a neighborhood paseo trail system for

## EAST CHINO SPECIFIC PLAN

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pedestrians, equestrian use and bicycles which links residential areas to the community wide recreation system/trail system and commercial and industrial areas.

- (i) Develop a network of equestrian trails in Neighborhood Four, south of Edison Avenue to link with other trails planned along the SCE easement, Cypress Channel, Euclid Avenue and connecting to the equestrian related park on Edison Avenue. The network should include public trails (such as along the loop road and Cypress Channel) and private equestrian easements in RD2 subdivisions.

#### 4. Schools

##### Background Summary/Existing Situation

- The Specific Plan area is served by the Chino Unified School District (CUSD), which provides instruction for grades K-12.
- Enrollments in the District are projected to increase from the existing 16,312 students (as of April 1985) to approximately 39,000 by the year 2005, assuming buildout of all residential areas within the City according to existing General Plan densities.
- The planning area will ~~contain approximately 3110 dwelling units at buildout requiring the development of three elementary school sites.~~ require the development of a sufficient number of school sites to facilitate a student population generated by approximately 3, 100 dwelling units at build-out.

##### Specific Plan Objectives and Policies

###### School Objectives:

- (1) Provide adequate school sites for school facilities as they become necessary.
- (2) Promote the joint use of neighborhood parks and school sites.

###### School Policy:

- (a) Designate ~~three (3) elementary school sites within the~~



## **EAST CHINO SPECIFIC PLAN**

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~~Specific Plan area and provide for their protection until they can be acquired by the Chino Unified School District~~ a sufficient number of school sites, as determined by the CUSD governing board, to serve the projected student population of the Specific Plan area at build-out, and provide for their protection until they can be acquired by the School District.

# **EAST CHINO SPECIFIC PLAN**

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## SECTION IV - SPECIFIC PLAN COMPONENTS

Introduction.....	35
A. Land Use .....	37
1. Overall Concept .....	37
2. Land Use Categories .....	41
3. Neighborhood Structure.....	45
B. Vehicular Circulation .....	56
1. Major Circulation Features .....	56
2. Circulation Criteria .....	60
3. Cross Section.....	62
C. Public Facilities.....	62
1. Streets .....	63
2. Water .....	64
3. Sewer .....	64
4. Storm Drains .....	65
5. Schools .....	66
6. Parks, Recreation and Open Space.....	66
7. Fire Station .....	67
D. Open Space .....	67
1. School and Park Concept.....	68
2. Southern California Edison Easements.....	68
3. Trails Concept .....	69
E. Community Design.....	71
1. Landscape Concept .....	72
2. Gateways/Intersection Treatments .....	82
3. Site Planning Concepts .....	83
4. Perimeter Walls.....	86
5. Architectural Concept.....	86

## **EAST CHINO SPECIFIC PLAN**

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### **IV. SPECIFIC PLAN COMPONENTS**

#### **Introduction**

The specific plan component section includes a variety of individual component plans which define the overall framework for development within the planning area. Major components include:

- A. Land Use
  - 1. Overall Concept
  - 2. Land Use Categories
  - 3. Neighborhood Structure
  
- B. Vehicular Circulation
  - 1. Major Circulation Features
  - 2. Circulation Criteria
  - 3. Cross Section
  
- C. Public Facilities
  - 1. Streets
  - 2. Water
  - 3. Sewer
  - 4. Storm Drains
  - 5. Schools
  - 6. Parks, Recreation and Open Space
  - 7. Fire Station
  
- D. Open Space
  - 1. School and Park Concept
  - 2. Southern California Edison Easements
  - 3. Trails Concept
  
- E. Community Design
  - 1. Landscape Concept
  - 2. Gateways/Intersection Treatments
  - 3. Site Planning Concepts
  - 4. Perimeter Walls
  - 5. Architectural Concept

The intent of the component section is to describe in detail various planning concepts related to

## **EAST CHINO SPECIFIC PLAN**

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individual land use elements such as circulation, neighborhood structure, open space, etc. Ultimately, individual components will be supported by specific development standards which are described in the following section (Section V).

## **EAST CHINO SPECIFIC PLAN**

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### A. Land Use

#### 1. Overall Concept

The overall land use concept is oriented around two major land use components: (a) the Activity Corridor, bounded by Euclid and Fern Avenues; and (b) individual neighborhood subareas lying west of Fern Avenue.

Higher intensity, urban land uses such as commercial, office, and high density residential developments will be located within the Activity Corridor. Lower intensity single family residential land uses will be located west of Fern.

Neighborhoods lying west of Fern will also exhibit individual characteristics and identity by orienting each neighborhood around a focal point, such as a school or park site. In addition, each neighborhood will be linked to each other, and to the Activity Corridor via a loop/paseo system.

Lastly, the planning area is traversed by the Southern California Edison easement which provides the opportunity of establishing a major open space amenity within the planning area.

The following Statistical Summary, Table 1, shows the gross and "adjusted gross" acres for the various land uses within the East Chino Specific Plan. Adjusted gross acres represents the buildable area of a parcel remaining after dedication of ultimate rights-of-way for all primary and secondary streets, Cypress Avenue, San Antonio Avenue, Eucalyptus Avenue, Cypress Flood Control Channel, and the Southern California Edison easements. Refer to Figures 4 and 5 for the land use boundaries and location of the Activity Corridor and each neighborhood.

**Tables 1a**

**EAST CHINO SPECIFIC PLAN**

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**Table 1b**

**EAST CHINO SPECIFIC PLAN**

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**Table 1b (continued)**



## **EAST CHINO SPECIFIC PLAN**

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### 2. Land Use Categories

The planning area has been designed as a composite of various individual land use categories which can provide a rich texture and diversity to the community. Specifically, these land uses consist of the following components:

#### a. Commercial

The East Chino Specific Plan area, and specifically the Activity Corridor, will provide for a variety of commercial facilities designed to meet the near-term, and long-term commercial needs of the planning area. All proposed commercial facilities will be located within the Activity Corridor in order to strengthen, define, and cluster higher intensity commercial uses. Commercial land uses within the planning area vary in size and character based upon their respective relationship to location, type, and intensity of use. Commercial services include:

- (1) General Commercial (CG). General commercial facilities are typically designed to provide basic goods and services to the residents within and adjacent to the East Chino planning area. General commercial facilities typically include food stores, drugstores, and specialty shops which provide general and neighborhood level goods and services. General commercial facilities located at the intersection of Riverside Drive and Euclid Avenue are intended to provide near-term commercial services as opposed to other General Commercial (Schaefer and Euclid) which will provide for the long-term needs of the planning area.
- (2) Village Commercial (VC). The Village Commercial Activity Center, located on the south side of Schaefer Avenue, between Euclid and Fern Avenues, is intended to be the most prominent activity generating feature within the planning area. As such, this area should be preserved for uses which function to provide a major Specific Plan focal point by promoting the establishment of community level commercial activities (i.e., cinemas, restaurants, specialty shops, etc.). Development in the Village Commercial category should provide facilities which serve the general needs of the planning area, as well as accommodate special high intensity

## **EAST CHINO SPECIFIC PLAN**

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uses designed to serve the City as a whole.

- (3) Office Commercial (OC). Office Commercial uses are intended to support and accommodate administrative and business professional activities. These uses have been located within the Activity Corridor and are designed to complement other commercial use types.

b. Residential

A variety of residential land uses are located within the planning area, with a predominance of higher intensity residential uses located within the Activity Corridor (Figure 4). In general, residential land uses range from low density residential uses (RD2 and RD 4.5 DU/AC) located west of Fern Avenue; to higher density residential uses (RD 8, RD 14 and RD 20 DU/AC) located within the Activity Corridor. In general, residential land uses transition from higher intensity development adjacent to the Euclid Avenue Corridor, to lower intensity development, west of Fern Avenue. Special design criteria has been established in the standards section of this document to assure this transition occurs.

The following residential land use categories establish the desirable densities and product types within the Specific Plan. All new development shall occur at a density not higher than that permitted in the base district, and not less than the maximum density of the next lower category. If a density calculation results in a fraction of a unit, the number shall be rounded to the nearest whole number.

The number of dwelling units on any parcel in the Specific Plan shall be based on adjusted gross acres (defined on page 39- 37) multiplied by the permitted base density. Density bonuses may be achieved through compliance with the City's affordable housing program and a zone change to the Residential Planned Development Overlay District. The affordable housing program shall be consistent with Citywide policy, as required by State Government Code. Current provisions require a twenty-five percent density increase if ten percent of the development's units are for low income households; and a twenty-five percent density increase if twenty-five percent of the development's units are for low and moderate income households.

- (1) RD 2 Residential (2 DU/AC)

Very low density residential development at 2 units per

## **EAST CHINO SPECIFIC PLAN**

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adjusted gross acres is planned south of Edison Avenue, west of Fern Avenue. This area is intended to be an equestrian oriented single family residential neighborhood with an average lot size of 20,000 square feet. A network of trails will link each lot to neighborhood and community-wide equestrian facilities. Also, special design criteria is established to enhance the security of the area.

(2) RD 4.5 Residential (4.5 DU/AC)

Low density RD 4.5 residential land uses are located west of Fern Avenue. In general, this area is segmented into four separate neighborhoods (Figures 4 and 5) characterized by single family homes on lots averaging a minimum of 6500 square feet. Each individual neighborhood is oriented around a common focal point, such as a park or school facility, designed to increase individual neighborhood identity.

(3) RD 8 Residential (8 DU/AC)

RD 8 residential land uses are limited to areas within the Activity Corridor (Figures 4 and 5). In general, these land uses are characterized by residential product types which include patio homes, duplex, triplex, and four plex units (Figure 23). This land use is intended to provide a transition from higher intensity residential development, adjacent to Euclid Avenue, to lower intensity development, west of Fern Avenue. Single family detached units are not permitted within this land use designation.

(4) RD 14 Residential (14 DU/AC)

RD 14 residential land uses are typically characterized by attached townhome and condominium projects (Figure 23). In general, medium density residential uses provide a mix of urban and suburban amenities which include the use of attached units with enclosed garages, coupled with common recreational open space. Medium density residential uses are located within the Activity Corridor, north of Edison Avenue (Figure 4).

(5) RD 20 Residential (20 DU/AC)

RD 20 residential land uses are located contiguous to Euclid

## **EAST CHINO SPECIFIC PLAN**

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Avenue, north of Chino Avenue within the Activity Corridor. RD 20 residential uses are typically characterized by attached apartment and condominium projects exhibiting urban characteristics such as reduced building setbacks, use of hardscape elements, and common recreation facilities (Figure 23).

c. **Industrial**

The planning area includes two industrial land use categories: Business Park and Light Industrial (Figure 4). All industrial land uses are designed to be compatible with surrounding residential land uses. Specific industrial land uses include the following:

(1) **Business Park (BP)**

The Business Park category is located within the Activity Corridor south of Edison Avenue. Parcels lying within this land use designation typically cater to industrial firms seeking an attractive "campus-like" working environment. Permitted uses include light industrial, office, and administration facilities, research and development laboratories, and business support services. In addition, the Business Park designation is designed to be compatible with surrounding low density residential neighborhoods lying to the west through the administration of special design and site planning standards and guidelines.

(2) **Light Industrial (LI)**

Light industrial land uses are located west of Mountain Avenue and south of Schaefer Avenue. In general, this land use category is characterized by light industrial uses which include light manufacturing, assembly, fabrication, wholesaling, and office/administration uses. Typically, this land use type is used as a buffer between non-industrial uses and heavier industrial use types. Design standards and guidelines will insure compatibility with adjacent residential uses.

d. **Southern California Edison Easement (EE)**

The Southern California Edison Easement traverses the planning area in an east/west direction and is characterized by large expanses of

## **EAST CHINO SPECIFIC PLAN**

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open space, punctuated by Edison transmission towers. It is anticipated that the Edison easement will accommodate various open space/recreation related land uses as the planning area develops. It is hoped that the Edison easement will become a logical extension of the Ayala Park open space system which is located west of the planning area. The Edison easement area contains approximately 55 acres including land between the split in the easements west of Fern Avenue.

e. Overlay Districts

(1) Interim Agricultural Overlay District (A-A)

An Interim Agricultural Overlay District (A-A) is provided to allow the continuation and expansion of agricultural uses existing at the time the land was annexed to the City. The boundaries of the A-A Overlay District coincide with that of the agricultural preserve west of Euclid Avenue. A majority of land is also under Williamson Act contracts. Prior to urban development, the A-A designation must be removed (i.e., Zone Change) and the underlying base district regulations would become effective.

(2) Residential Planned Development Overlay District (RPD)

The Residential Planned Development (RPD) Overlay District may only be used for projects receiving an affordable housing density bonus. To facilitate the higher density the RPD Overlay District establishes special regulations for single family projects. Multi-family projects, however, must meet the base district regulations.

3. Neighborhood Structure

In an attempt to promote individual neighborhood identity, the planning area has been segmented into five distinct neighborhoods (Figure 5). Each neighborhood has a focal point such as a school, park, or paseo trail which is intended to increase the "imageability" of each individual neighborhood. The separate neighborhood identities will promote a sense of place for the residents and visitors to the Specific Plan area, as well as enhance property values. To facilitate pedestrian, equestrian, bicycle and vehicular circulation through the area a loop road and paseo trail system is planned to link and define each neighborhood. The following sections provide a description of the neighborhood structure to be developed in the Specific Plan area.

## EAST CHINO SPECIFIC PLAN

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a. Activity Corridor

**Description:** The Activity Corridor is located between Euclid and Fern Avenues and is characterized by high intensity residential, commercial, and business park uses. Its theme reflects an urban oriented environment characterized by higher density attached residential products, located adjacent to Euclid Avenue, and lower intensity residential uses contiguous to Fern Avenue. In addition, the Activity Corridor is designed to provide a wide range of commercial land uses including a Village Commercial area which will act as a major community focal point and activity center. The Village Commercial center will encompass a wide variety of neighborhood and community related land uses such as specialty shops, and commercial recreation facilities. The Business Park located within the Activity Corridor will accommodate office and light industrial land uses while remaining compatible with adjacent residential land uses.

Activity Corridor  
(Orig. page 50)

**Master Plan Requirements:** Each area within the Activity Corridor is

## **EAST CHINO SPECIFIC PLAN**

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subject to Master Plan requirements specified in Section V; Commercial, Multi-Family Residential, and Industrial Design Guidelines. The boundary of individual Master Plans is shown on Figure 6c, the Activity Corridor Summary Maps.

Neighborhood Focal Point: The major neighborhood focal point for the Activity Corridor is the Village Commercial activity center located contiguous to Schaefer Avenue, between Euclid and Fern Avenues. The center will be designed to encourage day and night use through the provision of a variety of commercial, residential, and entertainment facilities.

### Statistical Summary

The following table provides a statistical summary of the Activity Corridor by subarea. Parcel numbers shown on the chart may be referenced to the Neighborhood Summary Map for the exact location of each subarea. The number of units shown was estimated by multiplying the base density by the adjusted gross acres (defined on page 39 37). Density bonuses, up to 25 percent, may be achieved through the City's affordable housing policy.

## EAST CHINO SPECIFIC PLAN

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### Subarea: A

Parcel Number(s)	Product Type(s)	Est. No. of Units	Base Density	Adjusted Gross Acres	Land Use
2, 3, 5, 10, 12, 16, 21, 23, 24, 25, 29, 31, 32; and a portion of 13	Comm.	N/A	N/A	16.8 ac.	GC
A portion of 13	Office	N/A	N/A	4.9 ac.	OC
A portion of 13	Townhome Duplex Triplex Fourplex Patio Homes	126	8 du/ac	15.8 ac.	RD-8
15; and a portion of 13	Apts. Condos	396	20 du/ac	19.8 ac.	RD-20

### Subarea: B

4; and a portion of 33	Townhomes Duplex Triplex Fourplex Patio Homes	169	8 du/ac	21.1 ac.	RD-8
A portion of 33	Townhomes Condos	295	14 du/ac	21.1 ac.	RD-14
A portion of 33	Commercial	N/A	N/A	13.2	GC



## EAST CHINO SPECIFIC PLAN

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### Subarea: C

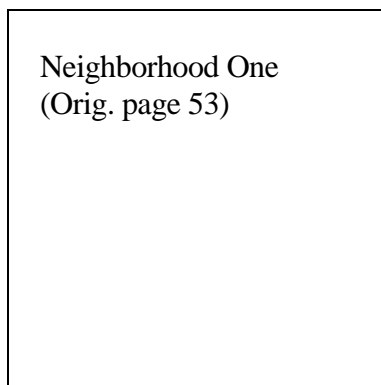
1; a portion of 6, and a portion of 14	Commercial	N/A	N/A	25.2 ac.	VC
A portion of 8	Townhomes Condos	116	14 du/ac.	8.3 ac.	RD-14
17, 26, 27, 28, and a portion of 8	Office	N/A	N/A	13.6 ac.	OC

### Subarea: D

9, 11, 18, 19, 20, 22, 26, 30 and a portion of 8	Business Park	N/A	N/A	54.7 ac.	BP
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#### b. Neighborhood One

Description: This neighborhood is located north of Chino Avenue, bounded by Cypress Channel and Fern Avenue (Figure 5). It is comprised of a single residential density of 4.5 DU/AC designed to accommodate single family detached units. The neighborhood character is suburban in nature, reflecting traditional suburban architectural and landscape values. Lastly, an internal loop/paseo system will be provided, designed to link this neighborhood to other neighborhoods within the planning area.



Neighborhood Focal Point. The major neighborhood focal point for

## **EAST CHINO SPECIFIC PLAN**

Neighborhood One is the 15-acre school/park facility generally located on the east side of San Antonio Avenue, north of Chino Avenue.

### Statistical Summary

The following table provides a statistical summary of Neighborhood One by subarea. Parcel numbers shown on the chart may be referenced to the Neighborhood Summary Map for the exact location of each subarea. The number of units shown was estimated by multiplying the base density by the adjusted gross acres (defined on page 39-37). Density bonuses, up to 25 percent, may be achieved through the City's affordable housing policy.

#### **Subarea: A**

Parcel Number(s)	Product Type(s)	Est. No. of Units	Base Density	Adjusted Gross Acres	Land Use
41, 42, 49, 55, 80	Single Family Detached	118	4.5 du/ac	41.3 ac.*	RD-4.5

#### **Subarea: B**

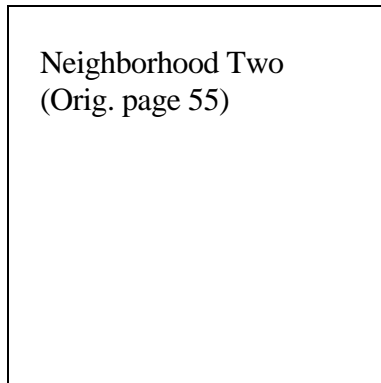
A portion of 49	Single Family Detached	158	4.5 du/ac	35.0 ac.	RD-4.5
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Note: \*Includes an approximately 15-acre school/park and fire station (parcel numbers 42, 55 and potentially 41).

#### c. Neighborhood Two

Description: Neighborhood Two is bounded by Fern, Chino, Schaefer, and 660 feet west of Mountain Avenue; and is characterized by a residential density of 4.5 dwelling units per acre (Figure 5). This neighborhood is designed to accommodate single family detached units of conventional design. Major neighborhood features include the internal loop/paseo system designed to link this neighborhood to adjacent neighborhoods, the Activity Corridor, and the Cypress Channel.

## EAST CHINO SPECIFIC PLAN



Neighborhood focal point: The major neighborhood focal point for Neighborhood Two is the loop/paseo system which traverses this neighborhood, providing access to the school and park facilities and the Activity Corridor. In addition, a ten acre school site is planned for the east side of Mountain Avenue, north of Schaefer Avenue.

### Statistical Summary

The following table provides a statistical summary of Neighborhood Two by subarea. Parcel numbers shown on the chart may be referenced to the Neighborhood Summary Map for the exact location of each subarea. The number of units shown was estimated by multiplying the base density by the adjusted gross acres (defined on page 39 37). Density bonuses, up to 25 percent, may be achieved through the City's affordable housing policy.

#### **Subarea: A**

Parcel Number(s)	Product Type(s)	Est. No. of Units	Base Density	Adjusted Gross Acres	Land Use
48, 52, 71, 78	Single Family Detached	327	4.5 du/ac	72.7 ac.*	RD-4.5

Parcel Number(s)	Product Type(s)	Est. No. of Units	Base Density	Adjusted Gross Acre	Land Use
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#### **Subarea: B**

## EAST CHINO SPECIFIC PLAN

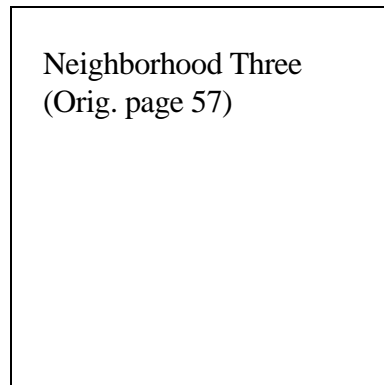
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35, 51, 63, 69	Single Family Detached	316	4.5 du/ac	70.2 ac.	RD-4.5
<b>Subarea: C</b>					
40, 54, 59, 62, 68, 70	Single Family Detached	199	4.5 du/ac	53.4 ac.*	RD-4.5

**Note:** \*Includes an approximately 10-acre school site (parcel 40).

### d. Neighborhood Three

**Description:** Neighborhood Three is bounded by Fern Avenue, Mountain Avenue, Schaefer Avenue, and the Southern California Edison Easement (Figure 5). This neighborhood includes low density residential land uses up to 4.5 dwelling units per acre; characterized by single family detached units.



**Neighborhood Focal Points:** Major neighborhood focal points for Neighborhood Three include a fifteen (15) acre school/park facility located on the south side of Schaefer Avenue, between San Antonio Avenue and the Cypress Channel. In addition, the loop/paseo system and SCE open space corridor will provide additional neighborhood related focal points.

### Statistical Summary

The following table provides a statistical summary of Neighborhood

## **EAST CHINO SPECIFIC PLAN**

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Three by subarea. Parcel numbers shown on the chart may be referenced to the Neighborhood Summary Map for the exact location of each subarea. The number of unit shown was estimated by multiplying the base density by the adjusted gross acres (defined on page 39 37). Density bonuses, up to 25 percent, may be achieved through the City's affordable housing policy.

### **Subarea: A**

Parcel Number(s)	Product Type(s)	Est. No. of Units	Base Density	Adjusted Gross Acres	Land Use
A portion of 8, 47, 65	Single Family Detached	181	4.5 du/ac	40.2 ac.	RD-4.5

### **Subarea: B**

37, 45, 57, 58, 61, 72	Single Family Detached	153	4.5 du/ac	49.1 ac.*	RD-4.5
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### **Subarea: C**

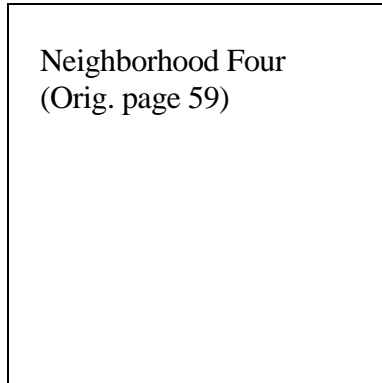
34, 39, 50, 53, 60, 75	Single Family Detached	266	4.5 du/ac	59.1 ac.	RD-4.5
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Note: \*Includes an approximately 20-acre school park site (Parcel number 72).

#### e. Neighborhood Four

**Description:** Neighborhood Four is located west of Fern, south of the Southern California Edison Easement, and north of the California Institution for Men (CIM) (Figure 5). This neighborhood includes RD 4.5 (4.5 DU/AC) on the north side of Edison Avenue, and RD 2 (2 DU/AC) south of Edison Avenue. The area south of Edison Avenue is intended to be an equestrian oriented single family neighborhood with an average lot size of 20,000 square feet. A network of trails will link each lot to neighborhood and community wide equestrian facilities. In addition, special design criteria is established to enhance the security of Neighborhood Four considering its proximity to the California Institution for Men. To create a land use buffer between the Specific Plan and CIM, the City will pursue local public agency use of state property from Edison Avenue to Euclid Avenue. Potential uses include community parks and ball fields, a stadium for the school district, and a police and fire training facility.

**EAST CHINO SPECIFIC PLAN**



Neighborhood focal points: Major neighborhood focal points for Neighborhood Four include the SCE open space easement, and a City park to be located on the north side of Edison Avenue, between San Antonio Avenue and the Cypress Channel. This park will be designed as a staging area for equestrian related activities and provide trail connections to the SCE easement trails, north along Cypress Channel, and south to Euclid Avenue along the paseo trail through Neighborhood Four.

Statistical Summary

The following table provides a statistical summary of Neighborhood Four by subarea. Parcel numbers shown on the chart may be referenced to the Neighborhood Summary Map for the exact location of each subarea. The number of units shown was estimated by multiplying the base density by the adjusted gross acres (defined on page 39 37). Density bonuses, up to 25 percent, may be achieved through the City's affordable housing policy.

**Subarea: A**

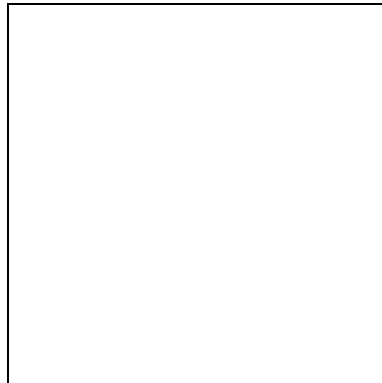
Parcel Number(s)	Product Type(s)	Est. No. of Units	Base Density	Adjusted Gross Acres	Land Use
8, 8/47	Single Family Detached	104	4.5 du/ac	23.2 ac*	RD-4.5

## EAST CHINO SPECIFIC PLAN

<b>Subarea: B</b>					
44, 46, 47, 67, 73, 76, 79	Single Family Detached	146	2 du/ac	72.8 ac.	RD-2
<b>Subarea: C</b>					
56, 74, 77	Single Family Detached	72	2 du/ac	36 ac.	RD-2

### f. Light Industrial

**Description:** The Light Industrial category is located west of Mountain Avenue, and south of Schaefer Avenue. This area will be composed of Light Industrial uses compatible with adjacent residential zoning, through the application of specific design standards. The Light Industrial district shall be designed with a high quality image indicative of campus-like industrial parks.



The following table provides a statistical summary of the Light Industrial category. Parcel numbers shown on the chart may be referenced to the proceeding Summary Map for the exact location.

#### Statistical Summary

##### **Subarea: A**

Parcel Number(s)	Product Type(s)	Est. No. of Units	Base Density	Adjusted Gross Acres	Land Use
50,53	Light Industrial	N/A	N/A	27.4 ac.	LI

## EAST CHINO SPECIFIC PLAN

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### B. Vehicular Circulation

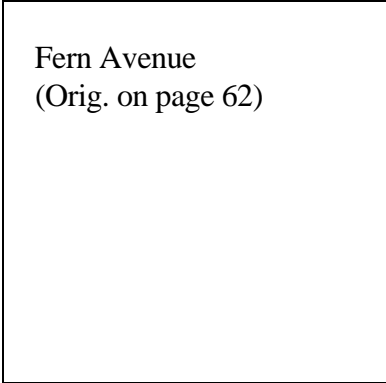
The overall circulation concept (Figure 12) relies on a hierarchy of circulation features which range from Primary Urban Arterials to Local Residential Streets. The system is designed to accommodate City generated through traffic while discouraging intrusion into individual neighborhood issues.

#### 1. Major Circulation Features

The proposed circulation system relies on a system of new and existing circulation features which include:

##### a. Fern Avenue

Fern Avenue will become a four lane arterial except for that portion of the avenue which lies between Chino and Edison Avenues (Figure 12b). This section of Fern Avenue will become a four lane divided arterial designed to provide access to parcels located in the Activity Corridor. Specific assets related to establishing Fern as a four lane divided arterial include:



Fern Avenue  
(Orig. on page 62)



## **EAST CHINO SPECIFIC PLAN**

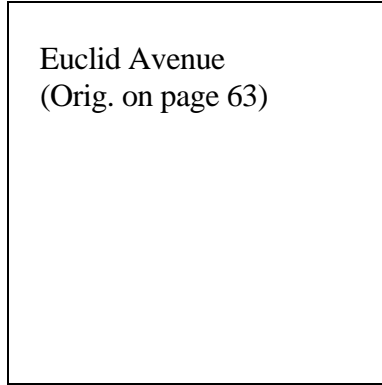
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- Providing primary access to the Activity Corridor. This will reduce the number of direct access points onto Euclid Avenue which would otherwise be required.
- Defining the Activity Corridor from adjacent lower intensity residential neighborhoods.
- Creating a buffer between higher intensity uses, east of Fern; and lower intensity residential uses, west of Fern.
- Reducing the number of potential internal streets within the Activity Corridor.
- Creating a community "theme street" designed to link individual neighborhood subareas.

Fern Avenue has been designated as a "Special Boulevard" employing special and unique design characteristics, including expanded parkways, and a landscaped center median. Fern Avenue will become the single most important and prominent circulation element within the planning area due to its special characteristics and function.

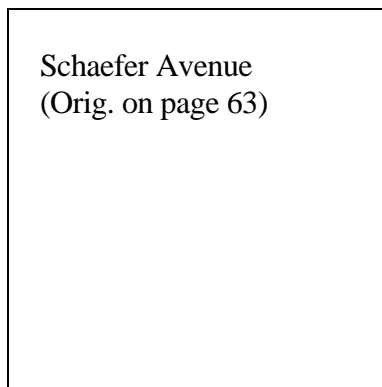
b. Euclid Avenue

Euclid Avenue is a major regional circulation feature which borders the planning area on its extreme easterly edge. Euclid Avenue functions as a Primary Divided Arterial, characterized by an expansive Arterial, (Figure 12b). Access to parcels laying contiguous to Euclid Avenue will be restricted in order to reduce conflicts between circulation movements beginning and terminating within the Activity Corridor. Median island breaks along Euclid Avenue may occur at one quarter mile intervals. Euclid has also been designated as a "special boulevard" due to its regional circulation function and high visibility.



c. Schaefer Avenue

Schaefer Avenue bisects the planning area in an east/west direction and is designed to function as a major circulation and design feature (Figure 12c). Schaefer Avenue is designated as a Primary Urban Arterial (Special Boulevard) which will employ special design features, which include wider parkway widths and intensive landscaping. Schaefer Avenue will provide the primary east/west link to the Activity Corridor. Between Fern and Euclid Avenues the curb to curb separation will be increased to 68 feet to allow for a 14 foot raised landscaped median.

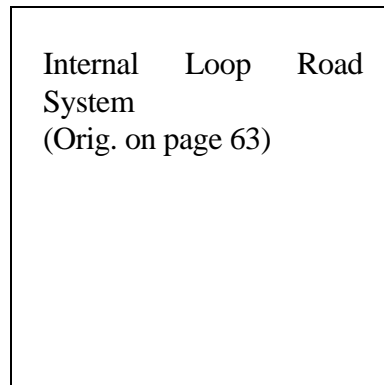


d. Internal Loop Road System

## **EAST CHINO SPECIFIC PLAN**

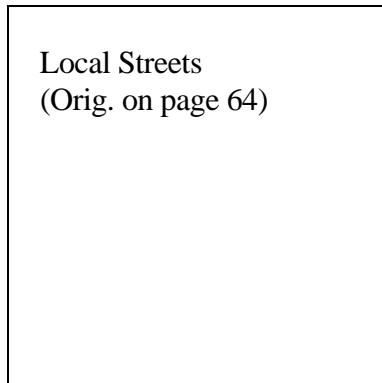
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An internal loop road system has been developed within each neighborhood to accommodate internal vehicular circulation and the Specific Plan trail system. Characteristics of the internal loop road system include expanded parkways and sidewalk features designed to promote (a) neighborhood identity and cohesion; (b) pedestrian circulation to major neighborhood focal points and the Activity Corridor; (c) an equestrian trail south of Edison Avenue; and, (d) Class II bicycle lanes in the roadway. On-street parking will be prohibited along the loop road system to reduce potential traffic conflicts (see Figure 12d).



e. Local Streets

Local streets will comprise the majority of the planning area providing direct access to conventional single family projects. Local streets will be designed with optimum curb-to-curb widths and in a curvilinear pattern in order to increase variety and visual interest to the streetscape. Lastly, 4 foot wide sidewalks shall be located away from the curb in order to separate pedestrians from the street (see Figure 12g).



2. Circulation Criteria

This section provides criteria related to vehicular circulation within the planning area. In general, the criteria is intended to (a) encourage streetscape variety; (b) restrict access to specified locations; and (c) provide streetscape design criteria related to street sections and landscape treatments. Specific circulation criteria related to the planning area includes the following:

- a. Vehicular access shall be restricted along Euclid, Fern, Schaefer, Chino, Edison, Eucalyptus, Riverside, and Mountain Avenues.
- b. Access points within the Activity Corridor shall be allowed at the locations illustrated on the Conceptual Circulation Plan (Figure 12a). Emergency access drives and existing driveways may be exempted from these provisions.
- c. Primary access to RD4.5 residential developments shall be provided by the loop road system. Direct access to major arterials shall be limited to the locations designated on Figure 12a.

## **EAST CHINO SPECIFIC PLAN**

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- d. The loop/paseo system has been designed to accommodate off street pedestrian movements. Characteristics of the internal loop/paseo system include a 30-foot parkway along the outside of the loop and informal landscape treatments (refer to cross sections located after page 66). Variation of the exact alignment of the loop road shown on Figure 12a is encouraged to incorporate curvilinear design features and provide some flexibility during the design of adjacent subdivisions. The loop street system shall be terminated at a point south of Schaefer Avenue at the southerly boundary of the planned neighborhood park. The paseo shall be continued through the park site to link up with the loop/paseo system north of Schaefer Avenue and south of the park site (Rancho Del Chino Avenue) in order to allow for pedestrian and bicycle circulation.
- e. Curvilinear street patterns should be required for all local streets within the planning area.
- f. Special setbacks, parkway widths, and landscape treatments will be provided for Euclid, Fern, and Schaefer Avenues due to their high visibility. For specific design and development criteria related to Special Boulevard, see prototypical cross section located following page 66 (Figures 12b - 12i). Characteristics include:
  - (1) Euclid Avenue (Special Boulevard)
    - 50 foot average streetscape setback (35 feet minimum) measured from the curb
    - formal parkway tree planting design with a double solder row of Zelkova trees
    - 64 foot raised center median island planted with Camphor trees
    - manicured turf berms
    - community entry monumentation
  - (2) Fern Avenue (Special Boulevard)
    - 45' average streetscape setback (30' minimum) measured from the curb on the east side
    - formal parkway tree plantings along the east side of

## **EAST CHINO SPECIFIC PLAN**

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Fern (Zelkova; double solder row)

- raised center median island between Chino and Edison with Camphor trees
- 25' parkway and paseo trail on the west side of Fern
- manicured turf berms

(3) Schaefer Avenue (Special Boulevard)

- 22' parkway west of Fern Avenue
- raised center median island between Fern and Euclid
- informal mix of evergreen and deciduous street trees; Modesto Ash, Victorian Box
- rolling turf berms

3. Cross Sections

Cross sections of all major arterial roads, the loop/paseo system, the Cypress Channel, and the Edison easement have been provided in order to capsulize requirements related to the following topics:

- ultimate right-of-way and easement widths
- curb-to-curb widths at mid-block locations
- location and width of sidewalks and/or trails
- landscape concepts and planting requirements
- building and wall setbacks

C. Public Facilities

Since the Specific Plan area is presently in agricultural uses, basic infrastructure is minimal. Although a street system is present, area roadways are generally interim facilities and/or are in poor condition. Water, sewer, and drainage systems needed to support area development are not available, and will need to be constructed. In

## **EAST CHINO SPECIFIC PLAN**

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addition, land needs to be reserved for schools, parks, and a fire station, which will also all need to be constructed as part of specific plan development.

Several studies of infrastructure and public facilities needs have been conducted for the East Chino Specific Plan area. The first study was conducted by Willdan Associates in March 1985, and assessed needs for streets, storm drains, sewers, water systems, schools, parks, and a fire station. The water, sewer, storm drain, and streets portions of that study were updated by Willdan in November 1986.

In addition, infrastructure and public facilities needs were evaluated by FORMA-PLANNING NETWORK and the City of Chino as part of the preparation of this document, and in preparation for formulating a public facilities financing plan.

### 1. Streets

Circulation needs for the study area were evaluated by Willdan Associates and FORMA-PLANNING NETWORK, resulting in the circulation plan described in this document. It is intended that, as part of specific plan-funded improvements, a backbone roadway system will be constructed. Roads planned for an ultimate pavement width of 40 feet will be constructed to an interim 24-foot wide section as part of the backbone system, while roads planned for wider ultimate widths will be constructed with 48 feet of pavement as part of the backbone roadway system.

In certain portions of the study area, the backbone road system will include full roadway improvements, or full half-width improvements, including curbs, gutters, and sidewalks, as well as undergrounding of utilities. The backbone road system will include construction of full roadway improvements along portions of Mountain, Cypress, San Antonio and Fern Avenues where the SCE easements cross these streets. Half-width improvements, including curbs, gutters, sidewalks and utility undergrounding will be accomplished as part of the backbone system adjacent to proposed parks.

Traffic signals are also included in the backbone roadway system which will be developed as part of the Specific Plan. The financing plan being set up for the East Chino Specific Plan area will include provisions for creating a fund to construct 10 traffic signals within the area as warrants are met (a total of 15 may ultimately be required).

It is intended that the balance of the ultimate roadway section; medians and median landscape; curbs, gutters, and sidewalks, street lights; and parkway landscaping will be provided as part of developer requirements adjacent to individual developments.

## **EAST CHINO SPECIFIC PLAN**

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### 2. Water

Water service will be provided by the City of Chino. As part of the preparation of this specific plan, a backbone water system was designed by Willdan Associates. The sizing of the water mains and wells for the backbone water system was determined by Willdan Associates based on the City of Chino's "Water System Master Plan Update," prepared by Kennedy/Jenks Engineers in 1983. The Willdan backbone water system has been revised to reflect the recommendations of the 1992 Water System Master Plan Update. The proposed backbone system recognizes that the study area is within two water pressure zones, which are divided along Chino Avenue.

The backbone water system proposed as part of the East Chino Specific Plan consists of a looped series of water lines within the backbone roadway system, along with additional sources of water supply from two future water wells and off-site construction of a 3.5 million gallon water storage tank. One new well is proposed at McLeod Park along with a water transmission main constructed from the well site to Riverside Drive. A second well site is identified near the intersection of Riverside Drive and San Antonio Avenue. three wells: one north of Chino Avenue and two to the south (see Figure 13). ~~In addition to the lines and wells illustrated in Figure 13, the backbone water system also includes off-site construction of a 3.5 million gallon water storage tank.~~ A specific location for the water storage facility has not been identified at this time; however, the financial plan which has been prepared for project area backbone infrastructure includes provisions for purchase of a site for the facility, as well as construction costs.

The backbone water system is designed to provide basic water service to individual developments within the Specific Plan area. It is intended that the in-tract water systems will be constructed by developers as part of individual projects.

### 3. Sewer

Sewage collection facilities and services will be provided by the city of Chino. Sewage treatment and disposal of effluent will be accomplished by the Chino Basin Municipal Water District under the terms of the regional sewage contract to which the City is a party.

As part of the preparation of this specific plan, a backbone sewage collection system was designed by Willdan Associates. The backbone sewer system is intended to provide basic collection facilities to individual developments



## **EAST CHINO SPECIFIC PLAN**

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within the study area. As shown on Figure 14, the backbone sewer system consists of a system of lines connected to existing collector facilities in the City.

The portion of the study area located to the west of the Cypress Channel will be connected into the existing sewage system at the intersection of Magnolia and Edison Avenues. The area to the east of the Cypress Channel will be sewered to the existing 15-inch line which runs across CIM to the corner of San Antonio and Eucalyptus Avenues. In addition, a second sewer line through CIM will be necessary to provide adequate flow for the area east of the Cypress Channel.

Based on the Modified Recommended Plan included in the City's 1993 Sewer Master Plan, conducted by Montgomery Watson of Pasadena, CA, approximately 350 feet of sewer line located in Chino Avenue between San Antonio and Fern Avenues and 1,400 feet of sewer line in Cypress Avenue between Chino Avenue and Riverside Drive are capacity deficient. Larger or parallel sewer lines will need to be constructed to meet future development needs.

#### 4. Storm Drains

Local drainage facilities serving the study area will be maintained by the City of Chino. The San Bernardino County Flood Control District maintains the Cypress Channel, which is considered to be a regional facility.

~~As part of the development of this specific plan, a storm drain system was designed by Willdan Associates. The Specific Plan Element for storm drains was originally prepared by Willdan Associates. Several drains have been constructed in East Chino based on this original plan. Recently, however, the City completed an update to the citywide drainage master plan which proposes modifications to Willdan's Specific Plan Element.~~

Figure 15 has been revised to reflect these recent modifications. Storm drain main lines ~~were~~ are sized based upon the City's criteria that a 10-year storm may not overtop the curb, and that 100-year storm flow must be contained within the street right-of-way. The proposed system is illustrated in Figure 15. As shown in Figure 15, the proposed storm drain system will, in addition to draining the study area itself, intercept storm flows from the northeast, and conduct them to the Cypress Channel. The entire study area east of Mountain Avenue is proposed to be drained into the Cypress Channel. It is assumed at this time that the channel will be adequate to accept flows from the study area.

## **EAST CHINO SPECIFIC PLAN**

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The backbone storm drain system was designed to provide basic drainage facilities for developments within the study area. It is individual projects that will construct facilities to tie into the backbone system as necessary to comply with City of Chino policies regarding storm flow capacity.

### 5. Schools

School services for the study area are provided by the Chino Unified School District (CUSD). Based on standard student generation factors utilized by the District, it was determined that study area development would generate enough elementary school aged children to justify three schools, as well as significant portions of junior and senior high schools.

Discussions with the Chino Unified School District identified the need to reserve three, ten-acre sites for the elementary schools as part of this specific plan. Proposed school sites are included in the Land Use map for the Specific Plan area. However, two of the study area schools are proposed to be developed jointly with public parks. When a school is developed jointly with a park, the size of the school site can be reduced from ten to seven and one-half acres.

In order to assure that these sites would be available for school development, and in recognition of the long lead times to secure state funding for school site purchase, it was determined that, as part of the infrastructure financing program being prepared for the East Chino Specific Plan area, purchase of three elementary school sites would be included. It is intended that construction of facilities for the elementary schools, as well as for junior and senior high schools, would be handled by CUSD through their normal procedures, including collection of school fees from individual projects.

### 6. Parks, Recreation, and Open Space

Parks and recreation facilities and services are provided by the City of Chino, which maintains a neighborhood parks standard of 2.5 acres of park land per 1,000 population. Based on this standard, it was determined that 22.5 acres of improved park land, comprising three neighborhood parks would be necessary to serve the study area. Proposed park lands are illustrated on the East Chino Specific Plan Land Use Map, Figure 4.

As previously noted, two of the proposed parks will be developed jointly with elementary school sites. As with schools, neighborhood parks can be reduced in size from a typical ten acre site to seven and one-half acres when developed jointly.

## **EAST CHINO SPECIFIC PLAN**

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Presently, the City of Chino collects park fees, intended to cover a portion of park land acquisition and improvements consistent with the overall City standard of 3.0 acres per 1,000 population. (Additional 0.5 acres per 1000 population for citywide park facilities.) The infrastructure financing plan being prepared to implement this specific plan will provide for the full cost of park land acquisition and required improvements consistent with City standards.

In addition to the acquisition and construction of neighborhood parks, the development of a regional trail along the Cypress Channel within existing rights-of-way has been included as part of the public facilities plan, including the financing plan. Finally, the public facilities plan, including the financing plan proposes the ultimate acquisition and partial improvement of the SCE easements within the study area for open space purposes.

### 7. Fire Station

Fire protection services for the study area are provided by Chino Valley Independent Fire District. Because of the low intensity of uses in the study area, fire protection needs are minimal.

Development of the study area will necessitate construction of a new fire station. The Specific Plan originally proposed a fire station to be located on the west side of Fern Avenue, between Schaefer Avenue and Edison Avenue. With the creation of the Chino Valley Independent Fire District in 1990, a re-assessment of fire service needs determined that this location was too close to the existing facility at the Chino Airport, creating an overlap in fire service. Therefore, a more northerly facility within the plan area was proposed so an overlap in service would not occur.

The study area's proportional share of needed land acquisition, construction and equipment has been included in the financing strategy prepared to implement the East Chino Specific Plan.

### D. Open Space

Major Open Space elements within the planning area include schools, parks, paseo trails, Cypress Channel trail, and the SCE easements (Figure 16). In addition, other open space features such as development setback areas with landscaping and associated pedestrian paths also complement major open space amenities. Private, on-site, open space will primarily be located within the Activity Corridor and will be designed to connect to major neighborhood focal points and off-site open space features via an internal greenway system.

## **EAST CHINO SPECIFIC PLAN**

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Major open space features within the planning area include the following:

1. School and Park Concept

In order to provide convenient recreation areas and reinforce the concept of creating identifiable neighborhoods a system of neighborhood school and park sites has been established for the planning area. In general the joint school/park facilities are designed to serve the following functions:

- Provide a neighborhood focal point designed to give greater identity to individual neighborhood units.
- Provide visual relief and contrast to the built environment.
- Provide neighborhood meeting places and activity centers for recreation and leisure time activities.
- Provide a variety of joint park/school uses including joint use of recreation facilities to serve both school athletic programs and the public, at large. Typically, park use is greatest during non-school hours and weekends. Thus, no loss of park utility is anticipated as a result of joint usage.

2. Southern California Edison Easements

The major open space feature within the planning area consists of the Southern California Edison Easement which traverses the planning area in an east/west direction. The actual easement encompasses approximately 50 acres. An additional five acres of virtually undevelopable land is located in a narrow gap between the easements west of Fern Avenue.

The primary function of the easement is to accommodate Edison transmission towers. However, the Specific Plan proposes they be developed for open space and active/passive recreation use.

Improvements will include primarily landscaping and pedestrian, bicycle, and equestrian trails. Since the SCE corridor is located adjacent to commercial and industrial land, single and multi-family residential areas, a park and the loop roads, open space improvements will create a significant amenity for the entire community. Ultimately, the SCE easements may be improved westerly to Ayala Park at Central Avenue. This would provide a safe and convenient off-street trail system through much of the City.

3. Trails Concept

## **EAST CHINO SPECIFIC PLAN**

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The East Chino planning area contains a hierarchy of trails designed to accommodate pedestrian, equestrian, and bicycle movements. In general, the trail system is designed to (a) link individual neighborhoods to local neighborhood activity centers, (b) link individual neighborhoods to the activity corridor, and (c) link neighborhoods to regional trails.

The trails concept is based on the following components:

a. Paseo Trails

Paseo trails are the backbone of the trail system in East Chino. The paseo system is intended to encourage pedestrian, bicycle and equestrian movements within neighborhood areas versus along major through streets such as Chino and Schaefer. Since the paseo trails will occur throughout the planning area, links to neighborhood parks, schools, and commercial activity centers will be provided.

The paseo system includes eight foot wide sidewalks along the loop roads (30\_ parkway) and on the west side of Fern Avenue (25\_ parkway). Also, bicycle lanes will be provided in the loop street roadway. In Neighborhood Four, south of Edison Avenue the paseo design along the loop road includes a 15\_ equestrian trail and 5\_ sidewalk (see Figures 12a and 12d).

The Paseo system which runs through the park site in Neighborhood Three, Sub-area "B" shall consist of an eight foot wide sidewalk and adjacent bicycle lanes, and be located consistent with the master park development plan. The paseo system through the park will be denoted by special signs or pavement markers signifying it as a continuation of the overall paseo system.

b. Greenways

Greenways are trail linkages designed to link multi-family residential projects within the Activity Corridor, to major commercial activity centers and neighborhood focal points.

In addition, greenways located within single family neighborhoods are generally designed to link individual neighborhoods to (a) the loop/paseo system; (b) the Southern California Edison easement; (c) Cypress Channel; and (d) school and park facilities. Specific greenway alignments will be determined at the time of project approval and will be designed to the standards specified below:

## **EAST CHINO SPECIFIC PLAN**

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- Greenways shall have an average width of 20 feet, but at no point be less than 10 feet wide.
- Greenways shall not be fenced with solid wall or fencing for more than 50 percent of its length. Open view-type fencing shall be encouraged.
- Side-on dwelling configurations contiguous to Greenways shall be encouraged in single family neighborhoods.
- Proposed Greenways shall provide continuous connections to existing or planned Greenways on adjacent parcels.
- Greenways shall be open for public use.

### c. Bicycle Trails

Two primary bicycle routes will be provided through the Specific Plan consistent with the City of Chino General Plan Circulation Element. They include a Class I trail in the Euclid Avenue parkway and a Class II trail along Chino Avenue. In addition, the Specific Plan will establish two new Class I bicycle trails, along Cypress Channel and within the SCE easement, and Class II bicycle trails along the loop roads.

Class I bike trails are physically separated from streets. On Euclid Avenue, a two way bike trail is proposed in the parkway approximately 10' behind the face of curb. This trail will connect to the General Plan "backbone" trail system (along Chino and Euclid) and provide a primary link southerly to Prado Regional Park.

The Class II trail on Chino Avenue will be located in the roadway separated by pavement striping. Chino Avenue is designated in the General Plan as the primary east-west backbone bicycle route through the City extending from State Highway 71 all the way to Euclid Avenue.

The Cypress Channel and SCE easement Class I trails will improve upon the General Plan backbone system. The Cypress bike trail will provide a direct connection from Chino Avenue to the SCE easement. The SCE easement will then provide safe and convenient east-west bicycle access throughout the southern area of the Specific Plan. In addition, the SCE trail system will eventually connect to city-wide

## **EAST CHINO SPECIFIC PLAN**

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recreational facilities, such as Ayala Park.

The Class II bicycle trails along the loop road system will primarily serve local residents by providing convenient access to nearby schools, open space amenities, and commercial areas. As Class II trails, striped bicycle lanes will be provided in the loop street roadway. Parking will be prohibited along the loop roads, thereby reducing potential conflicts with vehicular traffic.

Bicycle trail improvements shall be based upon the design standards contained in the Circulation Element of the Chino General Plan (see appendix) and more specific design criteria established by the California Department of Transportation (Highway Design Manual, Section 7-1000; Bikeway Planning and Design Standards).

### **d. Equestrian Trails**

Class I equestrian trails are planned along the west side of Cypress Channel, within the SCE easement, and along the loop road south of Edison Avenue in Neighborhood Four. Also, the future park on the north side of Edison Avenue, between Cypress and San Antonio will contain equestrian facilities. Future city-wide trail connections should eventually be provided in the SCE easement linking the equestrian park to Ayala Park and the Junior Fairgrounds. Equestrian trail connections will also be provided south to Euclid Avenue along the paseo trail in Neighborhood Four. These facilities are planned to fill a significant void in city-wide recreation services and accommodate the needs of residents within Neighborhood Four and the half acre lot area just west of the Specific Plan. The equestrian facilities will also enhance the rural character of the area.

Equestrian trail improvements shall be provided consistent with the design standards contained in the Circulation Element of the Chino General Plan, with the exception that the Cypress Channel trail way be 12' versus 15' (see appendix). Also, design criteria for local feeder trails and the loop road trail south of Edison Avenue is provided in the Residential Design Guidelines.

### **E. Community Design**

Among the primary purposes for preparing a specific plan in east Chino was to create a distinctive character for the area, and develop a sense of neighborhood identity. In the same regard, the Specific Plan goals establish that new development shall provide a distinctive, well designed and high quality environment which enhances

## **EAST CHINO SPECIFIC PLAN**

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the agricultural and rural heritage of the area.

To create a high quality suburban image for the area, the Specific Plan sets forth a deliberate scheme for new development. Each component of the plan contributes a major form giving element as summarized below. Together, the desirable character can be achieved.

Land Use Component: Establishes the pattern of land use, and in particular the Activity Corridor and neighborhood structure.

Vehicular Circulation Component: Establishes the pattern and width of roadways and landscaped parkways and median islands. Of special note is the loop road system, curvilinear local streets and Fern Avenue.

Open Space Component: Establishes a network of recreation facilities utilizing schools, parks, the SCE easement, and Cypress Channel. A system of trails provide safe and efficient access throughout the study area. Major trail elements include: the paseo and greenway trails, on and off street bicycle paths, and equestrian trails.

Public Facilities Component: Sets forth a master plan of all necessary public facilities and services to support development in the Specific Plan.

Community Design Component: Establishes a rural landscape palette throughout the planning area and emphasizes planting at primary intersections and gateways. Also, site planning concepts for the Activity Corridor and single family neighborhoods are defined, as well as architectural form and materials necessary to create a rural character.

Development Regulations and Guidelines: Provides land use and development regulations necessary to achieve high quality commercial, industrial, and residential development.

The above components combine to create the overall structure of the Specific Plan and set the tone for a high quality environment. In the following sections community design features related to landscaping, site planning, perimeter walls, and architecture are defined. Figure 17 summarizes the major elements of community design.

### 1. Landscape Concept

When completed, East Chino will contain individual neighborhoods carefully woven into a unified community. The landscape component will be a primary element in promoting and achieving a rural image for the area. Alternative trees, plants, and groundcover to be used in common landscape



## **EAST CHINO SPECIFIC PLAN**

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areas within the East Chino Specific Plan area shall be permitted with the review and approval of the Community Development Director. Because of the City's desire to promote a rural image and encourage diversity, the following landscape guidelines are provided:

- The landscape concept shall be designed to complement the rural heritage of East Chino.
- Consistent landscape materials shall be used on all major streets and at major intersections throughout the planning area.
- Unique landscape palettes shall be provided for individual neighborhoods.

**Overall Landscape Concept:** The landscape concept for East Chino (Figure 18) proposes the use of a specific palette of trees in designated areas to reinforce the rural image of the community while defining individual neighborhoods. The landscape palette is designed to promote intense fall color through the use of colorful deciduous tree species. Evergreen trees will be used as screen buffers and silhouette skyline trees, providing a pastoral backdrop to deciduous tree plantings. Colorful accent trees located at community and neighborhood entries will also provide a contrast to deciduous tree plantings.

The Activity Corridor will be distinguished from single family neighborhoods through the use of formal double solder rows of Zelkova tree plantings. These formal tree plantings will border the Activity Corridor, and define this area as being a higher density urban oriented neighborhood. Informal plantings of sycamores, liquidambers, Victorian Box and Ginkos will provide a casual backdrop to the formal plantings which will define Fern Avenue. The informal plantings will be located on the west side of Fern (behind formal plantings) in order to relate to the lower intensity (informal) single family neighborhoods.

Schaefer Avenue is another "Special Boulevard" which will be characterized by informal plantings of Modesto Ash and Victorian Box trees. Groves of Cedars and Bottle Trees will dominate major open space areas such as the Edison easement, creating an "urban forest" effect. Extensive use of Modesto Ash will promote the rural heritage of East Chino due to its pastoral characteristics. Street trees located along the loop streets and paseo trails will feature single tree species (Table 3) to enhance neighborhood identity. In addition, a limited tree palette will be established for each neighborhood as shown on Table 4 further increasing neighborhood identity.

**EAST CHINO SPECIFIC PLAN**

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Insert Table 2 from booklet (page 81)

**EAST CHINO SPECIFIC PLAN**

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Insert Table 3 from booklet (page 82)

**EAST CHINO SPECIFIC PLAN**

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Insert Table 3 (contd - page 83)

**EAST CHINO SPECIFIC PLAN**

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Insert Table on page 84

**EAST CHINO SPECIFIC PLAN**

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Insert Table on page 85

**EAST CHINO SPECIFIC PLAN**

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Insert Table on page 86

**EAST CHINO SPECIFIC PLAN**

---

Insert Table on page 87



**EAST CHINO SPECIFIC PLAN**

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Insert Table on page 88

## **EAST CHINO SPECIFIC PLAN**

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### 2. Gateways/Intersection Treatments

Gateways are special landscaping and design treatments required at various intersections throughout the Specific Plan. They are provided to enhance the urban design quality of the area, announce entrance to the community and neighborhoods and highlight major intersections. The intent is to help create a high quality image for the Specific Plan, as well as for the City of Chino.

Four gateway designs are planned as described below. Refer to the Landscape Concept Plan, Figure 18, to determine which gateway is required at a given intersection.

#### a. Major and Minor Gateways:

A Major and Minor Gateway is required at each intersection along Euclid Avenue and on Schaefer at Mountain Avenue. These are the primary entry points into the Specific Plan. The Gateways are shown on Figures 19 and 20. Design features of major gateways include Lombardy Poplar trees planted in a grid pattern, 24" and 48" raised planters, and texturized street pavement. Minor gateways are smaller in scale and include a single row of evergreen Bottle Trees with shrub and ground cover mass below, and 24" raised planter.

#### b. Community Intersection Node:

Community Intersection Node treatment will be required at major intersections within the boundaries of the Specific Plan, primarily along Fern Avenue. Design features include informal planting of Brazilian Pepper trees, shrub massing, ground cover, a 24" raised planter and contrasting pavement bands within the roadway (see Figure 21).

#### c. Neighborhood Entry:

Neighborhood Entry treatment is typically required where the loop roads intersect existing streets. As the name implies, these are the primary entry points to each neighborhood, since local streets will connect to the loop roads. The design concept is illustrated on Figure 22, and includes a single specimen size Victorian Box tree for accent, shrubs, ground cover, and a contrasting pavement pattern in the roadway.

#### d. Intersection Implementation:

## **EAST CHINO SPECIFIC PLAN**

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Major and minor gateway treatments and community intersection nodes benefit and enhance the image of the planning area. Since 1987, these treatments have been conditioned to be constructed by the developer of the property immediately abutting an intersection where the treatment is planned. This condition has created an undesirable presentation of these features, promoting the construction, in some cases, of only a fractional portion of the entire intersection treatment. That is, leaving some intersections with one-fourth of the treatment completed and no specific time frame for development of the remaining fractional portions. Since the inception of the plan it has been acknowledged by staff that this implementation procedure has not promoted construction of the treatments in a manner to enhance the image of the plan area as originally intended.

To encourage the development of a complete intersection treatment, it is recommended that a fee schedule be established. If a fee is adopted for the development of intersection treatments, it would, where appropriate, permit the City Council to authorize reimbursement agreements and cover improvement costs beyond those required as a part of the project. Reimbursements would permit the City to require a developer to construct portions of intersection treatments beyond their responsibility and reimburse the developer from fees collected. This strategy would enable a more logical and complete development approach for an intersection treatment.

Neighborhood intersection treatments are determined not to be of a Specific Plan wide benefit. Therefore, they are not recommended to be included in a fee reimbursement program, and their construction shall be the responsibility of the property developer.

### 3. Site Planning Concepts

This section provides two conceptual site plans which have been provided to illustrate various site planning techniques related to the Activity Corridor (Figure 23), and single family neighborhoods (Figure 24). Each plan considers the total context of the site including: placement of buildings, building pads, streets and interval driveways, parking areas, and the relationship to adjacent development. The intent is to show basic design concepts applicable to the Specific Plan. They should not be taken literally in terms of specifying final site plan design. Rather, issues such as density, building coverage and placement, setbacks, etc., will be determined during the normal city review process.

## **EAST CHINO SPECIFIC PLAN**

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a. Activity Corridor:

The site planning concept for the Activity Corridor illustrates both commercial and Multi-family residential designs. The particular property shown is located in the northeast corner of the Specific Plan. Zoning of the site includes General Commercial at Riverside and Euclid, Office Commercial and RD8 along Fern; and RD20 on Chino Avenue and north along Euclid. The site plan is intended to illustrate the following concepts.

- Limited access points onto surrounding streets and only one midblock median break on Euclid Avenue.
- Common interior driveways to delineate land uses and help create a buffer.
- Pedestrian greenway trails interconnected between projects.
- Formal landscape treatment.
- Texturized pavement at entrances and crosswalks.

Commercial Design Features:

- Emphasis on pedestrian walkways throughout a site separated from traffic aisles.
- Pedestrian plazas with shaded seating (also, outdoor restaurants encouraged).
- Offset building facades.
- Variation of roof forms.
- Landscaping, including trees, along the front and sides of each building.
- Impressive architectural features where most visible, such as at intersections and along the street.

Residential Design Features:

## **EAST CHINO SPECIFIC PLAN**

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- Transition/gradation of density from Fern Avenue (RD8) to Euclid Avenue (RD20).
- Staggered building setbacks.
- Offset building facades.
- Major parking areas screened from public streets.
- Large common open spaces.

b. Single Family Neighborhoods:

To illustrate single family neighborhood design concepts, a plot plan is provided for property designated RD 4.5. The site is located on the south side of Schaefer Avenue between San Antonio and Cypress Channel. The Southern California Edison easement borders the site on the south and a joint school and park is located on Schaefer. The site plan is intended to illustrate the following concepts:

- Loop road alignment with an adjoining paseo trail.
- Curvilinear street pattern.
- Side-on cul-de-sacs opening to the loop road.
- Front on housing along San Antonio Avenue is desirable, however, units may back onto San Antonio Avenue provided an enhanced streetscape treatment is provided including a landscape easement, similar to the paseo trail design.
- Variable lot width and depth.
- Staggered building setbacks.
- Combined school and park site with landscape buffer bordering single family homes.
- Greenway trail connection into the park site from a residential street.
- Informal streetscape planting.

## **EAST CHINO SPECIFIC PLAN**

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Specific City criteria concerning commercial, office, industrial and residential development is provided in the Development Regulations section of the Specific Plan. Included are technical standard (setbacks, height, density, etc.) and design guidelines for site planning, architecture, and landscaping.

### **4. Perimeter Walls**

Perimeter walls will be a highly visible urban design element of the Specific Plan. This is particularly true given that streets like Chino, Schaefer, and Edison provide primary access into the City from the east.

However, perimeter walls or fences can have a negative impact on the perceived quality of an area when poorly maintained or designed. To address this concern and help establish community and neighborhood identity, perimeter walls in East Chino shall be designed based on the following criteria.

- Decorative block walls are required along the boundary of single family subdivisions adjacent to primary and secondary streets and loop roads. Side on cul-de-sacs and wrought iron fencing should be used whenever feasible to reduce the length of walls and open up views into projects.
- A consistent perimeter wall design shall be provided for each of the four neighborhoods within the Specific Plan. However, to provide continuity between neighborhood, the basic design shown on Figure 25 shall be used. Specifically, a 3' offset every 30' to 60' is required.
- The wall design for each neighborhood shall have a unique selection of materials consistent with the high quality, rural image to be established for the Specific Plan. Acceptable design may incorporate alternating materials, stone, brick, split face block, or stucco finish.
- Clinging vines, such as parthenosis tricuspidata, shall be provided.

### **5. Architecture Concept**

A diversity of architectural styles is encouraged within the community, rather than one specific style, in an effort to promote a richness of architectural character. While no specific architectural theme is required, rural architectural styles which reflect East Chino's rural heritage are encouraged.

Architectural and design elements which relate to the Activity Corridor are

## **EAST CHINO SPECIFIC PLAN**

---

best described as follows:

- Higher intensity attached residential products
- Vertical architectural building masses and architectural elements (clock towers)
- Traditional materials but used in a more contemporary architectural style

Architectural and design elements which relate to single family detached neighborhoods are best described as follows:

- Rural and suburban
- Informal
- Traditional
- Rustic
- Low profile (one and two story)
- Relating to people/pedestrian scale

Appropriate building materials related to the planning area include the following:

- a. Walls
  - Earthy tones "broken" with reveals and recesses
  - board and batton siding
  - clapboard siding
  - wood shingles
  - fieldstone foundations
  - stone columns
  - wood beams and trusses

## **EAST CHINO SPECIFIC PLAN**

---

- brick
- trellis elements
- stucco (primarily used in non-public view areas)
- b. Doors and Windows
  - wood doors
  - French doors
  - recessed doorways
  - multi-paned windows
  - bay windows
  - palladian (fan) windows
  - double hung windows
  - vertical windows with shutters
- c. Roofs
  - Pitched; gabled or hipped roofs (shed roofs may be appropriate within the Activity Corridor)
  - multi-level roofs
  - exposed rafters
  - heavy wood, concrete or clay tile shake, concrete tile roofing
  - dormers and gable end windows
  - ornamental gutters
- d. Details
  - pot shelves



## **EAST CHINO SPECIFIC PLAN**

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- brick or stone piers
- exposed timbers and beam ends
- covered entry porches
- corner windows
- stone and brick chimneys
- stone columns supporting large front verandas
- wood beams and trusses
- trellis elements/structures
- low garden walls
- decorative gable end vents
- cupolas and weather vanes
- paneled garage doors

e. Patio, Balcony, Second Story Decks

Balconies, patios, patio enclosures, and second story decks shall be constructed of materials which are consistent with the architectural materials of the structures where the feature is attached and the architectural standards noted on page 94 87 of the Specific Plan. If a pitched roof feature is utilized, the roof material shall be consistent with the roof material utilized on the structure where the feature is attached or constructed.

## **EAST CHINO SPECIFIC PLAN**

### **SECTION V - DEVELOPMENT REGULATIONS AND GUIDELINES**

A.	General Provisions .....	91
1.	Purpose and Intent.....	91
2.	Relation to the Chino Zoning Ordinance .....	92
3.	Interpretation .....	92
4.	Enforcement .....	92
5.	Amendments .....	92
6.	Definitions .....	92
7.	Right to Farm Provisions .....	93
8.	Severability.....	94
B.	Commercial Land Use Regulations .....	94
1.	Primary Function/Location.....	94
2.	Permitted and Conditional Uses .....	94
3.	Site Development Standards.....	99
4.	Commercial Design Guidelines.....	100
C.	Residential Land Use Regulations .....	105
1.	Primary Function/Location.....	105
2.	Permitted and Conditional Uses .....	105
3.	Site Development Standards.....	106
4.	Residential Design Guidelines .....	111
D.	Industrial Land Use Regulations .....	120
1.	Primary Function/Location.....	120
2.	Permitted and Conditional Uses .....	120
3.	Site Development Standards.....	129
4.	Industrial Design Guidelines .....	129
E.	Southern California Edison Easement Land Use Regulations.....	134
1.	Primary Function/Location.....	134
2.	Permitted and Conditional Uses .....	134
3.	Edison Easement: Special Criteria .....	135
F.	Overlay Districts .....	135
1.	General Provisions .....	135
2.	Interim Agricultural Overlay District.....	136
3.	Residential Planned Development Overlay District.....	137

## **EAST CHINO SPECIFIC PLAN**

---

### **V. DEVELOPMENT REGULATIONS AND GUIDELINES**

#### **A. General Provisions**

##### **1. Purpose and Intent**

This chapter contains the development regulations and guidelines for all new construction in the East Chino Specific Plan. The provisions herein will implement the city of Chino General Plan and are tailored to accomplish the goals specified in Chapter III, and structure described in Chapter IV (Specific Plan Components). The intent is to establish a distinctive, well designed and high quality environment which enhances the agricultural and rural heritage of the area.

There are eleven basic land use categories within the Specific Plan listed below. In addition, two overlay districts are established to address special circumstances pertaining to interim agricultural uses and affordable housing. Refer to the Specific Plan Land Use Map to determine the boundaries of each category.

<b>LAND USE CATEGORIES</b>	<b>DESIGNATION</b>
<b>Residential</b>	
Residential Development 20 DU/AC	RD 20
Residential Development 14 DU/AC	RD 14
Residential Development 8 DU/AC	RD 8
Residential Development 4.5 DU/AC	RD 4.5
Residential Development 2 DU/AC	RD 2
<b>Commercial</b>	
Village Commercial	VC
General Commercial	GC
Office Commercial	OC
<b>Industrial</b>	
Business Park	BP
Light Industrial	LI
<b>Open Space/Overlay District</b>	
Southern California Edison Easement	EE

## **EAST CHINO SPECIFIC PLAN**

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Interim Agricultural Overlay District	(A-A)
Residential Planned Development Overlay District	(RPD)

### 2. Relationship to the Chino Zoning Ordinance

This Specific Plan augments the development regulations and standards of the Chino Zoning Ordinance. When an issue, condition or situation occurs which is not covered or provided for in this Specific Plan, the regulations of the Zoning Ordinance that are most applicable to the issue, condition or situation shall apply. In the event that the provisions of the Specific Plan are in conflict with the Zoning Ordinance, the provisions of the Specific Plan shall prevail.

### 3. Interpretation

The Director of Community Development or his/her designee, shall have the responsibility to interpret the provisions of the Specific Plan. All such interpretations shall be in written form and permanently maintained. Any person aggrieved by such an interpretation may request that such interpretation be reviewed by the Planning Commission.

### 4. Enforcement

The Director of Community Development shall enforce the provision of this Specific Plan and all the applicable codes of all governmental agencies and jurisdictions in such matters including, but not limited to, building, mechanical, fire and electrical codes, and codes pertaining to drainage, waste water, public utilities, subdivisions and grading.

### 5. Amendments

The procedures to amend this specific plan shall be the same as a Zoning Ordinance Amendment (Chapter 20.62, City of Chino Zoning Ordinance). In addition, amendment to any element of the City of Chino General Plan may be required if a conflict is found to exist with any proposed specific plan amendment.

### 6. Definitions

## **EAST CHINO SPECIFIC PLAN**

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Words, phrases and terms not specifically defined herein shall have the same definition as provided in the Zoning Ordinance.

### 7. Right to Farm Provisions

#### a. Purpose and Intent:

As urban development occurs within East Chino residential, commercial, and industrial uses will locate adjacent to pre-existing agricultural activities. As a result, agricultural operations may become the subject of nuisance complaints or litigation and could be pressured to cease or curtail operations, or may be discouraged from making investments in farm improvements.

To conserve and protect the continued viability of agricultural operations in East Chino, this section is provided to limit the circumstances under which agricultural operations may be deemed to constitute a nuisance. The intent is to balance the rights of farmers to produce dairy products, food and other agricultural commodities with the rights of non-farmers who own, occupy, or use land adjacent to agricultural property.

#### b. Applicability:

The Right-to-Farm provisions contained herein shall apply to all legal agricultural operations within the A-A Overlay District, and all other legally established agricultural operations existing at the time the property was annexed to the City of Chino. Agricultural operations shall include all permitted uses listed in Subsection c. of the Interim Agricultural Overlay District.

#### c. Policy:

(1) No agricultural operations conducted or maintained in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality if the agricultural operation was existing at the time of annexation or thereafter legally expanded and if it was not a nuisance at the time it began.

(2) This section shall not invalidate any provision contained in

## EAST CHINO SPECIFIC PLAN

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the Health and Safety Code, Fish and Game Code, Food and Agricultural Code, or Division 7 (commencing with Section 13000) of the Water Code of the State of California, if the agricultural operation, constitutes a nuisance, public or private, as specifically defined or described in any such provision.

- (3) This section is not to be construed so as to modify or abridge the state law set out in the California Civil Code relative to nuisances, but rather it is only to be utilized in the interpretation and enforcement of the provisions of City ordinances and regulations.

### 8. Severability

If any regulation, condition, program or portion thereof of the Specific Plan is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and the invalidity of such provision shall not affect the validity of the remaining provisions.

## B. Commercial Land Use Regulations

### 1. Primary Function/Location

Commercial land uses are located within the Activity Corridor and consist of General Commercial, Village Commercial, and Office Commercial land use categories. The Village Commercial Activity Center (located on the south side of Schaefer Avenue, between Euclid and Fern Avenues) will become the primary commercial area within the Activity Corridor. This is due to its high visibility and mixture of commercial, entertainment, and commercial recreational uses.

### 2. Permitted and Conditional Uses

The following matrix establishes the uses which are permitted, conditionally permitted, or not permitted in each of the three commercial categories.

P = Permitted uses  
C = Conditionally permitted uses

Uses not listed as "P" or "C" are not permitted.

## EAST CHINO SPECIFIC PLAN

LAND USE	OC	VC	GC
<b>a. <u>Offices and Related Uses</u></b>			
Administrative and executive offices	P	P	P
Artist studios and galleries such as art, photography, interior design, etc., but not including the sale of equipment and supplies	P	P	P
Clerical and professional offices	P	P	P
Financial services and institutions	P	P	P
Medical, dental and related health services (non-animal related) including laboratories and clinics; only the sale of articles clearly incidental to the services provided shall be permitted	P	P	P
Prescription pharmacies, (only when located within a building containing the offices of 5 or more medical practitioners)	P	P	P
Public buildings (library, city and county buildings, special districts and post office)	-	P	-
Public utility services offices	P	P	P
Ambulance services	C	C	C
Related commercial uses (blueprinting, stationary, quick copy, etc.) when incidental to an office building or complex	P	P	P
<b>b. <u>General Commercial Uses</u></b>			
Antique shops	-	P	-
Animal Care Facility (animal hospital veterinarian, commercial kennel, grooming), excluding exterior kennel, pens, or runs	-	C	-
Apparel stores	-	P	P
Art, music and photographic studios and equipment, supplies, and record sales	C	P	P
Appliance stores and repair	-	P	P
Arcades	-	C	C
Athletic and health club, dance studios, gyms and weight reducing clinics	P	P	P
Automotive services (including motorcycles, boats, trailer and camper)			
○ sales	-	-	C
○ rentals	-	-	C

## EAST CHINO SPECIFIC PLAN

LAND USE	OC	VC	GC
○ repairs (major and minor engine work muffler shops, painting body work and upholstery, etc., conducted within completely enclosed buildings)	-	-	C
○ Coin-op washing	C	C	C
○ Automatic washing	C	C	C
○ Service or gasoline dispensing stations subject to use provisions in Section 20.26.020 C.2. of the Chino Zoning Ordinance	C	C	C
○ Parts and supplies	-	P	P
Bakeries (retail only)	-	P	P
Barber and beauty shops	P	P	P
Bicycle shops	-	P	P
Blueprint and photocopy services	P	P	P
Book, magazine and newspaper stores (other than adult related material)	-	P	P
Candy stores and confectioneries	-	P	P
Catering establishments	-	P	P
Cleaning and pressing establishments	-	P	P
Cocktail lounge (bar, lounge, tavern) including related entertainment	-	P	P
Commercial recreation facilities			
○ indoor uses such as bowling, theaters, billiards	-	P	P
○ outdoor uses such as golf, tennis, basketball, baseball, trampolines, etc.	-	C	C
Dairy product stores	-	P	P
Department stores	-	P	P
Drive-in businesses, including theaters (other than fast food restaurants)	-	C	C
Drug stores and pharmacies	-	P	P
Equipment rental yards	-	-	C
Fast-food restaurants	-	C	C
Feed/Tack stores with no outdoor storage	-	P	P
Florist shops	-	P	P



## EAST CHINO SPECIFIC PLAN

LAND USE	OC	VC	GC
Food stores and supermarkets including delicatessens, butcher, ice cream, donut, or yogurt shops and frozen food lockers	-	P	P
Furniture stores, repair and upholstery	-	P	P
General retail stores	-	P	P
Hardware stores	-	P	P
Hobby shops	-	P	P
Home Improvement Centers			
○ Material stored and sold within enclosed buildings	-	P	P
○ Outdoor storage of material such as lumber and building materials	-	-	C
Hotels and Motels	-	P	P
Ice Machines (outdoor)	-	C	C
Janitorial Services and Suppliers	C	P	P
Jewelry Stores	-	P	P
Laundry (self-service)	-	P	P
Liquor Stores	-	P	P
Kiosks for key shops, film drops, aluminum recycling, etc., in parking lots	-	C	C
Locksmith shop	-	P	P
Mini-storage for public use (no outdoor storage)	-	-	-
Mortuaries	-	P	P
Nurseries and garden supply stores; provided, in the district, all equipment, supplies and material are kept within an enclosed area	C	P	P
Office and business machine stores	P	P	P
Parking facilities (commercial) where fees are charged	C	C	C
Pet shop	-	P	P
Photocopy printing shops excluding heavy presses	P	P	P
Restaurants (other than fast food) with entertainment and/or serving of alcoholic beverages	C	P	P
Shoe stores, sales and repair	-	P	P
Secondhand stores and pawn shops	-	P	P

## EAST CHINO SPECIFIC PLAN

LAND USE	OC	VC	GC
Sporting goods stores	-	P	P
Stationery and gift shops	-	P	P
Swimming pool supplies	-	P	P
Tailor or seamstress shop	-	P	P
Taxidermists	-	P	P
Television, radio and electronic sales and service	-	P	P
Tire sales and service	-	C	C
Toy stores	-	P	P
Travel agencies	P	P	P
Transportation facilities (train and bus, taxi depots)	-	C	C
Truck and trailer rental, sales and service	-	-	-
Variety stores	-	P	P
Vehicular storage yard and towing service	-	-	-
<b>c. <u>Public and semi-public uses</u></b>			
Day Care Facilities	C	C	C
Convalescent facilities and hospitals	C	-	C
Private and public clubs and lodges, including YMCA, YWCA and similar youth group uses	-	P	P
Educational institutions, parochial private (including colleges and universities)	C	C	C
Museums, public or private	P	P	P
Parks and recreation facilities, public or private	C	C	C
Public utility installations	C	C	C
Telecommunication Facilities	C	C	C
Vocational or business trade schools	C	C	C
Churches, convents, monasteries and other religious institutions	C	C	C
<b>d. <u>Accessory Uses</u></b>			
Accessory structures and uses customarily incidental to a permitted use and contained on the same site	P	P	P
Accessory structures and uses customarily incidental to a conditional use and contained on the same site	C	C	C

## EAST CHINO SPECIFIC PLAN

LAND USE	OC	VC	GC
Caretakers residence	C	C	C
Temporary open air sales per Section 20.28.020 D.2. Chino Zoning Ordinance	P	P	P

### 3. Site Development Standards

FEATURE	VC	GC	OC
Minimum Developable Area (a)	5 ac.	5 ac.	5 ac.
Minimum Lot Size (b)	5 ac.	5 ac.	5 ac.
Minimum Lot Width (b)	300'	300'	300'
Minimum Lot Depth (b)	500'	500'	200'
Height Limitations:			
○ Adjacent to single family residential district (c)	35'	35'	35'
(with CUP)	45'	45'	45'
○ Other Locations (c)	45'	45'	45'
(with CUP)	75'	75'	75'
Maximum Site Coverage (net lot area)	60%	50%	50%
Minimum on-site landscaping/hardscape (d) (includes pedestrian areas, courtyards, plazas, etc.)	15%	15%	20%
Minimum Building and Parking Setback and Depth of Landscaping along Street Frontages (measured from face of curb)			
○ Euclid Avenue	50' avg./35' min.		
○ Fern Avenue (east side)	45' avg./30' min.		
○ Riverside Drive	45' avg./25' min.		
○ Chino Avenue	35' avg./25' min.		
○ Schaefer Avenue	45' avg./30' min.		
○ Edison Avenue	45' avg./30' min.		
○ Local Streets	25' avg./25' min.		
Minimum Rear Setback (from property line)			
○ Adjacent to existing or planned commercial, office or industrial development	10'	10'	10'
○ Adjacent to existing or planned residential development	20'	20'	20'
Minimum Interior Side Setback (from property line)			

## **EAST CHINO SPECIFIC PLAN**

FEATURE	VC	GC	OC
○ Adjacent to existing or planned commercial or industrial development	10'	10'	10'
○ Adjacent to existing or planned residential development	20'	20'	20'

- Notes:**
- (a) Minimum Developable Area is the smallest increment of land area on which new development may occur. The intent of this standard is to avoid piecemeal construction inconsistent with the goals and objectives of the Specific Plan. Further, Master Plans are required in all areas of the Activity Corridor which may extend beyond the boundaries of a five acre parcel(s).
  - (b) Excludes individual lots within an approved master planned commercial shopping complex.
  - (c) For every story over two, an additional 15 feet of setback shall be provided.
  - (d) Landscape percentage shall be calculated on a ~~net lot~~ basis.

#### 4. Commercial Design Guidelines

The following Design Guidelines are intended to describe specific commercial design recommendations related to site planning, landscape architecture, and architecture.

##### a. Master Plan Requirements

This section is provided to help coordinate the design and development of adjacent properties and discourage piecemeal development in the Activity Corridor. The intent is to enhance opportunities for high quality development consistent with the goals of the East Chino Specific Plan. In addition, master plans will assure a harmonious relationship between existing and proposed uses and promote the use of common facilities (parking areas, access points, etc.) between compatible land uses. The following guidelines shall apply to all properties in the Activity Corridor only:

- (1) A conceptual Master Plan (or precise site plan in the event of total development) shall be approved by the Planning Commissions concurrent with, or prior to, any project approval within the Activity Corridor. The required Master Plan boundaries have been established for each area within the Activity Corridor based on lot configuration, physical attributes of the area and ownership patterns. (Refer to the Activity Corridor Summary Map 6c following page 52).

## **EAST CHINO SPECIFIC PLAN**

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- (2) At minimum, Master Plans shall indicate overall vehicular circulation (points of ingress and egress to public and public streets, interior drives, and configuration of parking areas); building locations and configurations, landscaped areas; and, pedestrian plazas and circulation throughout the site.

b. Site Planning Guidelines

- (1) Arrange buildings to permit vistas from Euclid Avenue and Fern Avenue into open space areas.

Arrange....  
(Orig. on page 111)

- (2) Coordinate development of adjacent parcels to maximize joint access for parking and circulation.
- (3) Landscaping and pedestrian walkways shall be provided between sites throughout the Activity Corridor. Walls separating individual commercial, residential or business park developments shall be discouraged unless necessary for buffering purposes.
- (4) Group similar types of uses and activities into the Activity Core (Village Commercial). For example, such activity groups could include retail and shopping centers, entertainment centers, offices and other uses designed to promote day-night activity.

## **EAST CHINO SPECIFIC PLAN**

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- (5) Cluster commercial buildings with pedestrian areas located between structures. Also, provide walkways between building clusters.

(5) Cluster cml....  
(Orig. on page 111)

- (6) Avoid repetitive building setbacks along all streets.
- (7) Pedestrian oriented open space areas shall be provided. Plazas, courtyards, arcades, patios, and other open space elements shall be incorporated into all General and village level commercial centers.
- (8) Commercial activities, such as outdoor restaurants, and cafes, shall be encouraged in pedestrian oriented plaza areas.

### c. Landscape Architecture Guidelines

- (1) The landscape concept for the Activity Corridor will emphasize former plantings of trees, due to the higher intensity, urban oriented characteristics of the Activity Corridor. The impression will be created by a predominance of deciduous trees, lush understory plantings, use of hardscape pavers, and formal planters. Street trees, and neighborhood theme trees will be planted in formal patterns per landscape Table 4 on page 87. In addition, gateway/intersection design treatment shall be provided per Figures 19-22.
- (2) Continuity of streetscape elements and an overall landscape palette shall be used to visually unify development within the Activity Corridor and to differentiate it in character from

## **EAST CHINO SPECIFIC PLAN**

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adjacent residential neighborhoods.

- (3) An on-site tree palette has been established for commercial areas within the Activity Corridor which details specific tree varieties, quantity, and planting criteria. Refer to neighborhood tree palette, Table 4 for examples.
- (4) To screen parking area, trees and shrubs shall be massed and combined with mounding. Berms will have a minimum height of three feet and have a maximum slope not to exceed 3-1/2:1.
- (5) Within parking lots, trees shall be located in a planter at a rate of one tree for every three parking stalls.
- (6) Trees shall be planted between commercial structures and parking areas.
- (7) A dense landscape buffer shall be required when commercial/office land uses lie adjacent to residential uses (Figure 23).
- (8) Transition paving shall be required at all commercial/office vehicular entrances. Textured paving shall also be encouraged where pedestrian walkways cross vehicular circulation aisles (Figure 23).

### **d. Architecture Guidelines**

- (1) Each commercial center shall be designed with a consistent, recognizable design theme. The theme shall create a harmonious image through the use of consistent building styles, forms, colors, materials, and rooflines.
- (2) The use of traditional architectural forms shall be encouraged. Pitched roofs, covered walkways, colonnades, entrance pergolas, and the use of indigenous building materials shall be used whenever possible in order to reflect East Chino's rural heritage.
- (3) Patio, Balcony, Second Story Decks – Balconies, patios, patio enclosures, and second story decks shall be constructed of materials which are consistent with the architectural materials of the structures where the feature is attached and the

## **EAST CHINO SPECIFIC PLAN**

architectural standards noted on page 103 of the Specific Plan. If a pitched roof feature is utilized the roof material shall be consistent with the roof material utilized on the structure where the feature is attached or constructed.

- (4) Architectural elements such as colonnades, trellis elements, door and window canopies, arcades, etc., shall be used to provide visual interest to blank building facades.
- (5) Commercial/office building facades shall be "broken" with reveals, recesses, projections, and other architectural elements designed to provide variety and visual interest to the streetscape. Blank, unarticulated building facades shall be discouraged.

(4) Cml/ofc  
(Orig. on page 113)

- (6) The mass and scale of office/commercial developments shall be proportionate to the site, open spaces, street, and surrounding developments.
- (7) Permit vertical architectural elements (within the Activity Corridor) in excess of the standard height limit, based upon individual project review by the City. Architectural elements include: clock towers, steeples, bell towers, etc. These elements should be located at arterial crossing points and gateway entry points (Figures 16 and 17).
- (8) All mechanical equipment shall be screened from public view. The method of screening shall be architecturally integrated with the main structure in terms of materials, shape, color and size.



## EAST CHINO SPECIFIC PLAN

### e. Circulation Guidelines

- (1) All local and private streets within the Activity Corridor shall meander, providing variety and visual interest to the streetscape.
- (2) On-site greenway trails shall be provided within the Activity Corridor, designed to connect between individual residential and commercial projects. The conceptual location of greenway trails is shown on Activity Corridor Summary Maps in Section IV (Specific Plan Components).

### C. Residential Land Use Regulations

#### 1. Primary Function/Location

Residential land uses are located throughout the planning area. Higher density residential land uses are located within the Activity Corridor primarily between Riverside Drive and Schaefer Avenue. Lower density residential uses are located west of Fern Avenue and are composed of conventional single family detached dwellings.

#### 2. Permitted, Conditional, and Administrative Uses

The following matrix establishes the uses which are permitted, conditionally permitted, administratively permitted, or not permitted in each of the residential categories.

P = Permitted uses  
 C = Conditionally permitted uses  
 A = Administratively permitted uses (Subject to Section 20.52.080 of the Chino Municipal Code)

Uses not listed as "P" or "C" are not permitted.

Land Use	RD 2	RD 4.5	RD 8	RD 14	RD 20
Single family detached	P	P	-	-	-
Single family attached	-	-	P	-	-
Multi-family dwellings	-	-	P	P	P
Accessory structures	P	P	P	P	P
Day care facility:					

## EAST CHINO SPECIFIC PLAN

Land Use	RD 2	RD 4.5	RD 8	RD 14	RD 20
○ six or less	P	P	P	P	P
○ more than six	C	C	C	C	C
Home occupation	P	P	P	P	P
Large family day care homes	A <sup>1</sup>	A <sup>1</sup>	-	-	-
Outdoor recreation facility	C	C	P	P	P
Public facilities or utility	P	P	P	P	P
Residential care facility:					
○ six or less	P	P	P	P	P
○ more than six	C	C	C	C	C
Public school	P	P	P	P	P
Private or parochial school	C	C	C	C	C
Church	C	C	C	C	C
Stable, commercial or private	C	C	C	C	C
Animals	<b>(Keeping of animals as accessory to residential use shall meet City of Chino Zoning Ordinance provisions)</b>				

### 3. Site Development Standards

FEATURE	RD 2	RD 4.5	RD 8	RD 14	RD 20
Minimum Site Area for new Development (m)	N/A	N/A	5 ac.	5 ac.	5 ac.
Number of Dwelling Units Allowed Per Acre (a)	up to 2.0	up to 4.5	up to 8.0	up to 14.0	up to 20.0
Minimum Living Area					
○ Single family	1800	1000	N/A	N/A	N/A
○ M.F. 1 bedroom	N/A	N/A	650	650	650
○ M.F. 2 bedroom	N/A	N/A	800	800	800
Net Lot Area (minimum avg./minimum)	20,000/ 18,000	6500/6000	N/A	N/A	N/A

<sup>1</sup>Subject to Section 20.52.045 of the Chino Municipal Code.

## EAST CHINO SPECIFIC PLAN

FEATURE	RD 2	RD 4.5	RD 8	RD 14	RD 20	
Lot Dimensions						
○ Minimum Width at req. front setback	100' avg. vary ±10'	60' avg. vary ±5'	300'	300'	300'	
○ Minimum corner lot width	100'	65'	300'	300'	300'	
○ Minimum depth	120'	90'	300'	300'	300'	
○ Minimum frontage at front property line	50'	35'	300'	300'	300'	
Lot Coverage (maximum %)	25%	60%	N/A	N/A	N/A	
Setbacks (minimum measured from property line)						
○ Front	30' avg./vary ±5'	25'/vary ±5'	(Required per Note b)			
○ Corner side	20'	15'	(Required per Note b)			
(c) ○ Interior side yard	10'/15'	5'/10'	10'	10'	10'	
○ Rear yard	30'	25'	10'	10'	10'	
○ Private street	30'	25'	10'	10'	10'	
	Avg (±5')	Avg (±5')	Avg (±4')	Avg (±4')	Avg (±4')	
(d) ○ Adjacent to intense animal use;						
-- On adjacent property	70'	70'	70'	70'	70'	
-- On same lot	<del>45</del> 40'	N/A	N/A	N/A	N/A	
○ At interior site boundary (dwelling unit/accessory bldg.)	15'/5'	10'/5'	15'/5'	15'/5'	15'/5'	
Residential Bldg. Separation (minimum)						
○ Main entrance side to other	N/A	N/A	20'	20'	20'	
○ Patio/balcony	N/A	N/A	30'	30'	30'	

## EAST CHINO SPECIFIC PLAN

FEATURE	RD 2	RD 4.5	RD 8	RD 14	RD 20
side to other					
○ Other	N/A	N/A	10'	10'	10'
Height Limitations/Maximum Stories	35'/2 1/2	35'/2 1/2	35'/2 1/2	35'/2 1/2	45'/3 1/2
Open Space Required (minimum area and/or dimensions)					
○ Private open space;					
-- Ground floor unit min. sq.ft./depth	N/A	N/A	200/10'	200/10'	200/10'
-- Upper story unit min. sq.ft./depth	N/A	N/A	100/8'	100/8'	100/8'
○ Usable common open space (% of site)	N/A	N/A	35%	35%	35%
○ Total open space (private & common, % of site)	N/A	N/A	40%	40%	40%
Recreation Area/Facilities	N/A	N/A	(Required per Note e)		
Landscaping/Walls					
○ On-site	(Required per Note f)		(Required per Note g)		
○ Perimeter	(Required pursuant to x-sections, Figures 12b-12h)				
Architectural Variation	(Required per Note h)		N/A	N/A	N/A
Covered Parking Standards	N/A	N/A	(Required per Note i)		
Security Standards	(See special requirements on pg 129 for Neighborhood Four)		(Required per Note j)		
Dwelling Unit Amenities	N/A	N/A	(Required per Note k)		
Development Amenities	N/A	N/A	(Required per Note l)		

### Notes:

- (a) **Density calculations:** Density shall be calculated based on "adjusted gross" acres. Adjusted gross acres equals the land area which would remain after dedication of ultimate rights-of-ways for all primary and secondary streets, Cypress Avenue, San Antonio Avenue, Eucalyptus Avenue, Cypress Flood Control Channel, and the Southern California Edison easement.
- (b) **Activity Corridor Setbacks:** The following setbacks shall apply to residential property in the

## **EAST CHINO SPECIFIC PLAN**

Activity Corridor.

(c) **Second-story Deck Requirements:**

1. All second-story decks shall be reviewed and approved by the Planning Division prior to the issuance of a building permit.
2. Second-story decks shall be counted towards the 60% maximum lot coverage requirement.
3. All second-story decks shall be designed to be architecturally compatible with the existing dwelling unit (i.e., material, color, etc.).
4. Second-story decks shall be permitted to encroach four (4) feet into the required rear yard setback as permitted in Section 20.60.040 of the Chino Municipal Code.
5. Any stairway leading to the second-story deck shall not be visible from any public street.

### **Activity Corridor Residential Setbacks**

Street Name	*Streetscape Setback (from face of curb)
○ Euclid	50' avg/35' minimum
○ Fern	45' avg/30' minimum
○ Chino	35' avg/25' minimum

**Note:** \*Streetscape setback includes the average and minimum building setback, parking setback, and depth of landscaping along a street frontage measured from the ultimate face of curb.

- (c) **Side yard setbacks:** Five (5) feet side yard setbacks may be permitted on both sides of any single family unit with a three (3) car attached garage.
- (d) **Intense animal use:** "Intense animal use" means an agricultural use which is characterized by a high concentration of animals. It shall include, but necessarily be limited to, dairies, public stables or riding academies, cattle feeding yards, calf nurseries or animal sales yards.
- (e) **Recreation amenities:** All multi-family projects shall provide recreation amenities in conjunction with common open space. All recreation areas or facilities shall be maintained by private homeowner's associations or private assessment districts. The actual number and type of recreation amenities within a project shall meet the standards established in Chapter 20.42 of the Chino Zoning Ordinance (Open Space for Multiple Family Residential Developments).
- (f) **Front yard landscaping:** Developers of single family houses shall install front yard landscaping and permanent irrigation on each lot. Front yard landscaping shall include a seeded lawn, appropriate shrubs and a minimum two 5-gallon trees per lot (in addition to parkway trees). The developer shall provide a variety of landscape designs available for use throughout a subdivision.
- (g) **On-site trees in multi-family projects:** The following table sets forth minimum standards for the number and size of trees for on-site plantings within multi-family projects.

### **On-Site Tree Standards**

## **EAST CHINO SPECIFIC PLAN**

FEATURE	RD8	RD14	RD20
No. of trees per net acre	30	40	40
% Box trees	10	15	20
% 15-gallon trees	80	75	70
% 5-gallon trees	10	10	10

- (h) Single family architectural variation: Single family subdivisions shall comply with the following schedule for architectural variation:

### Architectural Variation Schedule

No. Single Fam. Dwellings	Min. No. Diff. Floor Plans	*Minimum No. Elevations for Each Floor Plan
10 or less	(Subject to City Approval)	
11-25	2	3
26-50	3	3
51-75	3	4
76-100	4	4
over 100	(one additional floor plan with 4 elevations for each additional 25 units)	

Note: \*Each elevation for a particular floor plan shall be distinctive with a unique roof design, architectural detailing and application of exterior materials.

- (i) Covered parking: The design of carports and garages shall incorporate architectural features and exterior building materials utilized throughout the development project. All requirements pertaining to covered parking in the RD 8, RD 14 and RD 20 zones of the Chino Zoning Ordinance shall be met.
- (j) Security standards for multiple family residential: A detailed security plan indicating private and common security measures shall be provided. The analysis shall include assessment of defensible space; visual line-of-sight limitations; screening effects of buildings, fencing and landscaping; exterior illumination; and building and unit address visibility. Exterior light switches such as photo-sensitive or automatic light switches shall be provided for all patios and balconies.
- (k) Dwelling unit amenities: All multiple family projects shall provide dwelling unit amenities, such as carpeting, drapes, central air conditioning, etc., as required by the Chino Zoning Ordinance in the RD 8, RD 14 and RD 20 zones.
- (l) Development amenities: The following measures shall be met:
- (1) Composition shingle roofs are prohibited.
  - (2) All patio and balcony walls are to match the residential building exterior materials

## EAST CHINO SPECIFIC PLAN

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and be opaque. At a maximum, the patio and balcony walls shall be 5 and 4 feet in height, respectively.

- (3) All trash enclosure facilities shall be fully enclosed, shaded and be provided with automatic door closing devices.
  - (4) A designated car washing area shall be provided in all multi-family projects.
- (m) Master plan requirements: The minimum site area for new development is the smallest increment of land area on which new development may occur. The intent of this standards is to avoid piecemeal construction consistent with the goals and objectives of the Specific Plan. Further, master plans are required in all areas of the Activity Corridor which may extend beyond the boundaries of a five acre parcel(s).

#### 4. Residential Design Guidelines

The following Design Guidelines are intended to describe specific residential design recommendations related to site planning, landscape architecture, and architecture.

##### a. Master Plan Requirements

This section is provided to help coordinate the design and development for adjacent properties and discourage piecemeal development in the Activity Corridor. The intent is to enhance opportunities for high quality development consistent with the goals of the East Chino Specific Plan. In addition, master plans will assure a harmonious relationship between existing and proposed uses and promote the use of common facilities (parking areas, access points, etc.) between compatible land uses. The following guidelines shall apply to all properties in the Activity Corridor only:

- (1) A conceptual Master Plan (or precise site plan in the event of total development) shall be approved by the Planning Commission concurrent with, or prior to, any project approval within the Activity Corridor. The required Master Plan boundaries have been established for each area within the Activity Corridor based on lot configuration, physical attributes of the area and ownership patterns. (Refer to the Activity Corridor Summary Map 6c following page 52).
- (2) At minimum, Master Plans shall indicate overall vehicular circulation (points of ingress and egress to public and private streets, interior drives, and configuration of parking areas); building locations and configurations, landscaped areas; and,

## EAST CHINO SPECIFIC PLAN

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pedestrian plazas and circulation throughout the site.

b. Site Planning Guidelines

Single Family

- (1) Streetside building elevations on corner lots shall not exceed one story in height. Split level units may be allowed, however, if the second story is stepped back from the street side yard.
- (2) Excessive repetition of identical floor plans shall be discouraged. A minimum number of footprints shall be provided per Note h on page ~~120~~110.
- (3) Staggered dwelling setbacks shall be required. Front yard setbacks within neighborhoods 1, 2, 3, and 4 shall be staggered  $\pm$ five feet (Figure 24).

(3) Staggered....  
(Orig. on page 123)

- (4) Property lines should be staggered as much as possible to create variety. In addition, lot width dimensions shall be varied to provide visual interest to the streetscape (Figure 24).
- (5) Side entry and detached garages shall be encouraged.
- (6) The site design for neighborhoods 1, 2, 3, and 4 should reflect a rural, informal street pattern with curvilinear roads and cul-de-sacs.
- (7) Side-on dwelling plottings shall be encouraged contiguous to

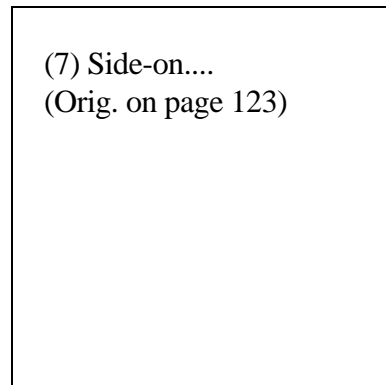


## **EAST CHINO SPECIFIC PLAN**

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the loop/paseo street system. Rear-on configuration shall be discouraged while front-on units are prohibited along the loop roads.

Figure on page 123



- (8) Building elevation visible from public view shall be broken with reveals, recesses, plant-ons, trim elements, and other architectural features designed to provide variety and visual interest to the streetscape.

### **Multi-Family**

- (9) Only multi-family attached buildings, or clusters of buildings, such as town homes, patio homes, triplex, duplex, etc., shall be developed in the Activity Corridor. Single family detached dwellings do not reflect the intensity of development sought for the Corridor and shall be discouraged.
- (10) Residential density within the Activity Corridor shall transition from higher density products, along Euclid Avenue, to lower density products located contiguous to Fern Avenue.
- (11) For multi-family residential uses, group buildings, open spaces, and parking lots in order to avoid the monotony of continuous rows of buildings and walls along the street; and to provide views into the project (Figure 23).

## **EAST CHINO SPECIFIC PLAN**

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- (12) Arrange buildings to permit vistas from Euclid Avenue and Fern Avenue into open space areas.
- (13) Coordinate development of adjacent parcels to maximize joint access for parking and circulation.
- (14) Landscaping and pedestrian walkways shall be provided between sites throughout the Activity Corridor. Walls separating individual commercial, residential or business park developments shall be discouraged unless necessary for buffering purposes.
- (15) Common recreation facilities, such as pool, spa, tennis, volleyball, recreation buildings, etc., should be clustered to create larger scale open spaces.
- (16) Open space areas in the form of plazas, courtyards, patios, etc., shall be incorporated into all multi-family projects. Raised planter beds and modular planters that will accommodate seating shall be encouraged in open space areas.
- (17) Multi-family attached housing shall provide each unit with its own identity and entry. This can be accomplished by staggering and offsetting each separate unit and combining one and two story forms with separate massing.

### **b. Landscape Architecture Guidelines**

- (1) Each residential neighborhood will develop its own unique character using the overall community landscape concept (Figure 18) and recommended neighborhood theme palette (Table 4) as its guide.
- (2) Each neighborhood loop/paseo street will use a single tree species in order to encourage continuity between neighborhoods (Table 3; Figure 18).
- (3) The landscape concept for the Activity Corridor will emphasize formal plantings of trees, due to the higher intensity, urban oriented characteristics of the Activity Corridor. The impression will be created by a predominance of deciduous trees, lush understory plantings, use of hardscape pavers, and formal planters. Street trees, and

## **EAST CHINO SPECIFIC PLAN**

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neighborhood theme trees will be planted in formal patterns per landscape Table 4 on page 8780. In addition, gateway/intersection design treatment shall be provided per Figures 19-22.

- (4) Continuity of streetscape elements and an overall landscape palette shall be used to visually unify development within the Activity Corridor and to differentiate it in character from adjacent residential neighborhoods.
- (5) Trees shall be planted in local street parkways at a rate of one tree for each 25\_ of linear street frontage.

Trees may be planted in a formal or informal (clustered) nature. Tree species shall be limited to those specified in the Neighborhood Tree Palette.

- (6) An on-site tree palette has been established for each residential neighborhood within the planning area, which details specific tree varieties, quantity, and planting criteria. Refer to tables 3 and 4 for specific criteria.
- (7) All trees shall be 15 gallon minimum in size (unless specified otherwise) staked and irrigated.
- (8) The landscape design along primary and secondary streets shall incorporate mounding wherever possible. Berms will have a typical height of three foot and have a typical height of three feet and have a maximum slope not to exceed 3-1/2:1.
- (9) Project perimeter walls, facing primary and secondary streets and the loop/paseo system, shall utilize the wall design illustrated in Figure 25 and described on page 93.
- (10) Open view type fencing such as wrought iron should be used adjacent to major open space areas (parks, Edison Corridor, paseo system, greenways) in order to increase visual open space perception.
- (11) Special landscape and design treatment shall be provided at major intersections as shown on Figures 19-22.
- (12) Natural or predominantly rural landscape design features such as washed river rock, native vegetation, and drought tolerant

## **EAST CHINO SPECIFIC PLAN**

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plant materials shall be encouraged.

- (13) Dense landscape buffers shall be required where residential development abuts the proposed school/park site.

c. **Architecture Guidelines**

**Single Family**

- (1) A variety of building elevations shall be provided per Note h on page 120.
- (2) Variety and visual relief shall be provided for all building elevations. Recesses, reveals, projections, etc., which provide rich shadow patterns shall be required. Blank, unarticulated dwelling elevations shall not be allowed.
- (3) Front porches, verandas, entrance porticoes, and other architectural elements shall be encouraged.
- (4) All single family dwelling elevations visible from public view shall provide rich architectural details such as accent strips, reveals, recesses, trim elements and other architectural features designed to provide variety and visual interest to the streetscape.

**Multi-Family**

- (5) Individual units within multi-family buildings shall be staggered to provide variety and visual relief.
- (6) Horizontal architectural elements are encouraged. Cantilevered balconies are encouraged. Balcony balustrades shall be opaque to screen balcony areas.

## **EAST CHINO SPECIFIC PLAN**

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(6) Horizontal  
architectural....  
(Orig. on page 127)

- (7) Stairway components and railing shall be integrated with the main structure through the use of building materials which complement the scale and mass of the building. Metal pipe, or prefab stair elements and railings shall not be allowed.
- (8) Roof elements shall be "broken" through the use of unit staggering and variation of roof form and height. Individual pitched roofs with extensive overhangs, hipped, gabled, or shed roofs shall be encouraged.

(8) Roof elements...  
(Orig. on page 127)

- (9) Architectural components, such as chimneys and greenhouse elements shall be encouraged to provide variety and visual interest.

## **EAST CHINO SPECIFIC PLAN**

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- (10) Roof mounted mechanical equipment shall not be allowed. All ground mounted mechanical equipment shall be architecturally screened and sound attenuated.
- (11) Articulation of the basic building envelope shall occur through the use of recesses, reveals, overhangs, and other architectural elements designed to create rich shadow patterns to structure elevations.
- (12) Permit vertical architectural elements within the Activity Corridor in excess of the standard height limit, based upon individual project review by the City. Architectural elements include: clock towers, steeples, bell towers, etc. These elements should be located at arterial crossing points and gateway entry points.

### **d. Circulation Arterials Guidelines**

- (1) All local and private streets within the Activity Corridor shall meander, providing variety and visual interest to the streetscape.
- (2) On-site greenway trails shall be provided within the Activity Corridor, designed to connect between individual residential and commercial projects. The conceptual location of greenway trails is shown on Activity Corridor Summary Maps in Section IV (Specific Plan Components).
- (3) Within the RD 2 category, all new residential development shall require local feeder trails for equestrian purposes ~~to be located to the front or rear of each lot and to provide direct access to the loop road/paseo equestrian trail which provide direct access to the rear of each lot and to the loop road/paseo equestrian trail.~~
- (4) The network of equestrian easements within an RD 2 project should provide a continuous loop pattern of trails and avoid dead-end easements where practical.
- (5) The unobstructed access and use of equestrian easements shall be enforced by property owners through private deed restrictions.
- (6) All non-residential development in the RD 2 category shall

## **EAST CHINO SPECIFIC PLAN**

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require local feeder trail easements for equestrian purposes where it is determined by the Planning Commission that such trail connections are necessary to link other property to the trail system.

- (7) All equestrian trail improvements shall be provided consistent with the design standards contained in the Circulation Element of the Chino General Plan.

### e. Special Requirements Adjacent to CIM

The use of setbacks, security fencing, walls, and orientation away from CIM shall be used to mitigate potential impacts resulting from the placement of more intensive land uses adjacent to the California Institution for Men. In addition, the following measures shall be required in Neighborhood Four:

- (1) ~~Prior to residential development, appropriate security fencing and/or screening shall be installed along the boundary of CIM, or private on-site security measures (such as a private gated development) shall be provided subject to City approval double security fencing (minimum 10\_ in height with razor wire and motion detectors) shall be installed along the north boundary of CIM, or private on-site security measures (such as a private, gated development) shall be provided subject to City approval.~~
- (2) Additional lighting shall be provided in parks and streets, beyond current City requirements.
- (3) Minimize cul-de-sac road layouts to aid access for search vehicles.
- (4) Provide access to the Southern California Edison easement for emergency vehicles.
- (5) Provide project area residents with notification of the location and vicinity of prison facilities.
- (6) Require installation of intruder alarm systems, and automatic garage door openers as part of the original construction of all homes within Neighborhood Four.

## EAST CHINO SPECIFIC PLAN

- (7) Prior to Planning Commission review of any project, the City shall solicit written comments from the CIM Citizen's Advisory Committee.

### D. Industrial Land Use Regulations

#### 1. Primary Function/Location

Two industrial areas are located within the planning area. The first, located within the Activity Corridor consists of Business Park land uses and is bounded by Euclid, Edison, Fern, and Eucalyptus Avenues. The Business Park area is intended to support business administrative, research and development, and light industrial land uses.

The second industrial area is bounded by Mountain Avenue, Schaefer Avenue, the Southern California Edison Corridor, and the westerly planning area boundary. This area is characterized by Light Industrial land uses.

#### 2. Permitted and Conditional Uses

The following matrix establishes the uses which are permitted, conditionally permitted, or not permitted in each of the industrial categories.

- P = Permitted uses  
 C = Conditionally permitted uses

Uses not listed as "P" or "C" are not permitted.

LAND USE	BP	LI
a. <b>Commercial</b>		
Administrative and Office	P	P
Animal Care	C	C
Agricultural Supplies and Services	C	-
Agricultural uses, interim and without investment in structures	P	P



## EAST CHINO SPECIFIC PLAN

LAND USE	BP	LI
Auto, RV, Truck, Boat Sales and Rental	-	-
Auto Repair/Minor	-	-
Auto Service Station	-	-
Building Contractors Office/Yard	-	C
Building Maintenance Services	C	P
Building Supplies and Sales	-	-
Business Supplies and Sales	P	P
Business Support Services	P	-
Convenience Sales and Service	-	-
Eating, Drinking Establishment	C	-
Entertainment	-	-
Fast Food Sales	-	-
Financial, Insurance, Real Estate Services	P	-
Food Beverage Sales	-	-
Hotel/Motel	C	-
Laundry Services	-	P
Medical/Health Care Facilities	C	-
Personal Services	P	-
Professional Services	P	-
Recreational Facilities	-	C
Repair Services	P	P
Retail Outlets	-	-
Social Club/Lodges	-	C
<b>b. Manufacturing</b>		
Custom Manufacturing	P	P
Research and Development	P	P
Very Light Manufacturing	P	P
Light Manufacturing	-	P
General Manufacturing (Min. Impact)	-	-
Hazardous Materials and Chemicals Storage	-	-
Heavy Manufacturing	-	-

## EAST CHINO SPECIFIC PLAN

LAND USE	BP	LI
c. <u>Wholesale/Storage/Distribution</u>		
Light	C	P
Public Storage	-	C
Heavy	-	-
d. <u>Civic</u>		
Administrative Civic	P	P
Cultural	-	C
Utility Facility	-	-
Public Assembly	-	-
e. <u>Semi-Public Uses</u>		
Churches	-	C

### 3. Land Use Type Definitions

Uses shown in the above section are defined as follows:

#### a. Commercial Use Types

Administrative and Office: Activities typically include, but are not limited to: executive management, administrative, or clerical uses of private, profit-oriented firms other than public utility firms. Uses typically include, but are not limited to: corporate headquarters, branch offices, and data storage centers.

Agricultural Supplies and Services: Activities typically include, but are not limited to: the retail sale from the premises of feed and grain, fertilizers, pesticides, herbicides, and similar goods. Uses typically include, but are not limited to: feed and grain stores, well drilling, and tree service firms. Any outdoor storage, loading, or parking of semi-tractor/trailers shall be screened from public view on all sides.

Animal Care: Activities typically include, but are not limited to: the provision of animal care treatment and boarding services of large and small animals. Uses typically include, but are not limited to: animal clinics, large and small animal hospitals, and kennels.

Automotive Rental: Activities typically include, but are not limited to: the rental from the premises of motor vehicles, with provision of

## **EAST CHINO SPECIFIC PLAN**

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incidental maintenance services. Uses typically include, but are not limited to: car rental agencies.

Automotive Sales: Activities typically include, but are not limited to: the display, retail sale, or rental sale, or rental of new and used automobiles, minor automotive repair, automotive body work, and installation of accessories.

Automotive and Light Truck Repair-Minor: Activities include, but are not limited to: automotive and light truck repair, the retail sale of goods and services for automotive vehicles and light trucks (less than 6000 lbs.), and the cleaning and washing of automotive vehicles. Uses typically include, but are not limited to: brake, muffler and tire shops and automotive drive-through car washes. Heavier automobile repair such as transmission and engine repair are not included.

Automotive Service Station: Activities typically include, but are not limited to: the sale from the premises of goods and the provisions of service normally required in the day-to-day operation of motor vehicles, including the principal sale of petroleum products, the incidental sale of tires, batteries, replacement items, and lubricating services, and the performance of minor repairs, such as tune-up, tire change and brake work.

Building Contractors' Offices and Yards: Activities typically include offices and storage of equipment, materials, and vehicles for contractors who are in the trades involving construction activities which include but are not limited to: plumbing, painting, electrical, roofing, carpentry, and other services.

Building Maintenance Services: Activities typically include, but are not limited to: maintenance and custodial services, window cleaning services, disinfecting and exterminating services, and janitorial services.

Building Supplies and Sales: Activities typically include, but are not limited to: the retail sale or rental from the premises of goods and equipment, including paint, glass, hardware, fixtures, electrical supplies and lumber and hardware stores.

Business Supply Retail and Services: Activities typically include, but are not limited to: retail sales, rental or repair from the premises of office equipment, office supplies and similar office goods primarily to firms and other organizations utilizing the goods rather than to

## **EAST CHINO SPECIFIC PLAN**

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individuals. They exclude the sale or rental of motor vehicles and the sale of materials used in construction of buildings or other structures.

Business Support Services: Activities typically include, but are not limited to: firms rather than individuals of services of a clerical, employment, protective, or minor processing nature, including multi-copy and blueprint services. They exclude the printing of books, other than pamphlets and small reports for another firm.

Convenience Sales and Services: Activities typically include, but are not limited to the retail sales from the premises of frequently needed small personal convenience items and professional services which are used frequently. Uses typically include, but are not limited to: drug stores, stores selling toiletries, tobacco, and magazines, beauty and barber shops, and apparel laundering and dry cleaning agencies.

Eating and Drinking Establishments: Activities typically include, but are not limited to: the retail sale from the premises of food or beverages. Uses typically include, but are not limited to: restaurants and bars, excluding fast food type services.

Entertainment: Activities typically include, but are not limited to: cultural, educational, and entertainment services within an enclosed building to assembled groups of spectators or participants, as well as activities typically performed at private and non-profit clubs and lodges. Uses typically include, but are not limited to: dance halls, theaters, and meeting halls.

Fast Food Sales: Activities typically include, but are not limited to the retail sale from the premises of easily prepared foods and beverages such as: hamburgers, hot dogs, chicken, and tacos for either on-site or off-site consumption. Uses may include, but are not limited to: drive-in type restaurants.

Financial, Insurance, and Real Estate Services: Activities typically include, but are not limited to: financial, insurance, real estate and securities brokerage services.

Food and Beverage Sales: Activities include, but are not limited to the retail sale from the premises of food and beverages for off-premises consumption. Uses typically include, but are not limited to: mini-markets, liquor stores and retail bakeries.

Hotel/Motel: Activities typically include, but are not limited to

## **EAST CHINO SPECIFIC PLAN**

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lodging services to transient guests on a less-than-monthly basis. Uses typically include, but are not limited to: hotels, motels, boarding houses and resorts.

Laundry Services: Activities typically include, but are not limited to: institutional or commercial linen supply and laundry services, dry cleaning plants, rug cleaning, and diaper service laundries.

Medical/Health Care Services: Activities typically include, but are not limited to therapeutic, preventive, or correctional personal treatment by physicians, dentists, and other practitioners, as well as the provision of medical testing and analysis services. Health care uses typically include those performed by: medical clinics, family planning clinics, and in-patient health care facilities, including hospitals.

Personal Services: Activities typically include, but are not limited to: information, instruction, and similar services of a personal nature. Uses typically include, but are not limited to: driving schools, day care facilities, travel bureaus, and photography studios.

Professional Services: Activities typically include, but are not limited to: the provision of advice, design, information, or consultation of a professional nature. Uses typically include, but are not limited to architects', engineers', lawyers', and accountants' offices, and to planning or educational research services.

Recreation Facilities: Activities typically include, but are not limited to: sports performed either indoors or outdoors which require a facility for conducting the recreational activity. Uses typically include, but are not limited to: swimming center, skating rinks, bowling alleys, tennis courts, sports fields, and golf courses.

Repair Services: Activities typically include, but are not limited to repair services involving articles such as upholstery, furniture, and large electrical appliance repair services.

Retail Outlets: Activities typically include, but are not limited to general retail sales primarily associated with auto-oriented shopping such as: furniture, home appliances, hardware, sporting goods, groceries, etc.

Social Clubs/Lodges: Activities typically include, but are not limited to clubs, lodges and other similar private or non-profit group meeting

## **EAST CHINO SPECIFIC PLAN**

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facilities.

b. Manufacturing Use Types

Custom Manufacturing: Activities typically include, but are not limited to: manufacturing, processing, assembling, packaging, treatment, or fabrication of custom-made products such as jewelry, furniture, art objects, clothing, instruments, and the on-site wholesale and retail of the goods produced. The uses do not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted.

Research and Development: Activities typically include, but are not limited to: "high-tech" production and assembly operations which include some R&D and office space, "product assembly rooms" and other facilities associated with high technology manufacturing. The uses do not produce odors, noise, vibration, or particulates which would adversely affect uses in the same structure or on the same site. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted.

Very Light Manufacturing: Activities typically include, but are not limited to: labor intensive manufacturing, assembly, or repair processes which do not involve frequent truck or rail traffic (more than 2,000 pounds per truck trip) or the transport of large scale products. The activities do not produce odors, noise, vibration, or particulates which would adversely affect other uses in the same structure or on the same site. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted.

Light Manufacturing: Activities typically include, but are not limited to: manufacturing, compounding of materials, processing, assembly, packaging, treatment or fabrication of materials and products which either require frequent truck or rail traffic, or the transport of heavy bulky items. Activities may produce noise, odors, vibrations, illumination, or particulates that affect persons residing in or conducting business in the vicinity. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted.

General Manufacturing (Minimum Impact): Activities typically include, but are not limited to: manufacturing, compounding of material, processing, assembly, packaging, treatment, or fabrication, activities which may have frequent rail or truck traffic or the

## **EAST CHINO SPECIFIC PLAN**

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transportation of heavy large scale products. Activities in this area may generate noise, odor, vibration, illumination, or particulates which may be obnoxious or offensive to persons residing or conducting business in the vicinity. Uses typically include, but are not limited to: forge shops, metal fabricating facilities, open welding shops, woodworking facilities, heavy machine shops, chemical storage and distributing, plastic plants, and light or vacuum casting facilities. Not permitted within this area are uses which require massive structures outside of buildings such as cranes or conveyer systems or unscreened open air storage of large quantities of raw, semi-refined, or finished products. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted.

Heavy Manufacturing: Activities typically include, but are not limited to: manufacturing, compounding of material, processing, assembly, packaging, treatment, or fabrication. Activities in this area may have frequent rail or truck traffic and the transportation of heavy large scale products. Activities in this area may generate noise, odor, vibration, illumination, or particulates which may be obnoxious or offensive to persons residing in or conducting business in the vicinity. Characteristics of use activities permitted within this area may include massive structures outside of buildings such as cranes, conveyer systems, cooling towers or unscreened open air storage of large quantities of raw, semi-refined, or finished products. Uses typically include, but are not limited to: vehicular assembly plants, batch plants, power plants, concrete product manufacturing activities, scrap yards, air melding foundries, and aggregate or asphalt yards. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted when approved by a Conditional Use Permit.

c. Wholesale, Storage, and Distribution Use Types

Light Wholesale, Storage, and Distribution: Activities typically include, but are not limited to: wholesaling, storage, and warehousing services within enclosed buildings, storage and wholesale to retailers from the premises of finished tools and food products. Retail sales from the premises may occur. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted. For the Very Light Industrial Zone, activities shall meet the performance criteria of the Very Light Industrial definition.

Public Storage: Activities include public storage or mini-warehouse facilities for the rental or lease of small scale enclosed storage units

## **EAST CHINO SPECIFIC PLAN**

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or parking spaces primarily to individuals rather than firms or organizations. Activities other than storage operations are not allowed on the premises. Where 24-hour on-site surveillance is necessary a caretaker's residence may be permitted when approved by a Conditional Use Permit.

Heavy Wholesale, Storage, and Distribution: Activities typically include, but are not limited to: warehousing, storage, freight handling, shipping, trucking services and terminals, storage and wholesaling from the premises of unfinished, raw, or semi-refined products requiring further processing, fabrication or manufacturing. Typical uses include, but are not limited to: moving and storage services, trucking firms, automotive storage areas, and the wholesaling of metals, minerals and agricultural products. Outdoor storage is permitted. Where 24 hours on-site surveillance is necessary, a caretaker's residence may be permitted.

d. Civic Use Types

Administrative Civic: Activities typically include, but are not limited to: management, administrative, or clerical services performed by public, quasi-public, and public utility administrative offices.

Cultural: Activities typically include, but are not limited to those performed by the following institutions: public and private non-profit museum and art galleries; public and private non-profit libraries and observatories.

Utility Facilities: Activities typically include, but are not limited to those performed by public agencies or which are strongly vested in the public interest, and which produce or may produce a substantial impact upon the surrounding area. Uses typically include, but are not limited to: electric, gas, and oil transmission facilities; major mail-processing centers; radio and television transmission facilities including, but not limited to, booster or relay stations; railroad and bus terminals; and reservoirs, water tanks, and water treatment facilities.

Public Assembly: Activities typically include, but are not limited to those performed by or at public and semi-public meeting halls.

e. Churches: Activities typically include, but are not limited to, religious worship services held on a continuing and/or regularly scheduled basis.



## EAST CHINO SPECIFIC PLAN

### 3. Site Development Standards

FEATURE	BP	LI
Minimum Lot Size	5 ac.	1/2 acre
Minimum Parcel Width	300 ft.	100 ft.
Minimum Parcel Depth	300 ft.	120 ft.
Height Limitations	35 ft.	35 ft.
Minimum On-site Landscaping (a)	15%	10%
Minimum Building and Parking Setback and Depth of Landscaping Along Street Frontages (measured from face of curb)		
○ Euclid Avenue	50' avg./35' min.	
○ Fern Avenue (east side)	45' avg./30' min.	
○ Edison Avenue	45' avg./30' min.	
○ Eucalyptus Avenue	35' avg./25' min.	
○ Schaefer Avenue	45' avg./30' min.	
○ Mountain Avenue	35' avg./25' min.	
○ Local Streets	25' avg./25' min.	
○ Minimum Rear Setback (from property line)	0'	0'
○ Minimum Interior Side Setback (from property line)	0'	0'

**Notes:** (a) Landscape percentage shall be calculated on a net lot basis.

### 4. Industrial Design Guidelines

The following Design Guidelines are intended to describe specific industrial design recommendations related to site planning, landscape architecture, and architecture.

#### a. Master Plan Requirements

## **EAST CHINO SPECIFIC PLAN**

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This section is provided to help coordinate the design and development of adjacent properties and discourage piecemeal development in the Activity Corridor. The intent is to enhance opportunities for high quality development consistent with the goals of the East Chino Specific Plan. In addition, master plans will assure a harmonious relationship between existing and proposed uses and promote the use of common facilities (parking areas, access points, etc.) between compatible land uses. The following guidelines shall apply to all properties in the Activity Corridor only:

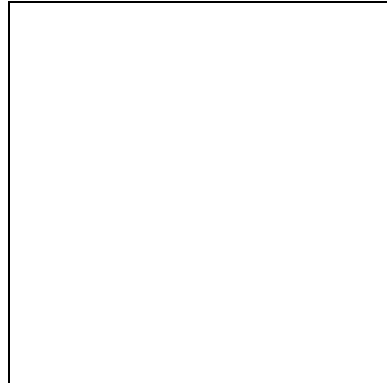
- (1) A Conceptual Mater Plan (or precise site plan in the event of total development) shall be approved by the Planning Commission concurrent with, or prior to, any project approval within the Activity Corridor. The required Master Plan boundaries have been established for each area within the Activity Corridor based on lot configuration, physical attributes of the area and ownership patterns. (Refer to the Activity Corridor Summary Map 6c following page 52.)
- (2) At minimum, Master Plans shall indicate overall vehicular circulation (points of ingress and egress to public and public streets, interior drives, and configuration of parking areas); building locations and configurations, landscaped areas; and, pedestrian plazas and circulation throughout the site.

b. Site Planning Guidelines

- (1) Building placement within the Business Park area shall occur at or near the building setback line in order to project a desirable architectural image contiguous to Euclid Avenue. Parking areas shall gain access to individual parcels from interior collector roads, whenever possible. Direct access from Euclid Avenue shall be limited.

## **EAST CHINO SPECIFIC PLAN**

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- (2) Arrange buildings to permit vistas from Euclid Avenue and Fern Avenue into open space areas.
- (3) Coordinate development of adjacent parcels to maximize joint access for parking and circulation.
- (4) Large business park structures shall be plotted "skewed" to major streets (Euclid, Fern, Schaefer, Eucalyptus) whenever possible in order to provide variety and visual interest to the streetscape. Continuous blank building elevations, plotted parallel to major streets shall not be permitted.

(4) Large business  
(Orig. on page 143)

## **EAST CHINO SPECIFIC PLAN**

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- (5) Open spaces shall be integrated with business park and light industrial developments through the use of courtyards, plazas, greenways, and other open space features.
- (6) Site planning and overall project design shall be compatible with surrounding, existing and future single family residential land uses.
- (7) The Business Park area should project a "campus setting." In so doing, lot lines become visually unimportant. Thus, use of walls or extensive planting between individual industrial developments shall be discouraged, unless used to screen unsightly views, deflecting noise, or providing security.
- (8) All loading areas shall be screened from public view and oriented away from street or side elevations. Loading shall occur only at the rear of industrial buildings.

### **c. Landscape Architecture Guidelines**

- (1) The landscape concept for the Activity Corridor will emphasize formal plantings of trees, due to the higher intensity, urban oriented characteristics of the Activity Corridor. The impression will be created by a predominance of deciduous trees, lush understory plantings, use of hardscape pavers, and formal planters. Street trees, and neighborhood theme trees will be planted in formal patterns per landscape Table 4 on page 8780. In addition, gateway/intersection design treatment shall be provided per Figures 19-22.
- (2) Continuity of streetscape elements and an overall landscape palette shall be used to visually unify development within the Activity Corridor and to differentiate it in character from adjacent residential neighborhoods.
- (3) An on-site tree palette has been established for both the Business Park (Activity corridor) and Light Industrial areas. Specific tree varieties, quantity, and planting criteria is contained on the Neighborhood Tree Palette, Table 4, on page 87.
- (4) To screen parking areas, trees and shrubs shall be massed and combined with mounding. Berms will have a minimum

## **EAST CHINO SPECIFIC PLAN**

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height of three feet and have a maximum slope not to exceed 3-1/2:1.

- (5) Within parking lots, trees will be planted at a rate of one tree for every three parking stalls to be located in a planter.
- (6) Trees shall be planted adjacent to all business park and light industrial structures.

### **d. Architecture Guidelines**

- (1) All exterior wall elevations of buildings and screening walls shall be compatible with surrounding residential structures. Colors, materials, and finishes shall be coordinated in all exterior elevations of the buildings to achieve a total continuity of design.
- (2) The use of prefab, all metal steel buildings is prohibited in all industrial areas.
- (3) Industrial building entrances shall be well defined through the use of building recesses, projections, colonnades, trellis elements, pergolas, space frames, or other appropriate architectural features designed to define building entrances. Unrelieved building entrances shall be discouraged.
- (4) Quality, durable building materials shall be used in the construction of industrial buildings. Concrete tilt-ups, ribbed concrete, or fluted concrete structures shall be encouraged.
- (5) Permit vertical architectural elements within the Activity Corridor in excess of the standard height limit, based upon individual project review by the City. Architectural elements include: clock towers, steeples, bell towers, etc. These elements should be located at arterial crossing points and gateway entry points.

### **e. Circulation Arterials Guidelines**

- (1) All local and private streets within the Activity Corridor shall meander, providing variety and visual interest to the streetscape.
- (2) On-site greenway trails shall be provided within the Activity

## EAST CHINO SPECIFIC PLAN

Corridor, designed to connect between individual residential and commercial projects. The conceptual location of greenway trails is shown on Activity Corridor Summary Maps in Section IV (Specific Plan Components).

### E. Southern California Edison Easement Land Use Regulations

#### 1. Primary Function/Location

The Edison Easement traverses the planning area in an east/west direction and becomes the dividing line between neighborhoods three and four (Figure 5). The primary function of the easement is to accommodate electrical transmission towers. A secondary function of the easement will be to accommodate active and passive recreation and open space areas. Ultimately, it is anticipated that the easement will become a logical extension of Ayala Park, which lies to the west.

#### 2. Permitted and Conditional Uses

The following matrix establishes the uses which are permitted, conditionally permitted, or not permitted in the Southern California Edison easement.

P = Permitted uses  
C = Conditionally permitted uses

Uses not listed as "P" or "C" are not permitted.

<u>Land Use</u>	<u>OS</u>
Wholesale Nurseries (trees, shrubs, flowers, etc.)	C
<u>Native Planting Area</u>	P
Row crops, truck gardens	P
Orchards, vineyards, tree farms	P
Community gardens	C
Greenhouses (subject to SCE approval)	C
On-site sale of products grown on site	P
Parks, picnic areas, playgrounds	C
Hiking, biking, equestrian trails	P
Greenways	P
Riding Schools (equestrian)	C

## **EAST CHINO SPECIFIC PLAN**

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Commercial Stables (subject to SCE approval)	C
Utility substations	P
<u>Burrowing owl/wildlife habitat</u>	C
<u>Demonstration Garden/Interpretive Walk</u>	P
<u>Equestrian Trailhead</u>	C
<u>Corrals/Neighborhood Garden Plots</u>	C
<u>Nursery growing</u>	P
Outdoor Storage (Not associated with above uses)	-
Telecommunications Facilities	C

### 3. Edison Easement: Special Criteria

- Buildings shall not be designed nor used for human habitation.
- Uses are subject to the provisions of the Southern California Edison easements.
- Any and all buildings shall be designed for compatibility with surrounding development relative to materials, height, size, scale, a and setbacks.

### F. Overlay District Land Use Regulations

#### 1. General Provisions

In addition to the general provisions set forth in Section V.A., the following provisions shall apply to overlay districts.

##### a. Purpose

Overlay districts are established in order to address special or unique needs or characteristics of particular areas (e.g., existing land uses, environmental constraints) to assure a harmonious relationship between existing and future uses.

## **EAST CHINO SPECIFIC PLAN**

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### b. Procedures

- (1) The procedures for establishing, eliminating or modifying an overlay district or its boundaries shall be the same as for land use zones as set forth in Chapter 20.62 of the Comprehensive Zoning Ordinance of the City of Chino.
- (2) In taking any of the actions noted in b.(1) above, the Planning Commission and City Council must make the following findings:
  - (a) That the overlay district is consistent with the goals and objectives of the Chino General Plan and East Chino Specific Plan.
  - (b) That the area for which the overlay district is proposed has a unique need, identity or character.
  - (c) That the unique need, identity or character of the area for which an overlay district is proposed would be satisfied, preserved or enhanced to the benefit of such area and the City as a whole by the provisions of the overlay district.
  - (d) That the overlay district is necessary to protect or enhance the health, safety and welfare of the public.

### c. Content

Each overlay district should include but shall not be limited to, the following provisions: statement of purpose, boundaries, use regulations, site development standards, and design guidelines.

## 2. Interim Agricultural Overlay District (A-A)

### a. Purpose and Applicability

The Interim Agricultural (A-A) Overlay District is intended to provide for the continuation and expansion of agricultural uses existing at the time the land was annexed into the City. This includes agricultural uses within the City of Chino Agricultural Preserve and under Williamson Act agricultural contracts.



## **EAST CHINO SPECIFIC PLAN**

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This district is intended to implement the goals of the Chino General Plan and East Chino Specific Plan. It will protect existing agricultural uses as long as the landowner wishes and allows for their ultimate development.

b. District Boundaries

All land within the Chino Agricultural Preserve shall be included in the Interim Agricultural Overlay District. Property within the Interim Agricultural Overlay District shall be designed with the prefix A-A.

To add or delete the A-A designation on a property, a zone change is required pursuant to the procedures set forth in Section 20.62 (Amendments and Changes) of the Chino Zoning Ordinance. In addition, the boundary of the Agricultural Preserve in East Chino must be revised per established City procedures.

c. Permitted Uses

Buildings, structures and land shall be used and structures shall hereafter be erected, altered or enlarged only for the agricultural, dairy, calf nursery and agricultural-related commercial uses existing at the time of annexations.

d. Site Development Standards

Expansion of existing agricultural uses shall be subject to the development standards set forth in Section 20.12.050 (RD1 zone) of the Comprehensive Zoning Ordinance of the City of Chino.

e. Right-to-Farm Provisions

The Right-to-Farm section included under General Provisions at the beginning of Section V shall apply to all legal agricultural operations within the A-A Overlay District.

3. Residential Planned Development Overlay District (RPD)

a. Purpose and Applicability

The Residential Planned Development Overlay District is established within the East Chino Specific Plan to facilitate density bonuses for affordable housing projects. State law requires a 25 percent density bonus (or equivalent financial benefit) be granted for residential

## **EAST CHINO SPECIFIC PLAN**

projects providing 10 percent of the units for low income households, or 25 percent of the units for low to moderate income households. The City's Affordable Housing Policy (as approved by the City Council on October 18, 1983, and thereafter amended) establishes the criteria to determine affordability which shall be met to qualify for a density bonus and the RPD Overlay District.

b. District Boundaries/Application Procedures

The Residential Planned Development Overlay District and corresponding affordable housing density bonus may be approved for single or multi-family projects in conjunction with any residential land use category. A zone change application for the subject property shall be processed as set forth in Section 20.62 of the Chino Zoning Ordinance (Amendments and Changes). Land designated Residential Planned Development shall be shown on the East Chino Specific Plan Land Use Map with the prefix "RPD" followed by the base district title (Example: RPD RD4.5). A Special Conditional Use Permit for the subject development plans shall be processed concurrently with the zone change as established in Section 20.56 (Special CUP) of the Chino Zoning Ordinance.

c. Uses

Permitted and Conditionally Permitted uses within the RPD Overlay District shall be the same as those allowed by the underlying residential land use category.

d. Site Development Standards

To achieve the affordable housing density bonus and maintain a high quality built environment, development standards within the RPD Overlay District shall comply with all provisions of the East Chino Specific Plan and applicable City standards and ordinances, except as specifically amended below. The following chart indicates revised development standards for the Residential Planned Development Overlay District. Refer to Section V of the Specific Plan for the complete set of development regulations and guidelines.

FEATURE	RPD RD4.5	RPD RD8	RPD RD4	RPD RD20
Minimum Site Area for New Development				

## EAST CHINO SPECIFIC PLAN

FEATURE	RPD RD4.5	RPD RD8	RPD RD4	RPD RD20
Number of Dwelling Units Allowed Per Acre (a)	up to 5.6	up to 10.0	up to 17.5	up to 25.0
Minimum Living Area				
○ Single family				
○ M.F. 1 bedroom				
○ M.F. 2 bedroom				
Net Lot Area (minimum avg./minimum)	5200/5000			
Lot Dimensions				
○ Minimum width at req. front setback	50' avg./vary ±5'			
○ Minimum corner lot width	55'			
○ Minimum depth	90'			
○ Minimum frontage at front property line	25'			
Lot Coverage (maximum %)				
Setbacks (minimum measured from property line)				
○ Front	20'			
○ Corner side	10'			
(c) ○ Interior side yard	5'/5' (except zero lot line) units, 10'/0'			
○ Rear yard	15'			
○ Private street	20' (10' with side entry) garages			
(d) ○ Adjacent to intense animal use				
-- On adjacent property				
-- On same lot				
○ At interior site				

## EAST CHINO SPECIFIC PLAN

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FEATURE	RPD RD4.5	RPD RD8	RPD RD4	RPD RD20
boundary (unit/ accessory bldg.)				
Residential Bldg. Separation (minimum)				
○ Main entrance side to other				
○ Patio/balcony side to other				
○ Other				
Height Limitations/Stories maximum				
Open Space Required (minimum area and/or dimensions)				
○ Private open space;				
-- ground floor/depth;				
-- upper story unit/depth				
○ Usable common open space (% of site)				
○ Total open space (private and common, % of site)				
Recreation Area/Facilities				
Landscaping/Walls				
○ On-site				
○ Perimeter				
Architectural Variation				
Covered Parking Standards				
Security Standards				
Dwelling Unit Amenities				
Development Amenities				

## **EAST CHINO SPECIFIC PLAN**

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\*NOTE: This chart indicates changes to base district standards only. Refer to Section V of the Specific Plan for the remainder of development standards in each district.

SECTION VI - IMPLEMENTATION

Introduction ..... 143

A. Regulatory Procedures ..... 143

    1. Zoning Ordinance..... 143

    2. Conditional Use Permit..... 143

    3. Variance..... 143

    4. Nonconforming Uses ..... 144

    5. Site Approval..... 144

    6. Redevelopment Project Areas..... 144

B. Sources of Funding ..... 145

    1. Assessment District..... 145

    2. Reimbursement Agreements..... 145

    3. Maintenance District ..... 146

    4. Redevelopment Law ..... 146

C. Infrastructure Phasing ..... 146

    1. Development Phasing ..... 146

    2. Phasing of Common Facilities..... 147

## **EAST CHINO SPECIFIC PLAN**

---

### VI. IMPLEMENTATION

#### Introduction

Attainment of the East Chino Specific Plan goals and objectives will require the coordination of existing City of Chino development review procedures and other implementation techniques discussed below and in the East Chino Financing Plan (prepared by Fieldman, Rolapp and Associates, February, 1987). The following is a description of the primary implementation techniques proposed including City of Chino regulatory procedures, development phasing, and sources of funding.

#### A. Regulatory Procedures

This section discusses the regulatory procedures for new development in the Specific Plan area. These procedures are the same as those currently used throughout the City of Chino.

##### 1. Zoning Ordinance

Upon adoption of the East Chino Specific Plan, all land use and development regulations and standards as set forth in the Plan shall replace those contained within the Zoning Ordinance.

##### 2. Conditional Use Permit

Certain uses, because of their unusual site development requirements or unique operating characteristics, are subject to the granting of a Conditional Use Permit by the Planning Commission as set forth in Section 20.56.020 of the City of Chino zoning ordinance. Uses subject to granting of a CUP are illustrated in Section V, Development Regulations and Guidelines, of the Specific Plan. The purpose of a Conditional Use Permit is to afford an opportunity for public review and evaluation of use requirements and characteristics, to ensure adequate utilization of any potential unfavorable impacts, and to provide for adjustment of certain site development regulations and performance standards authorized by the Specific Plan and City's Zoning Ordinance. The Planning Commission is empowered to hold a public hearing to review the application and may grant approval, approval with reasonable conditions, or denial of any such application subject to right of appeal.

##### 3. Variance

Variances from the terms of this plan may be granted only when,

## **EAST CHINO SPECIFIC PLAN**

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because of special circumstances applicable to the property, including size, shape, topography, location or surrounding, the strict application of the regulations of this plan deprives such property of privileges enjoyed by other property in the vicinity under an identical land use classification. Any Variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use classification where the property is situated. The granting of a Variance is subject to the terms and procedures as set forth in the Zoning Ordinance, Section 20.58.

#### 4. Nonconforming Uses

Nonconforming uses may be continued provided there is no increase in the shape devoted to the use and subject to the provisions of Ordinance 492.

#### 5. Site Approval/Development Review

To assure compliance with all applicable standards and regulations of the Specific Plan, all projects shall be subject to City of Chino development review processing procedures and requirements, including Planning Commission and/or City Council review as applicable. Applications are subject to review of items such as, but not limited to location of buildings, off-street parking, loading facilities, entrances and exit facilities, dedication of streets as required by master plan requirement (Figure 6c ~~following page 52~~), location of walls, drainage, off-site recommendations of the City engineer, compatibility with surrounding areas, provision for privacy, architectural design and exterior building materials, landscaping as required by this document, the City of Chino's Zoning Ordinance, and other specific conditions affecting the health, safety and general welfare of the public.

#### 6. Redevelopment Project Areas

A redevelopment project area will be established for the Euclid Avenue Activity Corridor. Within the corridor, three small areas have been designated (see Activity/Corridor Summary Maps Section IV), which currently meet state redevelopment law requirements. The Redevelopment area at Euclid and Riverside is approximately 13 acres in size and includes 14 small parcels. This area has been designated as General Commercial. The purpose of establishing this



## **EAST CHINO SPECIFIC PLAN**

---

redevelopment area is to encourage consolidation of lots for the ultimate development of the commercial center. The second and third redevelopment areas, located at the northwest and southwest corners of Euclid and Edison Avenues, consists of approximately 4 acres each. The northwest corner has been designated as Office Commercial, while the southwest corner has been designated as Business Park (see Activity Corridor Summary Maps Section IV). All of the above redevelopment areas have been chosen to encourage lot consolidation prior to ultimate site development.

### **B. Sources of Funding**

In order for the study area to develop in a manner which is consistent with the Specific Plan, means must be found to fund area-serving facilities such as sewer, water, and drainage facilities. These, and other improvements are needed to serve future development within the planning area, and in most cases, are prerequisite for such development. Summarized below are the possible methods of financing such improvements. Refer to the East Chino Financing Plan for detailed discussion and analysis.

#### **1. Assessment District**

California law authorizes a variety of assessment procedures which can be employed to pay for development of major capital expenditures. Through the assessment district, financing is arranged from bonds. Obligation for payment of the financing is shared by those within the assessment district. Approval of the assessment district requires a substantial majority of property owners to agree to the formation of the district. This system works best for projects of limited scope and purpose. The advantage of this financing mechanism is that it provides for a means to complete an overall expansion of a project at one time, thus assuring logical development and obtaining the efficiency of completion of the project in one setting.

#### **2. Reimbursement Agreements**

Where appropriate, the City should consider authorizing reimbursement agreements between private developments and the City to cover improvement costs beyond those required as a part of the project. Under these provisions, the City will enter into an agreement with the developer to complete a facility to reimburse them for the portion of improvement costs beyond their responsibility. The City would then reimburse the developer on

## **EAST CHINO SPECIFIC PLAN**

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charges collected from benefiting properties.

### 3. Maintenance District

Upon development in the Specific Plan, a Landscape and Lighting District could be formed under the 1972 Act. Such a district would have the ability to operate and maintain parks, the SCE open space area, landscape (including parkways, medians, gateways and local street trees), and street lights. A maintenance district is a common practice for assuring for the ongoing revenues to support their service. Maintenance districts can include a large area of multiple parcel ownerships with an annual assessment being made to cover the necessary maintenance of systems within the district area.

### 4. Redevelopment Law

This Act allows communities to utilize tax increment financing to carry out redevelopment activities, by applying tax increments obtained in the project area to finance planning, administrative, acquisition, and improvement activities. The Act permits a redevelopment agency to finance land acquisition for public purposes, construction of public facilities, such as roads, parks, and sewers, and administrative, legal, planning, and engineering costs related to the project. The City Redevelopment Agency, established by the City Council, would designate a project area (see Section IV, Activity Corridor Summary Map) and would prepare a redevelopment plan. The agency, then would issue bonds to finance project area improvements and administrative costs, and would apply the tax increments derived in the project area to pay the debt service on the bonds. Tax increments are those tax revenues received during the Base Year preceding adoption of a Redevelopment Plan.

## C. Infrastructure Phasing

The purpose of this section is to describe programs to implement the Specific Plan. These programs include phasing of infrastructure and development within the East Chino Specific Plan area and the financing of the backbone infrastructure needed to support area development.

### 1. Development Phasing

In order to determine the most cost-effective phasing scenario, and to assist the financial consultant in preparing the financing plan for the East Chino Specific Plan, FORMA-PLANNING NETWORK

## **EAST CHINO SPECIFIC PLAN**

---

analyzed the costs to construct the necessary infrastructure to support area development. Based on information supplied by Willdan Associates and the City of Chino, costs were determined for providing backbone water, sewer, drainage, and roadways systems, as well as for providing parks, open space, a fire station, and land for elementary schools. The detailed analysis of phasing and infrastructure phasing costs is included in the Appendix.

Once costs for providing necessary facilities were determined, the Specific Plan area was desegregated into nine service areas (see Figure 26). Specific components of the proposed infrastructural system were, where possible, identified as serving one or more of the service areas within the East Chino area; facilities which served the entire specific plan area were identified as common facilities.

After allocating costs to individual service areas and separating out common facilities, several phasing scenarios were tested to determine per acre costs for providing necessary infrastructure. Costs for opening up a service area for development were assigned to that area in the order that they are assumed to develop in the scenario. Once built, the cost of a facility was not assigned again to a later-developing Service Area, even though it would use that facility.

The phasing scenarios were developed following discussions with City staff regarding which lands were likely to be developed first. Since there are approved tentative tracts within Service Area E, it was assumed that this area would develop early. In addition, it was assumed that Service Areas A, C, and F would develop early due to the number of developers holding land within these areas, the number of parcels which were in escrow to developers, and the interest expressed by some property owners in developing their land during initial project phases. The Phasing Plan shown on Figure 27 was prepared based on these assumptions and is conceptual only. The actual phasing of development in East Chino will depend on which property owners participate at the time an assessment district is formed or other funding mechanism developed.

### 2. Phasing of Common Facilities

Common facilities are defined as those facilities which serve large portions of the study area, and could not be reasonably assigned to one of the service areas. In general, these are facilities which serve the entire study area.

## **EAST CHINO SPECIFIC PLAN**

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~~Common water facilities include the three proposed wells and well sites. The City Engineering Department has stated that a well will be needed for the first house within the Specific Plan area. Thus, since Service Area E is part of the first phase, the well located at Chino and Schaefer will need to be part of initial infrastructure. Also, if the first phase development is proposed both north and south of Chino Avenue (within the two pressure zones), it will be necessary to construct the well located at Cypress and Riverside with initial infrastructure. The final well can be constructed near the end of specific plan area development. A combination of groundwater, imported water from the WEA-JPA water treatment plant, reclaimed water, and desalinated supply will comprise the City's future sources of water to meet projected supply required by the Specific Plan area. The schedule for additional water supply facilities is dependent on the timing of future water demands, and the most economical method of meeting them. Imported water treated by the Water Facilities Authority has been utilized to meet increased water demands in recent years. Purchase of reclaimed water and participation in the Santa Ana Watershed Project Authority Desalter are anticipated to provide the next increment of water supply. Future wells located in both the upper and lower pressure zones may also be required to serve the Specific Plan area. In all, the capital cost of providing water to the Specific Plan area will be equivalent to three new wells and one reservoir plus reservoir and well site acquisition.~~

Common sewer facilities consist of a new sewer line paralleling the existing 15-inch line through CIM. This line will be needed following development of approximately 75 percent of the area east of the Cypress Channel.

Common roadway facilities consist of 10 traffic signals. These will be constructed as actual traffic volumes in the Specific Plan area warrant. Funds to construct traffic signals will be collected as an acreage fee as development progresses. These fees will be held by the City in a special account until such time as individual signals within the study area are warranted.

Ideally, school sites should be reserved at the initial phase of specific plan area development, and should be purchased at that time in order to minimize land costs. However, if necessary, sites could be purchased as the service area within which the site is located is opened to development. As presently planned, schools will be located within Service Areas A, F, and E.

## **EAST CHINO SPECIFIC PLAN**

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As with school sites, purchase of land for parks should ideally occur concurrent with initial study area development. However, if necessary, park site purchases could be deferred until the Service Area within which a park is located is being opened to development. As presently planned, parks will be located within Service Areas A and F. Construction of the first park can be deferred until one-third of the residential lands within the specific plan area are developed, with the second park coming on-line at two-thirds of residential buildout, and the third park in place near full residential buildout.

Recreational improvements within the SCE easement should occur as near possible to development of adjacent lands (Service Areas E, F, and G). However, the cost of SCE easement improvements can be deferred until later development phases if necessary.

According to the Fire District, the fire station will need to be on-line after about 500 residential units are constructed. Initial development of the station will consist of land acquisition, equipment and a temporary structure. A permanent structure for the first station will be required as study area development nears full buildout.

**EAST CHINO SPECIFIC PLAN**

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**EAST CHINO SPECIFIC PLAN**

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**EAST CHINO SPECIFIC PLAN**

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