

7.4 LAND USE

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This section describes land use, land use designations, and zoning in the proposed SGGS project study area, which extends to a 3-mile radius around the project site and associated linear facilities. It also summarizes adopted local plans and policies that pertain to the proposed project and presents an analysis of the proposed project's compatibility with existing land uses and consistency with adopted local plans and policies. It describes local planning actions and permits that would be required for the proposed project.

7.4.1 Affected Environment

7.4.1.1 Regional Setting

The proposed project is located in southern California, within the boundary of the County of San Bernardino and in the City of Rancho Cucamonga. San Bernardino County is approximately 20,106 square miles in area and is geographically the largest county in the continental United States. The County population is approximately 1.7 million (2000 census). The City of Rancho Cucamonga is located in the most westerly portion of the County. The City of Rancho Cucamonga is bordered by the San Bernardino National Forest and Mountains to the north, City of Fontana to the east, City of Ontario to the south, and City of Upland to the west. Both the cities of Fontana and Ontario are located directly adjacent to the proposed project. The City of Fontana is approximately 56 square miles in the sphere of influence area and has a population of approximately 177,000 people. The land uses within the city include commercial, industrial, agriculture and residential. The City of Ontario is approximately 50 square miles in the sphere of influence area and has a population of approximately 171,000 people. The land uses within the city include commercial, industrial, agriculture and residential.

Rancho Cucamonga has a population of more than 125,000 people and encompasses a total area of approximately 50 square miles (City of Rancho Cucamonga, 2001). The City's approximate land uses are as follow:

• Residential	20.4 square miles
• Commercial	2.5 square miles
• Industrial	6.0 square miles
• Open Space	4.7 square miles
• Conservation	2.1 square miles
• Flood Control, Utilities, Civic	5.9 square miles
• Schools and Parks	1.7 square miles
• Arterials/Freeway	6.5 square miles
TOTAL	49.8 square miles

More than half of all land use in the city is used for residential, commercial, and industrial purposes. Development within Rancho Cucamonga is essentially oriented north-south along Foothill Boulevard. Northern Rancho Cucamonga is predominantly residential development, while the southern and eastern portion of the city consists of industrial uses. The commercial area is clustered along Foothill Boulevard which runs east-west through the city. The northernmost portion of Rancho Cucamonga is primarily open space, including a transition to the San Bernardino National Forest and mountains that border the western portion of San Bernardino County.

The San Bernardino National Forest is owned by U.S. Forest Service. In general, the forest land provides public resources for open space and recreation. The designated forest land is located approximately 7 miles from the proposed project site. The forest land adjacent to the city limits does not include public facilities and/or access to the forest.

After the introduction of irrigation by the Spanish, farming became popular in the present-day Rancho Cucamonga area by the 1850s. The irrigated areas included citrus, apple, grape, and alfalfa farming. Dry-farmed areas included barley and oats. Due to the population increase in Southern California and the need for additional residential and commercial areas to support growth, agricultural lands in this area have diminished.

Land uses changes in Rancho Cucamonga have remained relatively active over the past decade, based on economic growth and adopted local plans and policies supporting master planned neighborhoods and communities. The City's growth rate during 1990–2000 was one of the highest among the Inland Empire communities. The City's General Plan states that "Competitive costs of land and development are combined with assurance that a business investment here will be protected by continued quality nearby." In 2000, the City had the third highest inventory of manufacturing and distribution space (more than 20 million square feet) of all municipalities in San Bernardino and Riverside Counties.

7.4.1.2 Land Use in the Site Vicinity

A majority of the land within a 1-mile radius of the SGGs site is zoned for general and heavy industrial use. Even though the area is zoned for Industrial use, there are six residential parcels located within a half mile from the proposed project site. Land use between the 1-mile and 3-mile radius of the proposed project site consists of uses consistent with industrial, commercial, mixed-use, and residential.

No sensitive receptors (child care facilities, schools, hospitals, libraries, or churches) were identified within a 1-mile radius of the proposed site. A list providing assessor's parcel numbers and ownership information is provided in Appendix N. Within a 3-mile radius, there are land use areas consisting of industrial located immediately north, south, and east of the project area; commercial/retail located north and northwest of the project area; multiple-family residential located north and northwest of the project area; and single family residential located east, northeast, north and northwest and west of the project areas (see Figure 7.4-1). Sensitive receptors located within a 3-mile radius of the project area include 13 public schools (see Figure 7.4-2).

7.4.1.3 Land Use Designations and Zoning

Figure 7.4-3 shows land use designations and zoning information for the area within 1 mile and 3 miles of the SGGs site and the construction laydown areas and within ¼ mile of any project-related linear features. All of the land in these areas is designated Industrial (I) in the City's General Plan and zoned Industrial (I) in the City's Zoning Ordinance.

The proposed project site is located in the portion of City of Rancho Cucamonga designated for heavy industrial use. The site is part of the city's designated Industrial Area Specific Plan. The Industrial Area Specific Plan is located in the southern portion of the City and encompasses approximately 5,000 acres. The industrial area is divided into three zones and 17 subareas (see Figure 7.4-4). Zone A is bounded on the north by Arrow Route, on the east by Haven Avenue, on the south by 4th Street and on the west by Cucamonga Creek and the City of Ontario. Zone B is bounded on the north by Foothill Boulevard, on the east by Interstate 15 (I-15), on the south by 4th Street and City of Ontario, and on the west by Haven Avenue. Zone C is bounded on the north by Foothill Boulevard, on the east by Etiwanda and East Avenues, on the south by 4th Street and City of Ontario, and on the west by I-15. The 17 subareas represent specific land use characteristics and development constraints that can be dealt with on a subarea basis rather than through the application of broadly applied development standards. The proposed project is located within Zone A of the Industrial Area Specific Plan. Figure 7.4-1 shows existing land uses, jurisdictional boundaries, General Plan designation, and zoning.

No agricultural lands or other farmlands designated as Farmlands of Statewide Importance are adjacent to or within a 1-mile radius of the proposed project site. There are a few nonactive vineyard areas located

within 1 mile. Abandoned vineyard locations include the northwest corner of Etiwanda Ave/4th Street Intersection; northwest corner of Etiwanda Ave/6th Street intersection; northern side of 6th Street and approximately ½ mile west of Etiwanda Ave; and northern site of Arrow Highway and about ¼ mile east of I-15. Active agricultural land uses are located approximately 7 miles southwest of the proposed project site, in the area surrounding Ontario. No prime agricultural land is mapped on the proposed project site.

Ontario International Airport is located south of I-10 and is approximately 3.5 miles southwest of the proposed project site. The SGGS will not be within the airport safety zones (City of Ontario, 2003).

7.4.1.4 Proposed Project Parcel Legal Status

The proposed project is primarily located within the existing Reliant Energy (Reliant) Etiwanda Generating Station (EGS) property in Rancho Cucamonga, San Bernardino County, California. A portion of the transmission line and an internal road will occupy property currently owned by Inland Empire Utilities Agency (IEUA). No permanent builds or equipment other than transmission structures will be placed on the IEUA property. SGPG is currently negotiating with the IEUA to acquire an easement for these facilities across this additional area. Please see IEUA's Letter of Intent in Appendix F. No parcel split or lot line merger with the City of Rancho Cucamonga is required for this easement.

7.4.2 Environmental Consequences

7.4.2.4 Significance Criteria

Appendix G of the California Environmental Quality Act (CEQA) describes project-related effects that would normally be considered to have a significant effect on the environment. Based on this guidance, project-related land use impacts are considered significant if the project would:

- Physically divide an established community;
- Conflict with any applicable land use plan and policies; or
- Conflict with any applicable habitat conservation plan or natural community conservation plan.
- Degradation or loss of available agricultural land, agricultural activities, or agricultural land productivity in the proposed project site.
- Alteration of agricultural land characteristics due to plant air emissions.
- Conversion of prime or unique farmland, or farmland of statewide importance, to non-agricultural use.

Because the proposed project site and surrounding area are zoned for general industrial use and the distance to the nearest agricultural land is approximately 7 miles, there is no potential loss of agricultural land during construction and subsequent plant operation. Air quality was considered as a potential effect to the agricultural lands. Due to the limited construction period and the use of best management practices, dust emissions should not adversely affect agricultural land.

7.4.2.5 Compatibility with Established Land Uses

The proposed SGGS would not disrupt or divide an established community; would not conflict with any established habitat or natural community conservation plan; nor would it conflict with the City's land use plan or policies for the proposed project site.

The proposed project will be constructed on an approximately 17-acre site, of which approximately 16.2 acres is within the existing EGS site, located at 8996 Etiwanda Avenue in Rancho Cucamonga, California, and approximately 0.8 acre is on land currently owned by IEUA. The EGS lies on approximately 60 fenced acres approximately 1 mile east of I-15 and 1.5 miles north of I-10 (see Figure 7.4-3).

The proposed project is compatible with the existing EGS facility and land use conditions in the area, which is dominated by industrial use activity. As noted in Section 7.4.5, the City of Rancho Cucamonga supports locating power plants in proximity to these existing resources. Therefore, impacts associated with land use compatibility would be less than significant.

7.4.2.3 Consistency with Adopted Local Goals and Policies

The proposed project would conform with the City's current Industrial Area Specific Plan (ISP) and site zoning (C), which would not require the need for a General Plan amendment and zoning change.

Adopted local goals and policies pertinent to the proposed project are described in Section 7.4.5. Adopted policies are embedded in the City's General Plan (City of Rancho Cucamonga, 2001), a document that provides broad policy direction to those responsible for making decisions that could affect future land use in Rancho Cucamonga. The General Plan must balance competing interests and provide a framework for accommodating future growth and economic development while protecting the county's rural character and conserving farmland. The General Plan contains adopted goals and objectives in the following areas: land use, community character, circulation, community services, housing, resource conservation, open space and recreation, public health and safety, human resources, and economic development. The goals and objectives are stated in such a way as to provide general policy direction, but they leave sufficient latitude for decision makers to balance competing needs when making future decisions that could affect the distribution or intensity of land uses within Rancho Cucamonga.

Many of the adopted goals and policies contained in the City of Rancho Cucamonga General Plan are aimed at enhancing the historical and future physical characteristics in the city. The proposed project is generally consistent with adopted goals and policies addressing City of Rancho Cucamonga's desire for a diversified economy, local employment opportunities, and efficient use of existing energy resources.

7.4.3 Cumulative Impacts

The County of San Bernardino and the cities of Rancho Cucamonga, Ontario, and Fontana are growing rapidly. Projects creating related impacts for purposes of a cumulative impacts analysis for the proposed project include the existing Units 3 and 4 of the EGS, which will continue to operate when the combined cycle plant becomes operational. Adjacent to the proposed project, SCE has permitted and is planning to construct a new General Electric LM6000 peaking turbine (west of the proposed project) and a new switchyard (south and west of the proposed project), scheduled to be operational in summer of 2007 and June 2009, respectively.

Within the City of Rancho Cucamonga, Ferromet, an automobile recycling business located north of the proposed project, is planning to re-equip their facility, and is currently undergoing a Conditional Use Permit process. Construction is scheduled to start in approximately the 4th quarter of 2007, with a duration of 6 to 8 months or more. This project is anticipated to be a cleaner facility than the current facility with no increase in emissions anticipated, and no appreciable difference in noise at the fence line (Connors, 2007). No other related projects relevant to the proposed project are pending (Granger, 2007a).

Within the City of Ontario, two industrial projects of a size and scale relevant to the proposed project are planned within 3 miles of the site, all within industrially zoned areas (City of Ontario, 2006). They include a project totaling approximately 500,000 square feet at the southeast corner of Fourth Street and Barrington Avenue (1.3 miles from the project site) in the Light Industrial land use district of the Crossroads Specific Plan, and a project totaling 773,760 square feet at the southwest corner of Ontario Mills Parkway and Vintage Avenue (2 miles from the site) in the Rancon Center Specific Plan. These projects involve construction of light industrial buildings that would be leased to private entities, and would conform to existing plans and policies. These projects were approved in 2004, and the permits expire at the end of 2006.

Within the City of Fontana, a major distribution warehouse complex (3 buildings totaling approximately 1,278,000 square feet of warehouse space) is proposed approximately 2.2 miles south and 2.5 miles east of Etiwanda Avenue on Jurupa Avenue. This project is currently undergoing environmental review. Other major development in the City of Fontana are located to the north and southeast sections of the City at a significant distance from the proposed project (Fahie, 2007).

As part of their freeway improvement program, Caltrans District 8 is considering various freeway improvements along I-10 and has recently collaborated with San Bernardino Associated Governments (SANBAG) and Southern California Association of Governments (SCAG) in the preparation of the I-15 Comprehensive Corridor Study. No information regarding specific implementation efforts are currently available with the exception of the published and circulated study.

There are no other pending projects in San Bernardino County that would create related impacts in the proposed project's area of interest, which is the 2nd Supervisorial District (San Bernardino County, 2007).

The proposed project and related projects described above are in conformance with vicinity zoning and would not result in a cumulative land use impact. By definition, the proposed project would not therefore have a cumulatively considerable contribution to a cumulatively significant impact, and cumulative impacts of the proposed project would be less than significant.

7.4.4 Mitigation Measures

No significant adverse land use impacts were identified; therefore, no mitigation measures are proposed.

7.4.5 Laws, Ordinances, Regulations, and Standards

The proposed project will be constructed and operated in accordance with all laws, ordinances, regulations, and standards applicable to land use. Federal, state, and local LORS applicable to protecting public health are discussed below and summarized in Table 7.4-1.

7.4.5.1 Federal

There are no federal LORS applicable to protecting public health in the study area.

7.4.5.2 State

CEQA Public Residential Code §21000-21177 requires appropriate mitigation measures for potential environmental impacts to residences from a proposed project.

7.4.5.3 Local

Development within the City of Rancho Cucamonga is governed by the City General Plan (adopted in 2001) and the Zoning Ordinance (adopted in 1981). No other specific plans or special area plans control land use in the proposed project site vicinity. There are no recent or proposed zone changes or general plan amendments for the City of Rancho Cucamonga (Granger, 2007b). The General Plan includes a map showing the various types of urban and open space uses land use that currently exist around the proposed project site.

Many of City of Rancho Cucamonga's adopted land use planning policies embodied in the General Plan are established to "provide comprehensive policy direction for overall management of our land resources. In 1981, the City adopted the ISP, which consisted of 5,000 acres. Zone C, of the ISP encompasses the proposed project site. The intent of the ISP plan was to develop specific standards and guidelines for the use of future development throughout the City's Industrial Area.

General Plan policies for Development Strategy and Growth include the following:

Policy 2.6.1.1.1: Land uses should be sought which serve our local needs and, to the extent possible, respond to regional market interests as well.

Policy 2.6.1.1.2: Regionally oriented uses should be located near the regional transportation network.

Policy 2.6.1.1.3: Access to regional serving uses shall be designated to provide maximum access capability and permit maximum dispersal of traffic.

Policy 2.6.1.1.4: New development should be accommodated in a manner that enables our residents and businesses to readily be integrated into the social and physical structure of the City.

Policy 2.6.1.1.6: Development shall be permitted only when adequate public services and facilities are in place or will be concurrently provided in accordance with established City standards.

Policy 2.6.1.1.7: Promote development that is sustainable in its use of land and in relation to impacts of that use on natural resources, energy, and air and water quality

General Plan policies for Opportunity Areas include the following:

Policy 2.6.1.2.1: Key opportunity areas should be given priority in the further development of the City by focusing City efforts on bringing about their development or conservation, as appropriate, as soon as possible.

General Plan policies for Land Use include the following:

Policy 2.6.1.3.1: Promote opportunities to develop mixed-use areas and projects in carefully selected areas.

Policy 2.6.1.3.5: The industrial sector along the south edge of the City generally south of Foothill Boulevard should be protected from intrusions of other uses that could cause land use conflicts and that would weaken the long term competitive value of this area for a wide range of industrial uses.

Policy 2.6.1.3.7: Heavy industrial uses shall be concentrated in the area immediate around the electrical power plant.

Policy 2.6.1.3.8: Promote development of residential infill lots and areas.

General Plan policies for Densities and Intensities include the following:

Policy 2.6.1.4.4: Restrict intensive uses and activities in areas where they would be threatened by natural or man made hazards.

General Plan policies for Community Design include the following:

Policy 2.6.1.5.4: Development design should capitalize on clustering techniques to facilitate efficient use of land and provide for open space and other neighborhood amenities.

Policy 2.6.1.5.8: Development design shall incorporate methods of limiting nuisance impacts on adjacent development, including judicious use of building and access orientation and other buffering devices.

General Plan policies for Economic Development include the following:

Policy 7.4.18: Maintain a Strong and Diversified Industrial Economy.

Table 7.4-1 Applicable Land Use Laws, Ordinances, Regulations, and Standards			
Laws, Ordinances, Regulations, and Standards	Applicability	Administering Agency	AFC Section
Federal			
None Applicable			
State			
California Environmental Quality Act (CEQA), Pub. Res. Code §§21000-21177	Appropriate mitigation measures for potential environmental impacts.	CEC	7.4.4
Local			
City of Rancho Cucamonga General Plan, Policy 2.6.1.1	Land uses should be sought which serve our local needs and, to the extent possible, respond to regional market interests as well.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.1.2	Regionally oriented uses should be located near the regional transportation network.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.1.3	Access to regional serving uses shall be designated to provide maximum access capability and permit maximum dispersal of traffic.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.1.4	New development should be accommodated in a manner that enables our residents and businesses to readily be integrated into the social and physical structure of the City.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.1.6	Development shall be permitted only when adequate public services and facilities are in place or will be concurrently provided in accordance with established City standards.	City of Rancho Cucamonga	7.4.2.3

Table 7.4-1 Applicable Land Use Laws, Ordinances, Regulations, and Standards			
Laws, Ordinances, Regulations, and Standards	Applicability	Administering Agency	AFC Section
City of Rancho Cucamonga General Plan, Policy 2.6.1.1.7	Promote development that is sustainable in its use of land and in relation to impacts that use natural resources, energy, and air and water quality.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.3.1	Promote opportunities to develop mixed-use areas and projects in carefully selected areas.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.3.5	The industrial sector along the south edge of the City generally south of Foothill Boulevard should be protected from intrusions of other uses that could cause land use conflicts and that would weaken the long-term competitive value of this area for a wide range of industrial uses.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.3.7	Heavy industrial uses shall be concentrated in the area immediately around the EGS site.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.3.8	Promote development of residential infill lots and areas.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.4.4	Restrict intensive uses and activities in areas where they would be threatened by natural or manmade hazards.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.5.4	Development design should capitalize on clustering techniques to facilitate efficient use of land and provide for open space and other neighborhood amenities.	City of Rancho Cucamonga	7.4.2.3
City of Rancho Cucamonga General Plan, Policy 2.6.1.5.8	Development design shall incorporate methods of limiting nuisance impacts on adjacent development, including judicious use of	City of Rancho Cucamonga	7.4.2.3

Table 7.4-1 Applicable Land Use Laws, Ordinances, Regulations, and Standards			
Laws, Ordinances, Regulations, and Standards	Applicability	Administering Agency	AFC Section
	building and access orientation and other buffering devices.		
City of Rancho Cucamonga General Plan, Policy 7.4.18	Maintain a strong and diversified industrial economy.	City of Rancho Cucamonga	7.4.2.3

7.4.6 Involved Agencies and Agency Contacts

Issue	Agency/Address	Contact/Title	Telephone
Planning and Zoning	City of Rancho Cucamonga Department of Planning 10500 Civic Center Drive Rancho Cucamonga, CA 91730	James Troyer, Director	(909) 477-2700
Land Use Planning	County of San Bernardino 385 N. Arrowhead Ave San Bernardino, CA 92415		(909) 387-4372

7.4.7 Permits Required and Permit Schedule

The California Energy Commission (CEC) has exclusive authority to license power plants in California. According to Public Resources Code section 25500:

“The issuance of a certificate by the Commission shall be in lieu of any permit, certificate or similar document required by any state, local or regional agency...and shall supercede any applicable statute, ordinance or regulation of any state, local or regional agency...”

Nonetheless, barring a finding that a project is required for the public convenience and necessity and that there are no more prudent and feasible means of achieving that convenience and necessity (20 CCR 7752 (1)), the CEC may not issue a license for a project that is inconsistent with local land use designations. As discussed above, a power plant at the proposed project site is not specifically authorized under the City of Rancho Cucamonga General Plan or Zoning Ordinance. However, the CEC could find the proposed project consistent with the City of Rancho Cucamonga General Plan and Zoning Ordinance.

7.4.7.1 Use Permits

But for the CEC’s exclusive licensing jurisdiction, the City of Rancho Cucamonga Use Permit Ordinance would be applicable to the proposed project (Section 17.04.030 in City of Rancho Cucamonga, 1981). Use permits for power plants may be issued in any zone subject to a finding of necessity for the public health, safety, convenience or welfare (Section 17.30 in City of Rancho Cucamonga, 1981). In this case, while no use permit would be required to be issued in the city, the CEC would be required to make a determination of consistency with the City’s use permit criteria. The proposed project has been conceived and designed to achieve this consistency. The actual finding of consistency would be accomplished through the City’s submission to the CEC of its comments and conclusions with respect to this issue

7.4.7.2 Development Standards

The City's Development Standards are found in Title 17 of the City's Ordinances (City of Rancho Cucamonga, 1981). The proposed project is designed to be consistent with these standards. The CEC would make its finding of consistency based on the City's comments. Table 7.4-2 summarizes the proposed project's conformance with the applicable Title 17 standards.

7.4.8 References

City of Ontario, 2003. Airport Layout Plan. <http://www.ci.ontario.ca.us/index.cfm/22/42204>. September 12.

City of Ontario, 2006. [www.ci.ontario.ca.us/departments/planning/reports/quarterly/4th quarter 2006](http://www.ci.ontario.ca.us/departments/planning/reports/quarterly/4th%20quarter%202006).

City of Ontario, 2007. Personal communication between Sarah (last name unknown), Planner with the City of Ontario and Denise Heick, URS. March 29, 2007.

City of Rancho Cucamonga, 1981. *City of Rancho Cucamonga Zoning Ordinances, Title 1 Development Code*. <http://municipalcodes.lexisnexis.com/codes/ranchocu>.

City of Rancho Cucamonga, 2001. *City of Rancho Cucamonga General Plan*.

Connors, Dave, Design Engineer for Ferromet, Cash & Associates, 2007. Personal communication with Denise Heick, URS. April 5, 2007.

Fahie, Charles, Senior Planner, City of Fontana, 2007. Personal communications with Denise Heick, URS. Various dates, March 2007.

Granger, Donald, Planner, City of Ranch Cucamonga, 2007a. Personal communication with Denise Heick, URS. March 2007.

Granger, Donald, Planner, City of Rancho Cucamonga, 2007b. Personal communication with Scott Galati, Galati and Bleck. May 10, 2007.

San Bernardino County Planning Department, 2007. Personal communication between Technician, San Bernardino County Planning Department and Denise Heick, URS. March 28, 2007.

San Bernardino County, 2007. http://www.co.san-bernardino.ca.us/landuseservices/applications_accepted/2007/2nd%20District-2007.pdf.

**New Table 7.4-2
SGGS Conformance with Title 17**

Title 17 Section	Requirement	SGGS Compliance
§17.04.030 Conditional Permits	<p>E. Findings. Before approving a conditional use permit, the planning commission shall make certain findings that the circumstances prescribed below do apply:</p> <ol style="list-style-type: none"> 1. That the proposed use is in accord with the general plan, the objectives of the development code, and the purposes of the district in which the site is located; 2. That the proposed use, together with the conditions applicable thereto, will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity; 3. That the proposed use complies with each of the applicable provisions of the development code. 	<p>While the proposed project does not require a conditional use permit, it will be consistent with each of the findings required for approval of a conditional use permit. The project will be located within the Industrial District Subarea 15, in which the primary function of the land use designation is Heavy Industrial. As presented in the Application for Certification, the proposed project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvement in the vicinity. The proposed project will conform to the applicable standards in Title 17 as described below.</p>
§17.12.030 Parking Regulations- Design Standards	<p>D. Industrial Districts. The following design standards shall apply to uses within the industrial districts. In order to prevent traffic congestion, promote business, and enhance public safety, off street parking and loading facilities shall be provided as set forth herein. The facilities required by this section for parking and maneuvering of motor vehicles are assumed to be the minimum standards necessary for such use. The following shall apply to the industrial districts:</p> <ol style="list-style-type: none"> 1. Parking Facilities. <ol style="list-style-type: none"> a. Required parking shall be located on the same site with the main use of the building, on premises contiguous thereto, or in a location in accordance with an approved development plan. b. Carpools/Vanpools. Off-street parking close to the building shall be provided for commercial/office/industrial facilities at a rate of ten percent of the total parking area designated for use by carpools and vanpools. If covered, the vertical clearance shall be no less than nine feet. c. All parking areas shall be screened from public view through the use of berms, landscaping material, and low walls. 	<p>Parking for the proposed project will be located within the interior of the site. Therefore, the proposed project will be in compliance with this standard.</p>
17.12.040 Parking Requirements	<p>C. Industrial, Warehousing and Manufacturing:</p> <ol style="list-style-type: none"> 1. Parking Spaces Required. The total parking space count shall be 	<p>The proposed project will provide the required number of parking spaces to comply with this standard.</p>

**New Table 7.4-2
SGGS Conformance with Title 17**

Title 17 Section	Requirement	SGGS Compliance
	<p>determined by the summation of individual use parking demands based upon the following rates:</p> <p>b. Industrial/manufacturing: one space per five hundred square feet.</p> <p>f. The following interior building areas can be deducted from the overall parking requirements: electrical/mechanical rooms, elevator shafts, stairwells, and multistory lobbies.</p>	<p>The total square footage of the control/administration building is approximately 15,000 square feet, of which approximately half would be occupied by electrical/mechanical rooms.</p> <p>The SGGS will provide 15 parking spaces. This conforms to this standard.</p>
§17.30.040-A.1. Condition of Use	<p>All business and manufacturing operations shall be conducted within an enclosed building unless specifically permitted and adequately screened from public view pursuant to this Section.</p>	<p>The proposed project includes a control building and a water treatment building where operations will be conducted for the project. Both buildings will be within the interior portion of the site. Therefore, the project will conform to this standard.</p>
§17.30.040-A.4. Lighting	<p>Lighting shall be used for the purpose of providing illumination for the security and safety of on-site areas such as parking, loading, shipping and receiving, pathways, and working areas. The following standards shall apply in all areas.</p> <p>a. Design of light fixtures, and their structural support, shall be architecturally compatible with the surrounding buildings. Freestanding light standards shall not exceed 25 feet or the height of the shortest on-site building.</p> <p>b. Security lighting fixtures are not to project above the fascia or roofline of the building.</p> <p>c. All lighting is to be shielded to confine the light spread to within the site's boundaries. Particular concern shall be for lighting adjacent to residential areas.</p>	<p>Security lighting will be consistent with surrounding buildings. All exterior light fixtures will be hooded, with lights directed downward or toward the area to be illuminated, therefore ensuring that backscatter of the nighttime sky is minimized. As practical, outdoor lighting will also be designed such that the light source is shielded to prevent light trespass outside the proposed project site boundary. Where high illumination areas are not occupied on a continuous basis, such as maintenance platforms, lighting will likely be controlled with switches or motion detectors to light the area only when occupied. In addition, obstruction lights may be required on each stack. Since stack lighting must be visible from all sides, a single light will be mounted above each stack. A steadily burning dual light bulb (three-in-one bulb size) under a red lens approximately 4 to 6 inches long will be used.</p>
§17.30.040-A.5. Equipment Screening	<p>The purpose of Equipment Screening Standards shall be to allow for the use of equipment while preserving the architectural character and integrity of the surrounding environment. Equipment is deemed to include exterior mechanical or electrical equipment, such as air conditioning units, fans, ductwork, cyclone blowers, cranes, and storage tanks.</p>	<p>The proposed project will be located in the rear portion of the EGS property, more than 120 feet from Etiwanda Avenue. The EGS property along Etiwanda Avenue is landscaped. Therefore, the project will conform to this standard.</p>

**New Table 7.4-2
SGGS Conformance with Title 17**

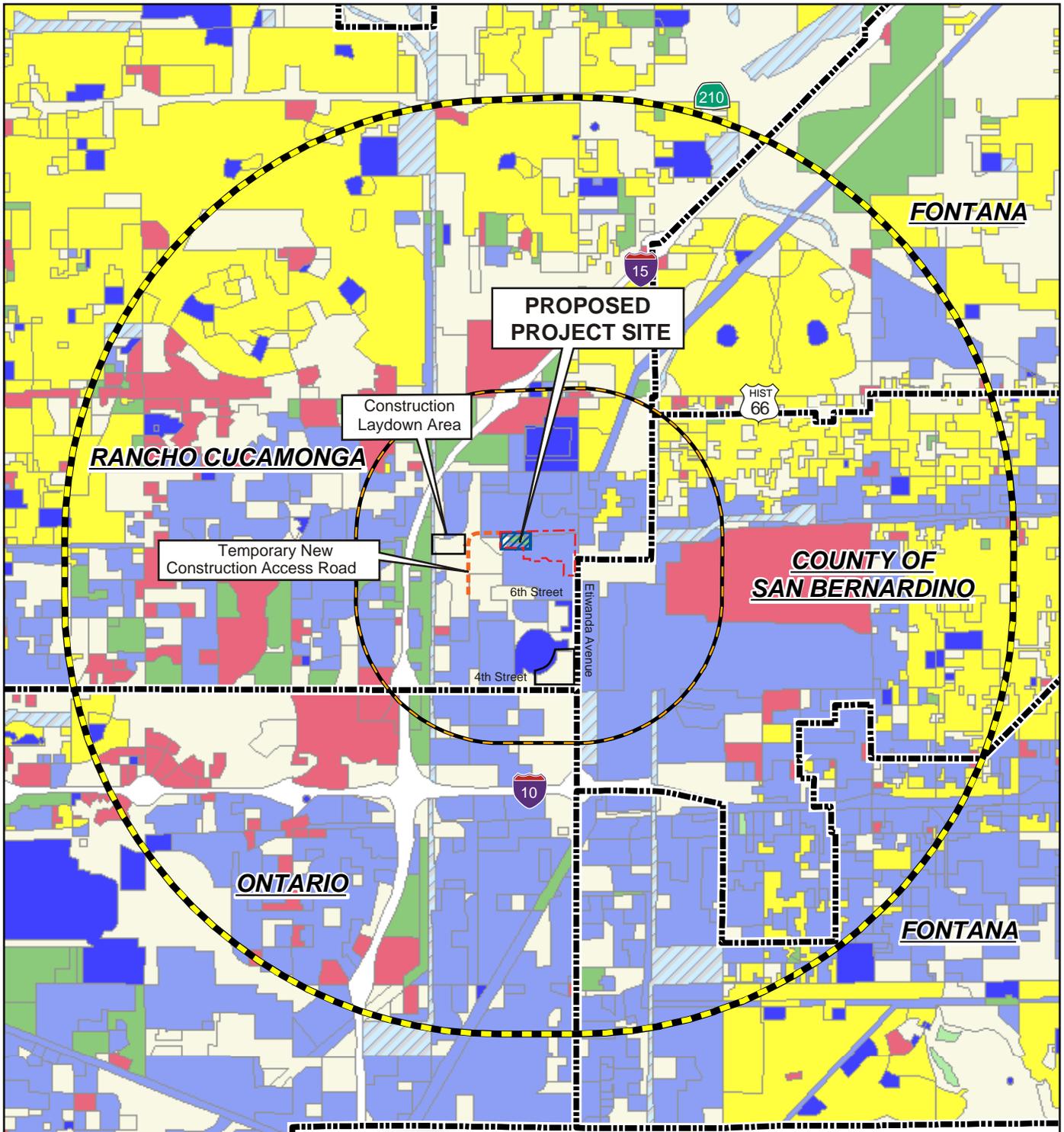
Title 17 Section	Requirement	SGGS Compliance
	<p>The following standards shall apply according to land use category:</p> <p>b. Wherever possible, all roof-, wall-, and ground-mounted equipment shall be screened on all sides within the Minimum Impact/Heavy Industrial and Heavy Industrial categories.</p>	
<p>§17.30.040-A.6. Storage Area/Screening</p>	<p>c. Heavy Industrial – All materials, supplies, equipment, and operating trucks shall be stored within an enclosed building or storage area. Such storage areas within 120 feet of a street frontage shall be screened.</p>	<p>The SGGS will be located in the rear portion of the EGS property, more than 120 feet from Etiwanda Avenue. The EGS property along Etiwanda Avenue is landscaped. The SGGS includes a building for the storage of bulk materials. Therefore, the project will conform to this standard.</p>
<p>§17.30.040-A.7. Security Fences and Walls</p>	<p>The purpose of Security Fencing and Wall Standards is to provide for a safe environment for businesses within the Industrial area.</p> <p>d. Within the Heavy Industrial category, security fencing may include wrought iron, masonry or concrete, wood, metal, or chain link with wood slats. Barbed wire may be permitted atop fencing.</p> <p>e. Security gates are subject to review and approval by the Fire and Sheriff Departments to ensure adequate emergency access.</p>	<p>The proposed project will be located within the EGS property which is currently fenced. The perimeter of the SGGS site will have a chain-link security fence. Access to the SGGS will be through the existing EGS entrance on Etiwanda Avenue. Therefore, the project will conform to this standard.</p>
<p>§17.30.040-A.8. Utilities</p>	<p>The purpose of Utility Service Standards is for the efficient distribution of utilities designed to be compatible with the surrounding environment. The following requirements shall apply within the Industrial area:</p> <p>a. All existing and new utilities, 12 KV and less, within the project and along adjacent major arterials shall be installed underground.</p> <p>b. All ground-mounted utility appurtenances, such as transformers, shall be located out of public view, preferably in the side yard, and adequately screened through the use or combination of concrete or masonry walls, berming, and landscape materials.</p>	<p>The new gas line associated with the proposed project will be installed underground, both offsite and onsite. Water pipelines, which will be on the EGS property and the SGGS property will be underground. Therefore, the proposed project will be in compliance with this standard.</p>
<p>§17.30.040-A.C. Minimum Parcel Size</p>	<p>The purpose of a Minimum Parcel Size is to establish minimum lot size standards, which will provide for the development and use of land within the Industrial area according to the land use category and development standards. The Minimum Parcel Size is determined by the land use category with the exception of portions of Subareas 6, 7, and 12.</p>	<p>The proposed project will on approximately 17 acres, which includes approximately 16.2 acres within the existing 60-acre EGS parcel and approximately 0.8 acres on land currently owned by IEUA.</p>

**New Table 7.4-2
SGGS Conformance with Title 17**

Title 17 Section	Requirement	SGGS Compliance				
	<p>1. Lot Size. The Minimum Parcel Size shall be set forth as follows:</p> <table border="1" data-bbox="420 324 1239 438"> <thead> <tr> <th data-bbox="420 324 945 389"><u>Land Use Category</u></th> <th data-bbox="951 324 1239 389"><u>Minimum Parcel Size (Acres)</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="420 394 945 438">e. Heavy Industrial</td> <td data-bbox="951 394 1239 438">5</td> </tr> </tbody> </table>	<u>Land Use Category</u>	<u>Minimum Parcel Size (Acres)</u>	e. Heavy Industrial	5	
<u>Land Use Category</u>	<u>Minimum Parcel Size (Acres)</u>					
e. Heavy Industrial	5					
<p>§17.30.040-A.D. Setback Requirements</p>	<p>The purpose of Setback Requirements is to provide open space for building separation, landscape treatment, and the encouragement of architectural and site planning design diversity. The following standards shall apply in all subareas:</p> <p>1. <u>Definition</u>. Streetscape setbacks include the minimum building setback, minimum parking setback, and the average depth of landscaping along public and private street frontages. All streetscape setbacks are determined from the ultimate face of curb.</p>	<p>The proposed project will be located in the rear portion of the EGS property, more than 1000 feet west of Etiwanda Avenue. Therefore, the proposed project will be in compliance with the setback requirements.</p>				
<p>§17.30.040-E. Landscape Requirements</p>	<p>1. Minimum Landscape Coverage – Within Subarea 15, the minimum landscape coverage shall be 10 percent of the net lot area between the area extending from Arrow Route to 1,000 feet south. All remaining areas shall have 5 percent minimum landscape coverage.</p>	<p>The perimeter of the site will have a chain-link security fence. The site is located in the rear portion of the EGS property. The entrance of the EGS along Etiwanda Avenue is landscaped. SGPG will work with the city to address landscaping requirements for the proposed SGGS project, if needed, considering the site conditions and proximity to an existing facility.</p>				
<p>§17.30.040-G. Interim Use Standards</p>	<p>The purpose of Interim Use Standards is to establish minimum standards for setbacks, landscaping, screening, and parking which meet the intent of the Industrial districts. Unless specifically modified through a Conditional Use Permit, all other development standards of the City of Rancho Cucamonga shall apply, including, but not limited to, grading, drainage, and street improvements. The following standards shall apply in all Industrial areas:</p> <p>1. The minimum streetscape and parking setback requirement shall be contiguous with the ultimate right-of-way line, but in no case less than 10 feet.</p> <p>2. There shall be no minimum landscape coverage requirements, except that which is necessary for screening purposes as determined by the City Planner.</p>	<p>The proposed project site is located in the rear of the EGS property. Parking for the project will be within the interior portion of the site and will be covered in asphalt pavement. The entrance of the EGS and the proposed SGGS along Etiwanda Avenue is landscaped. Therefore the project will conform to the requirements of this standard.</p>				

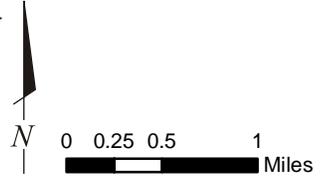
**New Table 7.4-2
SGGS Conformance with Title 17**

Title 17 Section	Requirement	SGGS Compliance
	<p>3. All parking and storage areas shall be paved with slag, crushed aggregate, asphaltic concrete, or concrete. The location, number, and design of said parking shall be in accordance with Code requirements.</p> <p>4. All parking and storage areas, and other interim uses which require screening as determined by the City Planner, shall be screened from public view through a combination of landscaping and fencing. Fencing may include a 6-foot chain link fence with slats, masonry or concrete, wood, or decorative metal. Screening must be maintained in good condition at all times.</p> <p>5. Landscaping required for screening purposes shall include 15-gallon trees and 5-gallon shrubs to provide a dense landscape buffer to afford maximum screening from the public view, satisfactory to the City Planner.</p>	
§17.30.040-J. Architecture and Design	14. Maximum building or structure height shall not exceed four stories or 75 feet whichever is greater. A variance will be obtained for the greater stack height.	As proposed, the stacks will exceed the allowable height limit of 75 feet. The Applicant has initiated discussion on a variance for the elevated stacks with the City of Rancho Cucamonga Planning Department.
17.30.060 General Design Guidelines	4. Heavy industrial category has been designated for Subarea 15. Permitted uses include medium, minimum impact, and heavy industrial manufacturing and each of the wholesale storage and distribution uses. Design and technical standards in this category allow massive outdoor structures and open air storage in an unscreened manner. A high degree of rail usage may also be typical.	The proposed project will be located within Subarea 15, which is designated for heavy industrial uses. The proposed project is consistent with this land use.
§17.12.030 Parking Regulations- Design Standards	Same as above	



LEGEND

- | | | | |
|--------------|---------------|---------------------------|-----------------------|
| City Limits | Residential | Vacant | Proposed Project Site |
| 1 mi. Buffer | Commercial | Recreation & Conservation | EGS Property Boundary |
| 3 mi. Buffer | Industrial | Agriculture | |
| | Institutional | Floodway | |



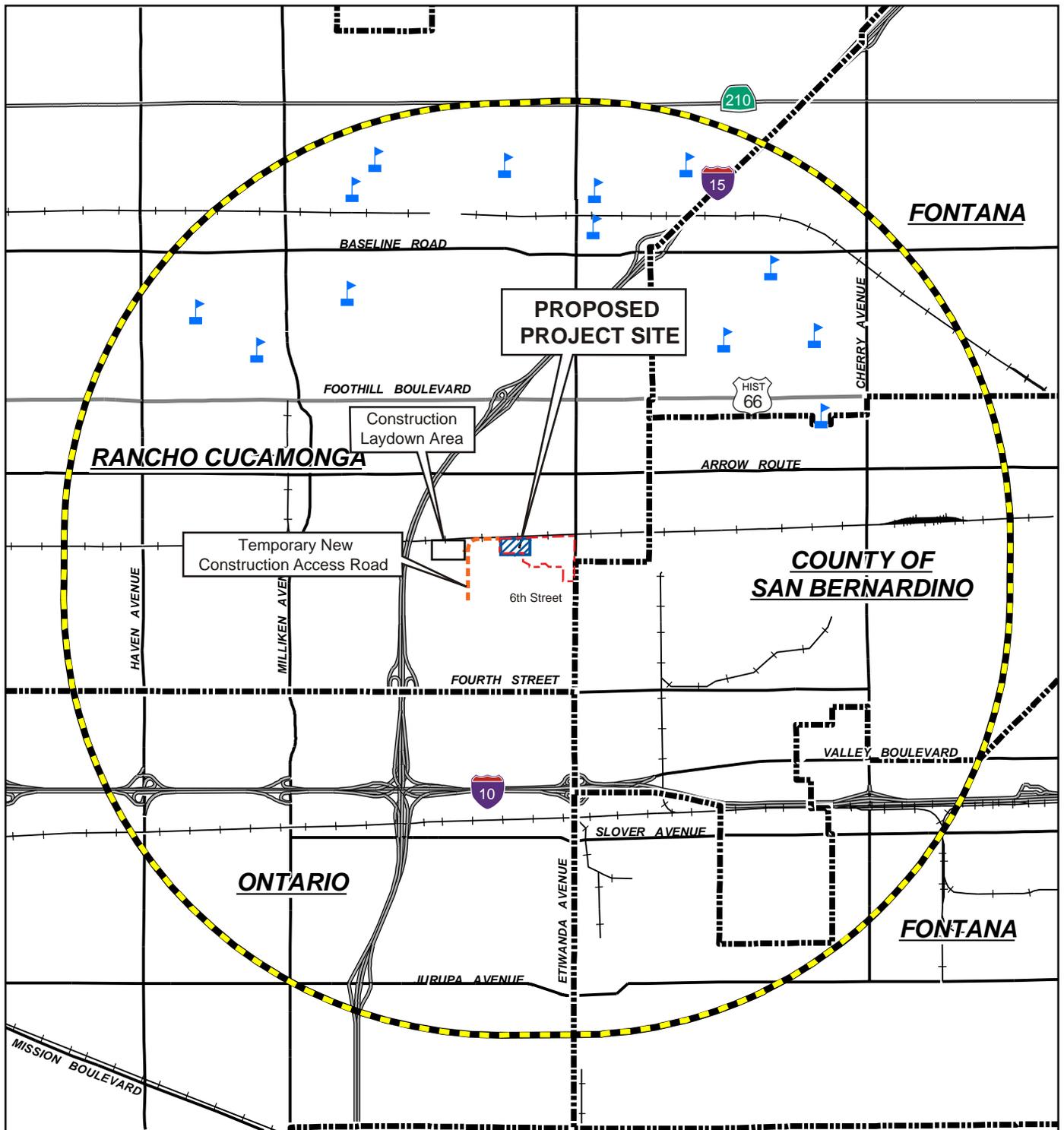
EXISTING LAND USES

San Gabriel Generating Station
 San Gabriel Power Generation, LLC
 Rancho Cucamonga, California

April 2007
 28067169



FIGURE 7.4-1



LEGEND

	City Limits		3 mi. Buffer		Freeway		Major Roads		Sensitive Receptors
	EGS Property Boundary				Highway		Railroads		
	Proposed Project Site								

N
0 0.25 0.5 1 Miles

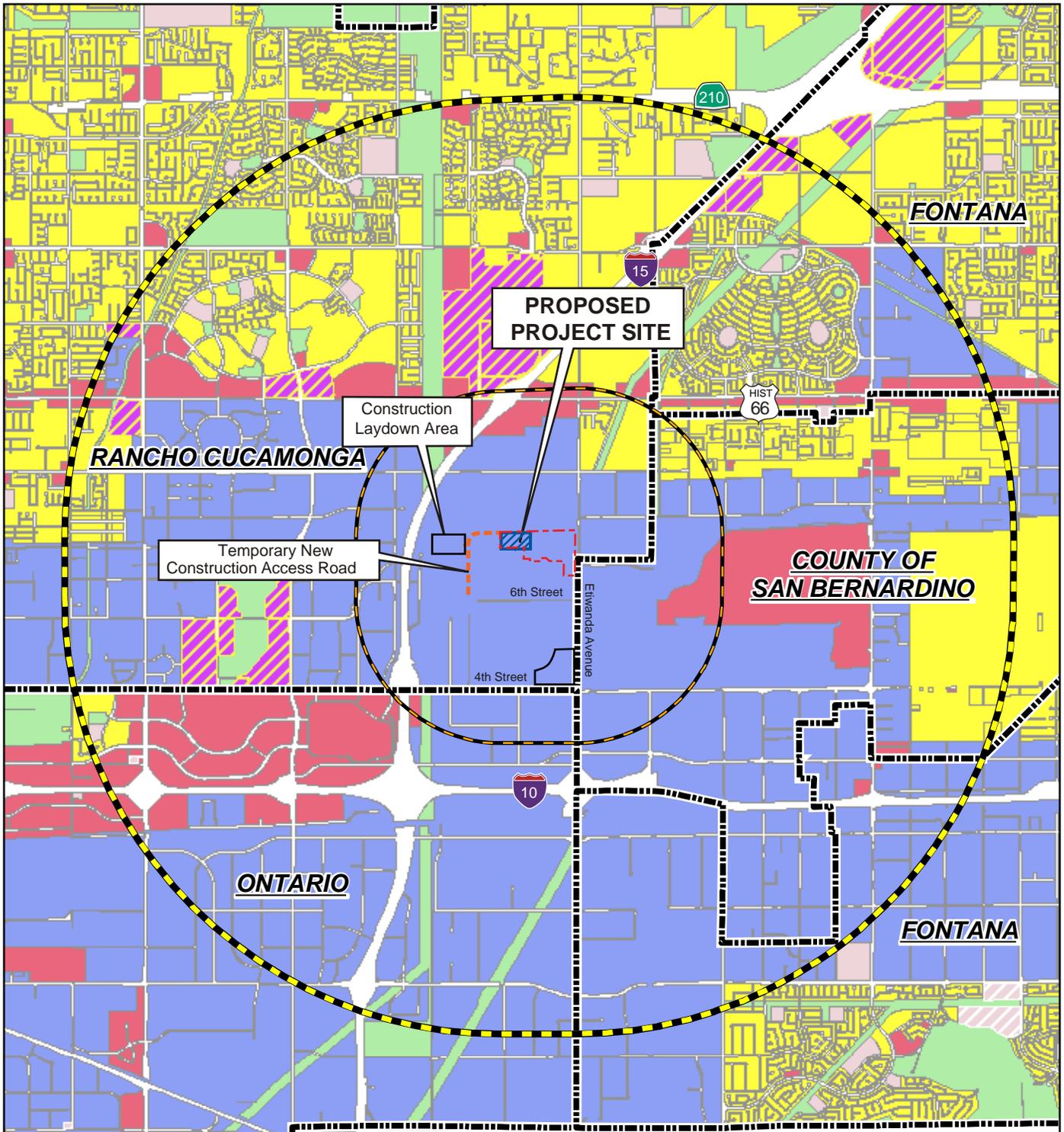
SENSITIVE RECEPTORS WITHIN 3-MILE RADIUS

San Gabriel Generating Station
 San Gabriel Power Generation, LLC
 Rancho Cucamonga, California

April 2007
 28067169

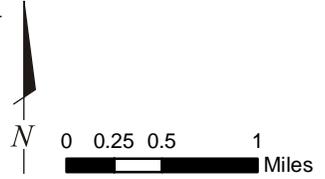


FIGURE 7.4-2



LEGEND

- | | | | |
|--------------|-------------|-------------------------|-----------------------|
| City Limits | Residential | Open Space & Recreation | Proposed Project Site |
| 1 mi. Buffer | Mixed Use | School | EGS Property Boundary |
| 3 mi. Buffer | Commercial | Other Public Facilities | |
| | Industrial | | |

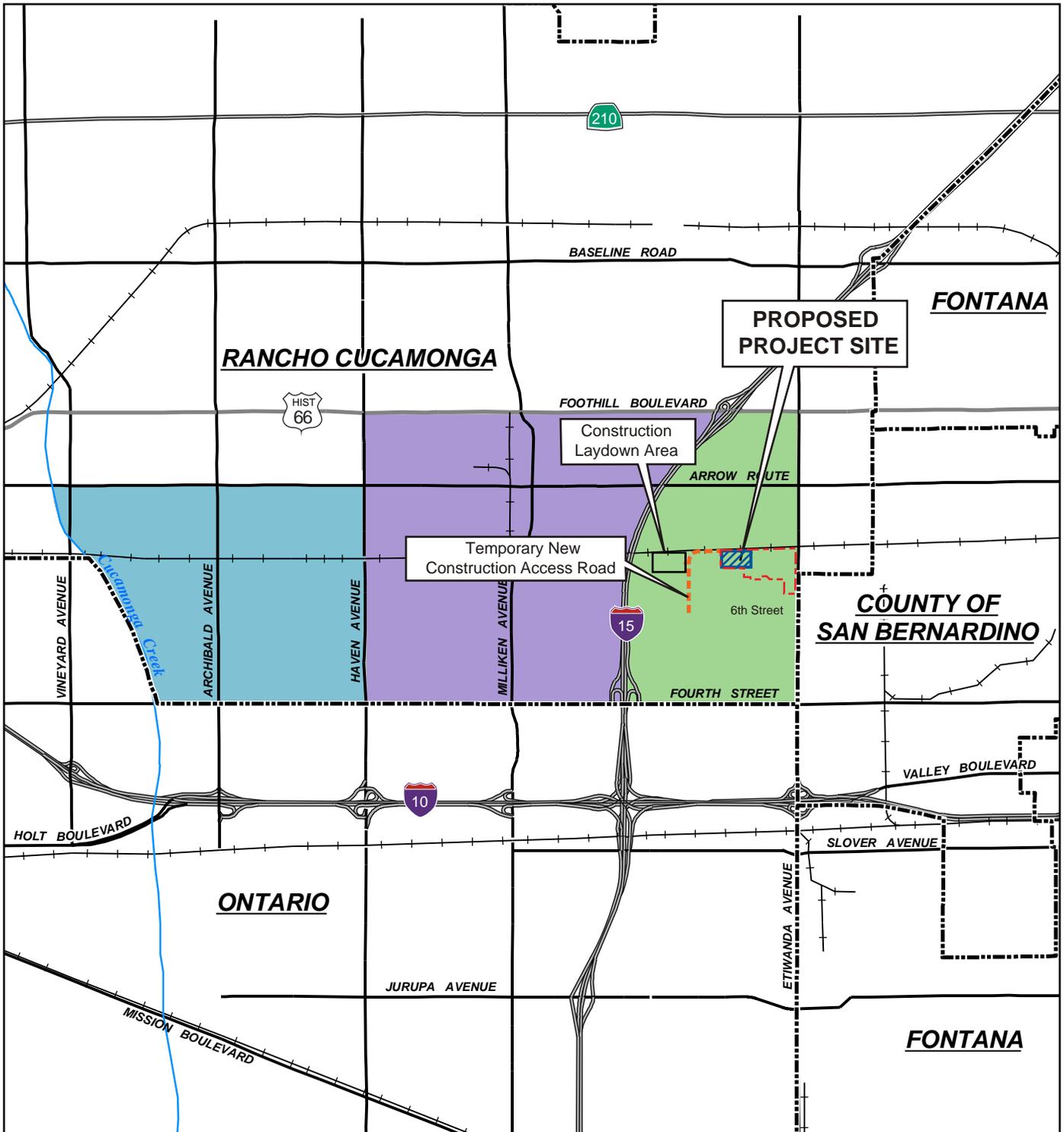


GENERAL LAND USES

San Gabriel Generating Station
 April 2007
 28067169
 San Gabriel Power Generation, LLC
 Rancho Cucamonga, California



FIGURE 7.4-3



LEGEND

City Limits	Freeway	Major Roads	Zone	Proposed Project Site
Highway	Railroads	A	B	EGS Property Boundary
		C		

N
 0 0.25 0.5 1 Miles

INDUSTRIAL SPECIFIC PLAN - ZONING

San Gabriel Generating Station
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FIGURE 7.4-4