

San Bernardino County

East Valley Area Plan

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Chapter EV.01 – Introduction

Sections:

- EV.0110 – Purpose
- EV.0120 – General Provisions

EV.0110 – Purpose

The purpose of this chapter is to outline the intent of the East Valley Area Plan.

EV.0120 – General Provisions

The East Valley Area Plan contains detailed land use regulations to guide growth and development within the boundaries of the plan. The Plan is based on findings and determinations made by the County Board of Supervisors concerning the future size, shape and character of this specific area. The Plan also contains maps which:

- (a) Delineate land use designations and the circulation network within the area; and
- (b) Establish a Land Use Zoning District designation for each parcel;
- (c) Establish circulation design guidelines;
- (d) Establish site design standards and guidelines.

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Chapter EV.02 – Land Use

Sections:

- EV.0210 – Purpose
- EV.0220 – General Commercial (EV/CG)
- EV.0230 – Regional Industrial (EV/IR)
- EV.0240 – Special Development (EV/SD)

EV.0210 – Purpose

The purpose of this chapter is to outline specific land uses that could be allowed within the plan area and to provide special standards for these uses.

EV.0220 – General Commercial (EV/CG)

(a) Permitted Land Uses

- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and structures and appurtenances thereof.
- (2) The following uses shall be subject to a Conditional Use Permit. (At the discretion of the reviewing agency, review requirement may be met by Planning Commission review.)

(A) Professional Services

Physicians, surgeons, chiropractors, osteopathic physicians,
dentists, oral surgeons, orthodontists,
Attorneys and legal services
Medical and dental laboratories
Engineering, architectural and planning
Accounting, auditing, bookkeeping
Counseling (marriage and family)
Prescription pharmacy and optical services

(B) Business Services

Advertisement, business and management
Consulting
Detective and protective services
Stenographic, secretarial, clerical and mailing
Collection agencies
Blueprinting and photocopy

Employment agencies

(C) Financial Services

Insurance carriers, agents, brokers
Real estate developers and builders (office only)
Title abstracting
Real estate agents and brokers
Commodity services
Holding and investment services
Banks, savings and loans, and credit unions

(D) Retail sale of goods:

Groceries
Meat, fish, seafood
Bakeries
Food caterers and delicatessens
Liquor stores
Drug stores and pharmacies
Convenience markets
Apparel
Fur goods
Newspapers and magazines
Hardware
Five and ten variety stores
Confectioneries and ice cream
Cosmetics and accessories
Florist
Auto parts (new retail)
Gift shop
Hobby and yarn shops
Furniture and home furnishings
Paint, varnish, lacquer
Draperies, curtains, upholstery
Interior decorating supplies
Wall and floor coverings
Appliances
Dishes, china, glassware, metalware
Lawn and garden equipment and supplies
Home improvement centers
Dry goods and notions
Department and general merchandise stores
Plumbing and heating equipment and supplies
Swimming pools and spas
Commercial nursery, retail
Radio, TV, stereo
Computers and accessories

Jewelry, precious metals, coin and stamp dealers
 Records, tapes, videotapes
 Stationary and art supplies
 Office supplies and equipment
 Shoes
 Books (general, not adult-oriented)
 Toys, sport and athletic goods
 Photographic equipment and supplies
 Automobiles, motorcycles and other motor vehicles
 Boats
 Auto and motorcycle parts and accessories (new)
 Bicycles and parts
 Secondhand merchandise and thrift shops
 Antiques
 Pets
 Art galleries, print and frame shops

(E) Provision of services to individuals and businesses:

Laundering and dry-cleaning outlets
 Self-service laundries
 Beauty salons and barber shops
 Apparel repair, alterations and tailoring
 Shoe repair
 Suntan parlors
 Photographic studios and processors
 Small appliance repair
 Radio, TV and stereo repair
 Watch, clock and jewelry repair
 Furniture repair and reupholstery
 Bicycle repair
 Locksmith
 Teen Center
 Eating establishments (including service of alcoholic beverages)
 Personal storage facilities (mini-warehouses)
 Funeral parlors and mortuaries
 Vocational and trade schools
 Auto service stations and repair centers
 Pet grooming
 Veterinarians and animal hospitals
 Telephone exchanges
 Taxidermy
 Car washes
 Commercial repair garages for motor vehicles and equipment
 (including body and paint work)

(F) Cultural, Entertainment and Recreational Facilities:

Motion picture theaters
 Live theaters (legitimate)
 Meeting halls (lodge and union)
 Arcades, pool halls, discotheques
 Nightclubs
 Recreation centers
 Gymnasiums, health and athletic clubs, figure salons
 Skating rinks (indoor)
 Drive-in theaters
 Bowling alley and miniature golf

(G) Transient Lodgings

Hotels
 Motels

(H) Miscellaneous Services

Private adoption agencies
 Libraries and reading rooms
 Welfare and charitable services
 Civic, social and fraternal associations
 Business associations
 Professional membership organizations
 Museums and galleries
 Community theaters

(I) Repair and servicing of any article which is permitted to be sold in this District.

(J) Other uses similar to the above listed uses if approved by the Planning Commission at a public hearing.

(K) Uses listed in Chapter 4 of Division 4 of this Title in accordance with the provisions of that chapter.

(b) Regional Commercial Subarea: The area bounded by San Bernardino Avenue on the north, the Route 30 freeway on the east, Lugonia Avenue on the south and Alabama Street on the west shall be designated for regional commercial uses. Prior to any development within this area, a Planned Development application shall be submitted with each phase subject to final approval prior to issuance of permits. Permitted uses are as follows:

- (1) Uses permitted and as regulated in Subsection EV.0220(b) above.
- (2) Corporation headquarter offices (home or regional offices)
- (3) Hotel complexes

- (4) Conference and convention centers
- (5) Stadiums and amphitheaters
- (6) Entertainment centers
- (7) Regional mall
- (8) Other uses similar to the above listed uses if approved by the Planning Commission at a public hearing.

(c) Prohibited Uses

Establishment of the following uses is prohibited. Any expansion or alteration of such uses that were in existence on September 6, 1989 shall adhere to the provisions of Chapter 9 of Division 4 of this Title.

- (1) Manufacturing and Industrial
- (2) Warehousing (except for mini-warehouses and storage of merchandise or products for retail sale on the premises)
- (3) Residential other than hotels and motels
- (4) Used car sales not in connection with new car sales
- (5) Recycling facilities and salvage yards
- (6) Truck terminals
- (7) Recreational vehicle parks
- (8) Impound and auto storage yard, automobile dismantling yard
- (9) Tire retreading
- (10) Billboards

(d) Development Standards

EV/CG	GENERAL COMMERCIAL (EV/CG) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)		See (2) below
Minimum Lot Size (acres)	map suffix will modify	See (1) below
Maximum Lot Coverage (building coverage)		See (1) below
Maximum Lot Dimensions (width to depth ratio)		See (1) below
Minimum Lot Dimensions (width/depth in ft.)		See (1) below
Front Yard Setback (ft.)	See (3) below	25
Side Yard Setbacks (ft.)	See (3) below	0
Rear Yard Setbacks (ft.)	See (3) below	0
Street Side Yard Setbacks (ft.)	See (3) below	25
Maximum Floor Area Ratio (FAR - fl. area/lot area)		See Section EV.0330(h)(1)
Minimum District Size (acres)		

- (1) All lots shall have adequate width, depth and area to accommodate all required parking, setbacks, landscaping, loading, trash enclosures, and access requirements.
- (2) No maximum building height is established. Height limits shall be determined in accordance with Part 77 of the FAA regulations. Also refer to Floor Area Ratio provisions in Section EV.0330(h)(1).
- (3) Minimum building setbacks shall be as follows:
 - (A) Interior side and rear yards: None except where adjoining residential district.
 - (B) Where district abuts a street designated as a Special Landscaped Street in Section EV.0320(g), see Section EV.0320(g) for setback and landscaping requirements.
 - (C) Where district abuts a residential district or residential portion of a Planned Development, see Section EV.0330(e)(3) for setback and landscape buffer requirements.

- (4) For requirements on landscaping, walls, access, parking, loading, trash enclosures, lighting and storage, the provisions of Section EV.0330 shall apply.
- (5) The provisions of Section EV.0330 shall apply to signs. In addition, the maximum area of any sign facing a residential district shall be 75 feet.
- (6) All accessways to a public street shall be located not less than seventy-five (75) feet from the intersection of any street lines, and shall be designed in a manner conducive to safe ingress and egress. Where practical, exits shall be located on a minor street. Frequency of accessways shall be at intervals of not less than one hundred (100) feet.
- (7) Standards for automobile service stations:
 - (A) Minimum lot area shall be twenty thousand (20,000) square feet.
 - (B) Minimum lot width and depth shall be one hundred twenty (120) feet.
 - (C) Site must abut and have access to a secondary highway or larger roadway.
 - (D) No more than half of the corners at any one intersection shall be occupied by service stations.
 - (E) Parking

Off-street parking shall be provided in accordance with the provisions of Chapter 6 of Division 7 of this Title. No outdoor parking or storage of wrecked, dismantled, or inoperative vehicles permitted. Parked vehicles shall be limited to those directly associated with the business or awaiting service. No parking permitted in the corner cut-off area. Parking areas shall be screened as required under Subsection EV.0330(k).
 - (F) Landscaping
 - (I) Except for driveway openings there shall be a landscaped planter area not less than five (5) feet in width extending along the entire street frontage.
 - (II) A minimum of twenty (20) percent of the remaining lot area shall be landscaped with not less than 50 percent of said landscaping provided along the interior property lines.

(III) All planter areas shall be enclosed by six (6) inch high concrete curbs.

(IV) A detailed landscaping plan indicating types and distribution of plantings shall be provided with the application.

(G) Walls

A three (3) foot high solid masonry wall shall be constructed along all interior property lines. Said wall shall be increased in height to not less than five (5) feet nor more than six (6) feet when the site is adjacent to a school, church, park, club, hospital, residential zone or use. The Planning Commission may require additional walls as determined necessary for proper development of the site.

(H) Rest Room

All rest room entrances shall be screened from view of adjacent properties and street rights-of-way by some form of decorative wall or similar device.

(I) Customer pump areas shall be roofed. The roofs over the pump areas shall connect to the station or station roof forming one continuous roofed structure. Ridges and eaves may, under some conditions, be at different levels.

(J) Trash Storage

All trash, refuse and used merchandise shall be stored in an area enclosed by solid walls or fences. Said area shall be located in the rear portion of the lot.

(K) Utilities

All utilities on the site for direct service to the business shall be installed underground.

(L) Lighting

All lighting elements on the exterior and interior of the structure shall be shielded from horizontal view except for sign lights or those especially designed for illumination of the parking lot.

(M) Equipment Rentals

The outside storage of rental trailers, and similar equipment, may be permitted provided they are completely screened from public

view and the use is specifically authorized in the Conditional Use Permit. Additional lot area over the required minimum in the amount of 200 square feet per rental unit shall be provided.

(8) Standards for drive-through restaurants and services:

- (A) Minimum lot area shall be twenty thousand (20,000) square feet.
- (B) Minimum lot width and depth dimensions shall be one hundred twenty (120) feet.
- (C) Site must abut and have access to a secondary highway or larger roadway.
- (D) Off-street parking shall be provided in accordance with the provisions of Chapter 6 of Division 7 of this Title.
- (E) Landscaping
 - (I) Except for driveway openings there shall be a landscaped planter area not less than ten (10) feet in width extending along the entire street frontage and not less than (5) feet in width along all interior property lines.
 - (II) A minimum of twenty (20) percent of the total site shall be landscaped.
 - (III) Landscaping guidelines and requirements of Section EV.0330 shall apply.
- (F) Walls

A three (3) foot high solid masonry wall shall be constructed along all interior property lines. The Planning Commission may require higher walls as determined necessary for proper development of the site and protection of adjacent property owners.
- (G) Frequency of Drive-Through Restaurants

Due to the high traffic generation characteristics of drive-through restaurant facilities such uses shall not be located closer than 300 feet from each other.
- (H) Screening

Drive-through aisles shall be completely screened from the view of public rights-of-way to a height equal to or greater than that of

standard vehicular headlights. Screening shall be by use of walls, earth berms, landscaping or a combination thereof.

- (I) A traffic study prepared by a qualified traffic engineer shall be submitted with the application.

EV.0230 – Regional Industrial (EV/IR)

(a) Permitted Land Uses

- (1) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.
- (2) The following uses shall be subject to a Conditional Use Permit. (At the discretion of the reviewing agency, review requirement may be met by Planning Commission review.)

(A) Research and Development

Research laboratories, product development facilities, and testing laboratories and facilities, including:

Biochemical
Chemical
Metallurgical
Pharmaceutical
X-ray
Film and photographic
Medical and dental
Electrical
Optical
Mechanical.

(B) Manufacturing and Industrial

Establishments primarily engaged in manufacturing the following products:

Apparel, drapery, upholstery, millinery, and related cloth and clothing items
Furniture and fixtures, including office furniture, store fixtures, blinds and shades, furniture, shelving
Paper products, including envelopes, bags, wallpaper, containers, pressed and molded pulp goods
Publishing, including newspapers, business forms, typesetting, photoengraving, bookbinding, printing
Chemicals, including pharmaceutical, botanical, soaps and detergents, chemical fertilizer, perfumes and cosmetics, candles and wax
Fabricated plastic products
Stone, clay and glass products, including plate glass, mirrors, dishes and earthenware, pottery, porcelain and china, fixtures and supplies, cut stone

Fabricated metal products, including heating and air conditioning equipment, communication equipment, electrical equipment, plumbing fixtures, radio and TV equipment, appliances, wiring, cutlery and hand tools, fasteners, and similar equipment and supplies

Professional and scientific goods, including measuring instruments, clocks and watches, optical goods, surgical and medical instruments, photographic equipment, engineering, scientific and research instruments, computers, orthopedic, prosthetic and surgical appliances, ophthalmic goods, and similar equipment and supplies

Miscellaneous manufactured goods, including jewelry, lapidary, precious metals, toys, sporting goods, umbrellas, brushes, novelties, notions, silverware, pictures and frames, musical instruments, tobacco products, artist supplies and similar goods.

(C) Additional manufacturing and industrial uses, as follows:

Prefabricated wooden buildings, veneer and plywood, and containers

Fabricated rubber products

Plastic, synthetic rubber and synthetic fibers

Paints, varnishes, lacquers, enamels and allied products excluding boiling processes)

Industrial chemicals

Pesticides and agricultural chemicals

Wholesale trade of durable and non-durable goods to commercial, industrial and professional business uses, including motor vehicles, sporting goods, electrical appliances, hardware, machinery and equipment for industry, construction, professional and service establishments

Warehouse and distribution centers

(D) Supportive service and commercial uses:

Heavy equipment repair

Welding and metal repair

Electrical/electronic repair

Restaurants operated for employees on the premises

Child-care centers operated for employees on the premises

Open space and recreation areas for employee use

Business and research offices related to administration and operation of the permitted industrial uses

Equipment rental

Parcel delivery

Automobile service stations

One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family

Commercial sales and service incidental to a principal permitted use

Truck rental and leasing

Motor freight terminals

Truck terminals, storage, parking and repair

Personal storage facilities (mini-warehouse)

- (E) Other uses similar to the above listed uses, if approved by the Planning Commission at a public hearing.

(c) Prohibited Uses

Establishment of the following uses is prohibited. Any expansion or alteration of such uses that were in existence on September 6, 1989 shall adhere to the provisions of Chapter 9 of Division 4 of this Title.

- (1) Residential other than caretakers quarters.
- (2) Retail commercial or office uses as primary uses.
- (3) Animal and poultry raising, slaughter or packing.
- (4) Auto wrecking, junk yards, salvage yards or recycling centers.
- (5) Wholesale trade of commodities which may be incompatible with other uses permitted in this District, including but not limited to fuel, scrap, ammunition, petroleum products or hazardous chemicals.
- (6) Fur and hide curing or tanning.

(d) Development Standards

EV/IR	REGIONAL INDUSTRIAL (EV/IR) DISTRICT DEVELOPMENT STANDARDS	
Maximum Structure Height (ft.)		50
Minimum Lot Size (sq. ft.)	map suffix will modify	20,000 See (1) below
Maximum Lot Coverage (building coverage)		50%
Maximum Lot Dimensions (width to depth ratio)		N/A
Minimum Lot Dimensions (width/depth in ft.)		100/150
Front Yard Setback (ft.)		25
Side Yard Setbacks (ft.)	See (2) below	0
Rear Yard Setbacks (ft.)	See (2) below	0
Street Side Yard Setbacks (ft.)		25
Maximum Floor Area Ratio (FAR - fl. area/lot area)		See Section EV.0330(h)(1)
Minimum District Size (acres)		

- (1) Minimum lot area shall be twenty thousand (20,000) square feet. The requirement shall not be construed to prevent condominium-type developments which have smaller lot sizes as long as they have a mandatory owners association, and the land area under the jurisdiction of the association meets the minimum lot size requirements.
- (2) Minimum building setback lines shall be as follows:
 - (A) Interior side and rear yards: None required except adjacent to residential district.
 - (B) Where district abuts a street designated as a Special Landscaped Street in Section EV.0320(g), see Section EV.0320(g) for setback and landscape requirements.
 - (C) Where district abuts a residential district or residential portion of a Planned Development, see Section EV.0330(e)(3) for setback and landscape buffer requirements.

- (3) For requirements on parking, landscaping, walls and fences, loading, lighting, storage and other design standards, the provisions of Section EV.0330 shall apply.
- (4) All lots shall have a minimum of sixty (60) feet of access on a dedicated and improved street.
- (5) The provisions Section EV.0330 shall apply to signs. In addition, the maximum area of any sign facing a residential zone shall be seventy-five (75) square feet.
- (6) Any structure originally designed as a residence, or as an accessory to a residence, shall not be used for any commercial or industrial purpose.
- (7) A commercial or industrial building shall not be constructed or established on the same lot together with an existing residential building.
- (8) All buildings erected, constructed or established, shall be entirely new and complete structures designed for commercial or industrial purposes only.
- (9) All uses shall be conducted within a completely enclosed building except as follows:
 - (A) Off-street parking and loading areas.
 - (B) Automobile service stations - all merchandise must be displayed within the building or under canopy cover.
 - (C) The open storage of materials, products, and equipment when such storage is enclosed by a fence, wall, buildings or other means adequate to conceal such storage from view from adjoining property or the public street. However, this requirement shall not apply to the display of products or equipment offered for sale or rental, providing said display is maintained in a neat and orderly manner.
- (10) New buildings or structures having exterior walls of sheet metal shall not be located closer than one hundred and fifty (150) feet from the property line along any freeway, major or secondary highway, or closer than one hundred (100) feet from the property line along any other dedicated street, except that said buildings or structures may be located closer to the street if any of the following conditions prevail:
 - (A) The sheet metal comprises less than twenty-five (25%) percent of the exterior wall area of said building or structures, or
 - (B) The sheet metal consists of panels with stainless steel, baked enamel or similar finish, or

- (C) Said building or structure is concealed from view from the public street by walls, fences, landscaping, or other buildings or structures.

EV.0240 – Special Development (EV/SD)

- (a) This district is intended to include all the permitted and prohibited land uses and all development standards of the Special Development District of the East Valley Corridor Specific Plan as adopted on August 7, 1989.
- (b) Permitted Land Uses
 - (1) The following uses are permitted as interim uses and do not require submittal of a Conditional Use Permit or Planned Development application:
 - (A) Agriculture as a continuation of the existing land use, including orchards, groves, nurseries, field crops, tree crops, berry crops, bush crops, truck gardening and commercial flower growing, and all necessary structures and appurtenances thereof.
 - (B) Single family dwelling units on parcels of twenty (20) acres or more.
 - (2) The following uses are permitted subject to approval of a Conditional Use Permit or Planned Development application:
 - (A) Uses permitted within the East Valley Corridor General Commercial District.
 - (B) Uses permitted within the East Valley Corridor Regional Industrial District as listed in Section EV.0230(b)(2)(A) and (B).
 - (C) Retail sales of items having long-term utility, to individuals and businesses:
 - Automobile, new and used
 - Automobile equipment
 - Agricultural supplies and equipment
 - Bicycle, boat and motorcycle
 - Building material and hardware
 - Camper and mobile home
 - Electrical apparatus and equipment
 - Furniture, appliances and carpeting
 - Garden and farm supplies
 - Interior decorating supplies
 - Machinery, equipment and supplies
 - Nurseries (no outdoor display of merchandise other than plants)
 - Plumbing, heating, air conditioning, and refrigeration equipment and supplies
 - Office equipment
 - Paint

Pet and pet supply
Radio, television and electronic equipment

(D) Provision of services to individuals and businesses:

Ambulance services
Animal hospitals
Auto rental
Auto services, including repair of brakes, glass, mufflers and body work, provided no open service bays are visible from the public right-of-way
Bus terminals and similar transit facilities
Business and research offices related to the administration and operation of the permitted industrial uses
Cleaning and dyeing plants, laundries, linen and towel service
Equipment rental
Furniture upholstery
Ice manufacture, cold storage and frozen food lockers
Mail order houses
Motels and hotels
Off-street parking
Parcel delivery
Pest control
Printing, lithographing, publishing
Public scales
Public utility offices and service yards
Radio and television broadcasting studios
Repair of any item permitted to be sold in this district
Restaurants, cafes, cafeterias, drive-in restaurants
Restaurants with micro-breweries
Restaurants operated for employees on the premises
Retreading of tires
Sign painting
Trade union halls
Van and storage, including mini-warehouse facilities

(E) Recreation and Entertainment

Bowling lanes, skating rinks, sports arenas
Cocktail lounges and bars
Drive-in theaters

(F) Transportation, Communication and Utility Facilities:

Airports and associated uses
Electrical, gas, water and sewage transmission facilities
Radio and television stations and towers
Microwave communication towers and facilities

(G) Public Services:

Hospitals, sanitariums, convalescent and rest homes
Government protective functions and postal services
Public works maintenance and storage yards
Executive, legislative and judicial functions and offices

(H) Educational Services:

Day Care Centers (public or private), primary, middle/junior high,
and high schools
Universities, colleges, junior colleges, and professional schools
Vocational, trade, and special training schools

(I) Cultural, Entertainment and Recreational Facilities:

Museums and art galleries
Planetariums, aquariums, botanical gardens and zoos
Historical and monument sites
Convention facilities
Parks, playgrounds, athletic fields
Recreation and community centers
Golf courses
Arboretums, rose gardens, botanical gardens

(J) Flood control structures

(K) Hiking, bicycle, and equestrian paths and trails

(L) One dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a caretaker and his family.

(M) Other Uses

Business, technical, trade or professional schools
Clubs, lodges and similar organizations
Government buildings
Warehouses and distribution centers
Wholesale trade of most consumer items, including motor vehicles,
drugs, dry goods, apparel, groceries, building materials and
paper products.

(N) Other uses similar to the above listed uses, if approved by the Planning Commission at a public hearing.

- (3) The following uses are permitted subject to a Planned Development application: Projects that propose modification of the development standards set forth in Table EV.0240.
- (4) Where determined to be appropriate by the reviewing agency, a special buffer area shall be established adjacent to existing single family residential homes which abut the Planned Development District, in order to ensure a logical transition of uses. The following uses will be permitted within this buffer area:
 - (A) All uses permitted within Subsections (1) and (2) above.
 - (B) Uses permitted within the Countywide Single Residential District.
- (c) Prohibited Uses

Establishment of the following uses is prohibited. Any expansion or alteration of such uses that were in existence on September 6, 1989 shall adhere to the provisions of Chapter 9 of Division 4 of this Title.

- (1) Any outdoor manufacturing or processing operation
- (2) Breweries, distilleries, and wineries; except micro-breweries associated with a restaurant
- (3) Contractors storage yards
- (4) Feed and grain yards
- (5) Food processing, canning or packing
- (6) Animal and poultry raising, slaughter or packing
- (7) Stables and riding academies
- (8) Auto wrecking, junk yards, salvage yards, recycling centers
- (9) Wholesale trade of commodities which may be incompatible with other uses permitted in this district, including but not limited to agricultural products, lumber, concrete block, fuel, scrap, ammunition, and hazardous chemicals
- (10) Truck terminals
- (11) Recreational vehicle parks
- (12) Kennels and catteries

- (13) Manufacture of paint, oil, shellac, turpentine or varnish
- (14) Paper or pulp manufacture
- (15) Leather tanning and finishing
- (16) Billboards
- (d) Development Standards

EV/SD		PLANNED DEVELOPMENT (EV/SD) DISTRICT DEVELOPMENT STANDARDS For Interim Uses listed in Subsection EV.0240 (b)(1)	
Maximum Structure Height (ft.)			35
Minimum Lot Size (acres)	map suffix will modify		20
Maximum Lot Coverage (building coverage)			N/A
Maximum Lot Dimensions (width to depth ratio)	> 10 acres		N/A
	< 10 acres		
Minimum Lot Dimensions (width/depth in ft.)			N/A
Front Yard Setback (ft.) See (1) below			25
Side Yard Setbacks (ft.)			20
Rear Yard Setbacks (ft.)			20
Street Side Yard Setbacks (ft.) See (1) below			25
Maximum Floor Area Ratio (FAR - fl. area/lot area)			See Section EV.0330(h)(1)
Minimum District Size (acres)			N/A

- (1) Where front or side street is designated as a Special Landscaped Street in Section EV.0320(g), see Section EV.0320(g) for setback and landscaping requirements.
- (2) Development standards for Conditional Use Permit or Planned Development projects shall be based upon the approved development plan or use permit and conditions of approval attached to the plan by the reviewing agency. The Conditional Use Permit process shall be used only when the development project is found to be in substantial compliance with the Community Design standards as outlined in Section EV.0330 and the project is not for residential purposes or an intermix of residential with

other uses. The Planned Development process shall be used when necessary for master planning multiple properties, complex designs and proposals that include major modification of development standards.

- (3) In addition, all Planned Developments shall adhere to the requirements for PD approval contained in Article 2 of Chapter 3 of Division 3 of this Title. Where the PD District is located adjacent to existing single family residential uses, special attention shall be paid to the development compatibility standards set forth in Section EV.0330(e).
- (4) All projects shall submit plans showing building elevations, landscaping and proposed sign program.

Chapter EV.03 – Circulation/Site Design

Sections:

- EV.0310 – Purpose
- EV.0320 – Circulation Design Guidelines
- EV.0330 – Site Design Standards and Guidelines

EV.0310 – Purpose

The purpose of this chapter is to provide special standards for an area in the East San Bernardino Valley for which a community plan has not been adopted but which still requires special development standards.

EV.0320 – Circulation Design Guidelines

- (a) A critical element of the East Valley Corridor Planning Area is the provision of an efficient and comprehensive circulation plan. In order for development to occur in an orderly and systematic manner, access into the study area must be improved and the circulation system within the study area must be adequate to accommodate traffic volumes generated by the project.
- (b) The intent of the planning area, in terms of circulation, is to provide an effective circulation system, establish a streetscape design that will enhance the character of the East Valley, and maintain consistency with current and future transportation planning efforts at the state, regional and local levels.
- (c) While most transportation in and around the study area is by private automobile, special consideration has been given to public transit, pedestrian access, and recreational trails.
- (d) Figure EV-1 illustrates the backbone circulation system proposed for the East Valley Corridor.
- (e) Circulation Plan
 - (1) The major traffic routes through the study area are Interstate 10 (the San Bernardino Freeway) and State Route 30 (the Tennessee Freeway). The East Valley Corridor Planning Area provides for a network of six lane major arterial and four lane major and secondary highways in conjunction with collector streets to be constructed or improved within the area. This proposed circulation system will provide additional regional access to the area as well as build a backbone system for the proposed development.
 - (2) The following roadways shall be designated as major arterials:

California Street from Pioneer Avenue to Almond Avenue
 Alabama Street from the Santa Ana River to Lugonia Avenue
 San Bernardino Avenue from California Street to Route 30.

- (3) The following roadway shall be designated as a major highway:

Lugonia Avenue from New Jersey Street to Route 30.

- (4) The following roadways shall be designated as secondary highways:

California Street from Palmetto Avenue to Pioneer Avenue
 Nevada Street from San Bernardino Avenue to Lugonia Avenue

- (5) The following roadways shall be designated as collectors:

Palmetto Avenue from California Street to Alabama Street
 Pioneer Avenue from California Street to Route 30
 Nevada Street from Palmetto Avenue to San Bernardino Avenue

- (6) In instances where roadways are designated on the Circulation Plan where no road currently exists, the location and design standards, including the grade and alignment, will be determined by the reviewing authority at the time of submittal of design plans for the individual project.

(f) Road Standards

- (1) Standards and specifications for transportation facilities and all work within the road rights-of-way shall conform to the County's Standards and Specifications Manual unless specifically modified herein. Typical sections of roads within the planning area are shown in Figures EV-2 through EV-6.

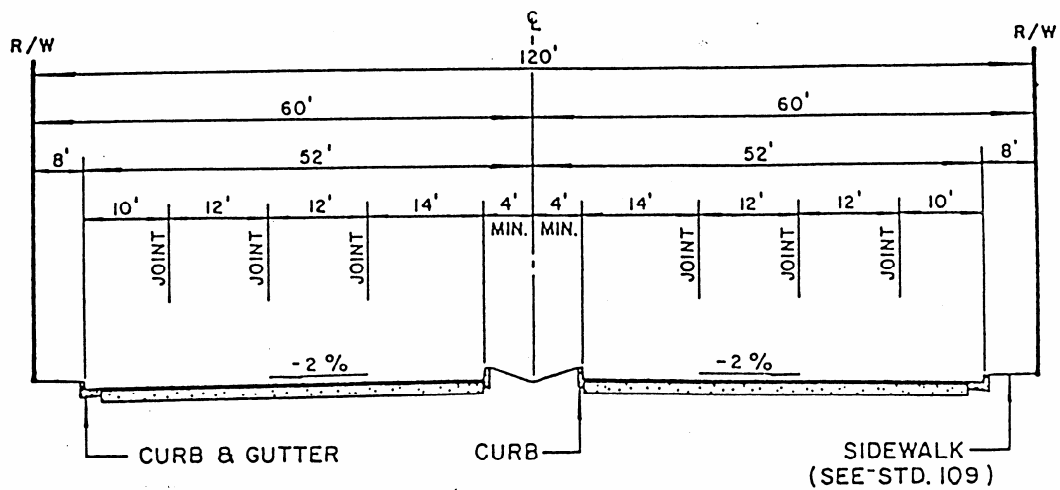
- (2) Right-of-way shall be required as shown on the Planning Area Circulation map except in the following instance:

On California Street between Palmetto Avenue and Almond Avenue, the existing fan palm row shall be placed in a 14-foot landscaped median. To accommodate this median, the road right-of-way shall be 102-feet instead of 88-feet on this stretch.

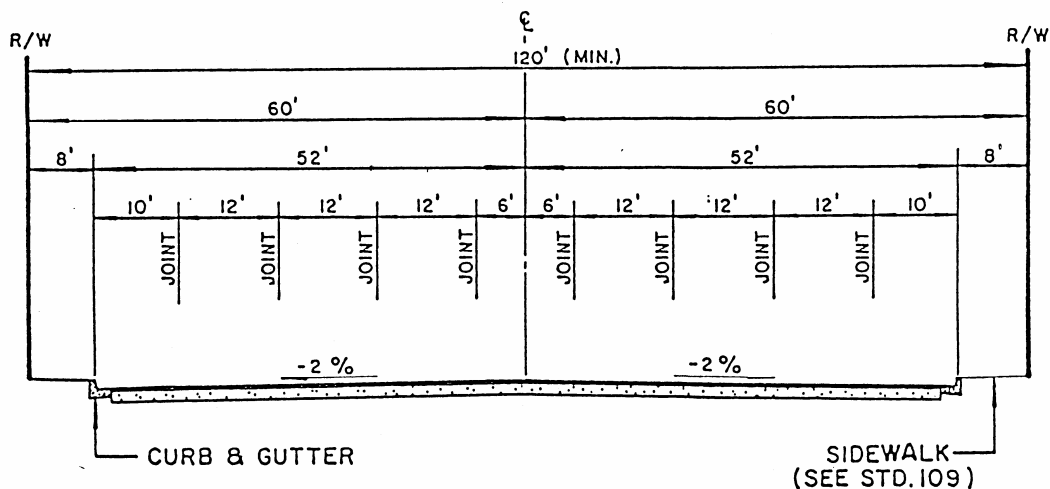
- (3) In order to accommodate medians and parkways landscaped with fan palm rows, sidewalks shall be placed outside of the right-of-way on the following streets. In these instances, the reviewing agency shall be granted a sidewalk easement for maintenance.

San Bernardino Avenue
 Alabama Street

- (4) Access control standards shall be as follows:
- (A) No direct driveway access from individual residences shall be permitted onto major arterials, major highways or secondary highways.
 - (B) Intersections shall be placed a minimum of 400 feet centerline to centerline from freeway on and off ramps.
 - (C) Offset intersections shall be a minimum of 300 feet centerline to centerline.
 - (D) Access shall be controlled on major arterials and major highways to minimize curb cuts and facilitate the flow of traffic. Any new development or subdivision of land adjacent to these roadways shall be required to dedicate vehicular access rights, except where access points are shown on an approved Site Plan. Shared access and parking, and use of side streets for access, shall be required whenever possible.
 - (E) All development proposals shall be designed so as to provide for a free flow of vehicles in and out of the site as well as for easy access to the various activity areas within each site.
 - (F) Placement of access points into each site shall minimize interference with the off-site circulation system.
 - (G) Where medians are located in the street fronting the site, driveways should be provided where median breaks occur.
 - (H) Adequate provisions shall be made for emergency vehicle access, with a minimum of two (2) points of ingress and egress provided to each site.



**TYPICAL SECTION
WITH RAISED MEDIAN**



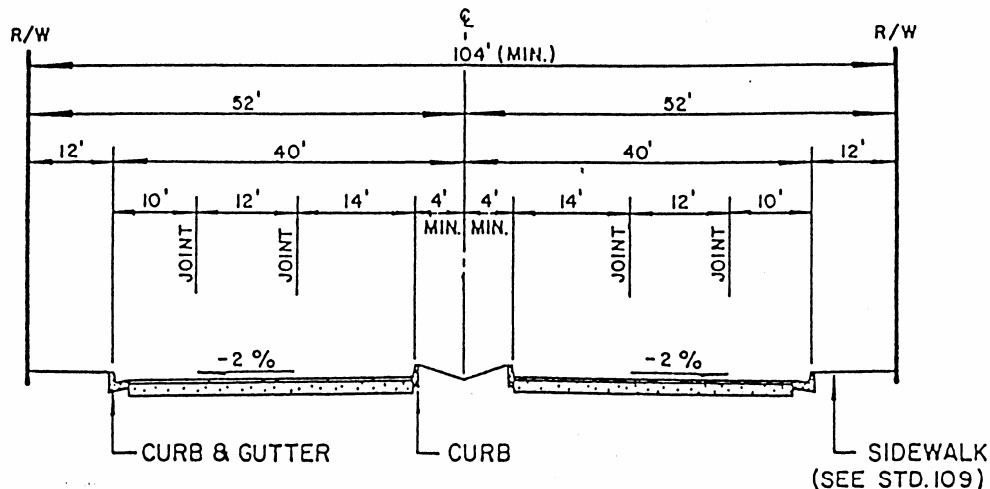
**TYPICAL SECTION
WITH CONTINUOUS LEFT TURN LANE**

NOTES:

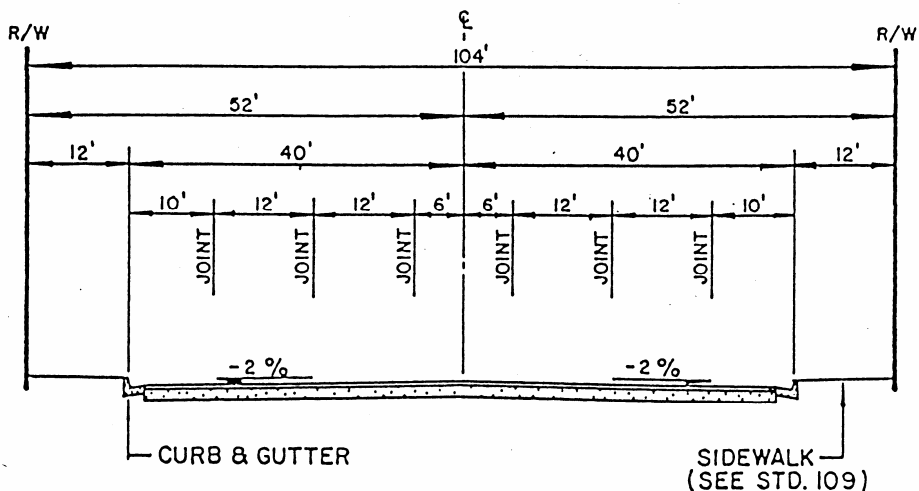
1. STRUCTURAL SECTION OF ROADWAY SHALL BE DETERMINED FROM SOILS TESTS AND SO INDICATED ON CONSTRUCTION PLANS.
2. DRAINAGE FACILITIES SHALL BE PROVIDED TO DEWATER RAISED MEDIAN AREAS.
3. 10' SHOULDER AREAS MAY BE DESIGNATED AS A BIKE LANE AND EMERGENCY PARKING ONLY.

FIGURE EC-2

MAJOR ARTERIAL



TYPICAL SECTION
WITH RAISED MEDIAN



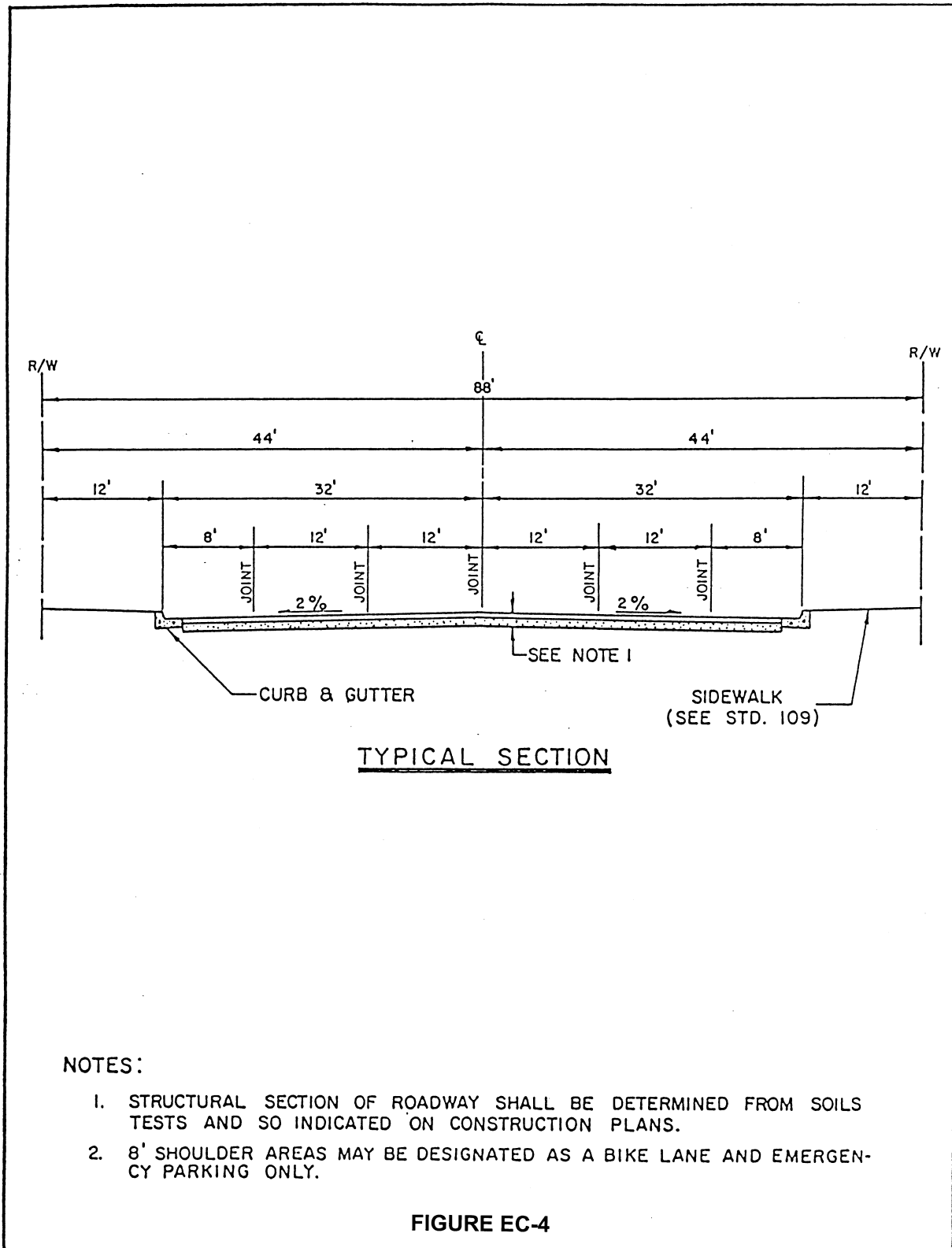
TYPICAL SECTION
WITH CONTINUOUS LEFT TURN LANE

NOTES:

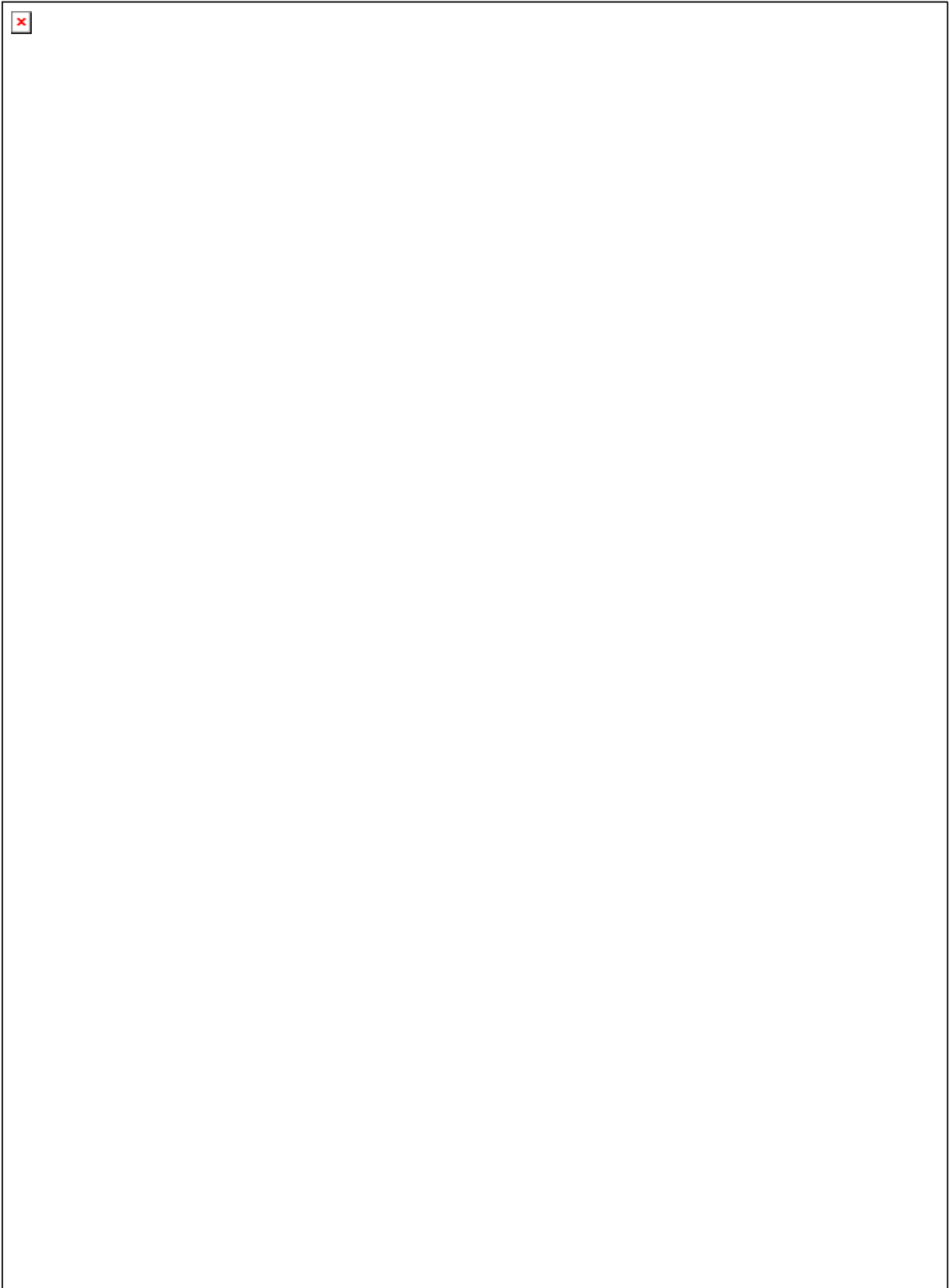
1. STRUCTURAL SECTION OF ROADWAY SHALL BE DETERMINED FROM SOILS TESTS AND SO INDICATED ON CONSTRUCTION PLANS.
2. DRAINAGE FACILITIES SHALL BE PROVIDED TO DEWATER RAISED MEDIAN AREAS.
3. 10' SHOULDER AREAS MAY BE DESIGNATED AS A BIKE LANE AND EMERGENCY PARKING ONLY.

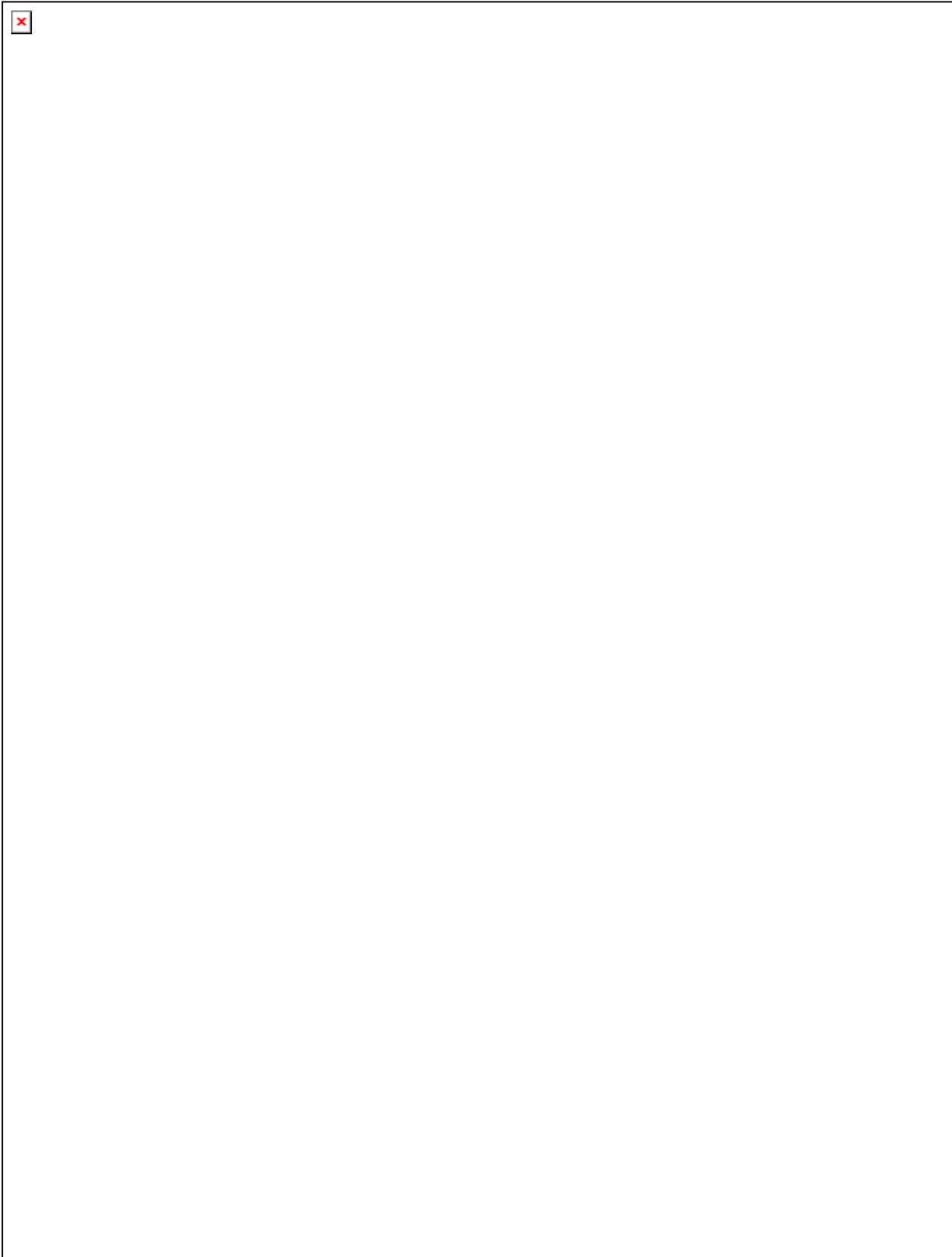
FIGURE EC-3

MAJOR HIGHWAY



SECONDARY HIGHWAY





- (5) Intersection design shall conform to the following standards:
 - (A) Intersections less than 80 degrees shall not be permitted without special approval from the reviewing agency. The 90-degree angle is preferable.
 - (B) If offset streets are to be continuous, they shall be curved to approach the intersection so as to effect a right-angle alignment.
 - (C) At intersections where additional traffic lanes are indicated by traffic analysis, provision shall be made for requiring additional right-of-way and curb width within 300 feet of the intersection.

- (6) The following street shall have a landscaped center median:

California Street, from Barton Road to Palmetto Avenue

- (7) No parking, except for emergency parking, shall be allowed on any street, which has four or more lanes, (includes major arterials, major highways, and secondary highways).
- (8) Cul-de-sac standards shall be as follows:
 - (A) Cul-de-sacs shall have a minimum paved radius of 40 feet.
 - (B) Length of cul-de-sac shall not exceed 600 feet.
- (9) Private streets shall be constructed in accordance with approved Planned Development Standards.

(g) Special Landscaped Streets

The dominant design element for the East Valley Corridor Planning Area will consist of unified streetscape themes to be established throughout the planning area, incorporating consistency of setbacks, street planting, berming, walls and sidewalks. In order to establish this consistency, major arterials within the planning area have been designated as Special Landscaped Streets, with specific design guidelines developed for each one.

A key element of the streetscape design, providing a dramatic and recognizable image for the area, will be a continuation of the existing grid pattern of Washingtonia robusta palms (Mexican fan palms), both north and south of Interstate 10. Understory plantings of canopy type street trees, shrubs and groundcover will provide shade, color and a more human scale to the streetscape. The landscape design and plant palette for each major street is intended to be consistent throughout the planning area.

Properties that abut any of the streets listed below must landscape the area adjacent to the roadway as provided in Subsections EV.0320(g)(1) through (5). The only improvements that may encroach into this landscaped area are driveway entrances, sidewalks, planters, fences or walls not to exceed three and a half (3-1/2) feet in height. Parking areas adjacent to roadways are subject to the landscape requirements of Section EV.0330(i).

Specific design and/or plant materials may be modified at the discretion of the approving agency when there is a conflict with the location of public utilities. Development applications requesting a deviation from specific design standards or plant materials shall clearly identify what conflict exists with public utilities, what specific standards apply, and how the conflict will be resolved. The approving agency may modify adopted design or plant material requirements when a demonstrated conflict with public utilities exists that cannot be resolved without deviating from adopted standards.

Special Landscaped Streets within the East Valley Corridor area include the following:

San Bernardino Avenue
Alabama Street
California Street
Lugonia Avenue

(1) SAN BERNARDINO AVENUE

San Bernardino Avenue is designated as a major arterial and is a major east-west thoroughfare connecting the cities of Redlands and San Bernardino. The predominant designated land use adjacent to this street is Planned Development, with some General Commercial adjacent to the Tennessee freeway. Most of the area around San Bernardino Avenue is presently undeveloped, with orange groves and field crops the major uses in this area. The intent of the landscape guidelines for San Bernardino Avenue is to extend the palm row landscape element, enhance the identity of the East Valley Corridor on a major roadway, and create an aesthetic buffer between the street and planned commercial and industrial uses.

Setbacks

Building setback line (from property line) 30 feet. Parking setback line (from property line) 15 feet.

Sidewalk

Six (6') foot straight sidewalk, eight (8') feet from back of curb.

Groundplane

Berms or other screening required adjacent to parking areas.

Groundcover Within Public Right-of-Way

Turf

Street Trees

New planting of single row of *Washingtonia robusta* on each side of roadway between curb and sidewalk, planted forty (40') feet on center. Camphor trees (*Cinnamomum camphora*) planted in landscaped setback area on regular spacing, in triangular pattern with palm rows. Salvage and relocate existing mature palms as roadway is widened.

(2) ALABAMA STREET

Alabama Street, which parallels the Tennessee freeway to the west, is designated as a major arterial. Alabama connects Redlands to the community of Highland, and serves as the only arterial access into this portion of the planning area from the north. The existing crossing of Alabama over the Santa Ana River Wash is a causeway that is subject to inundation and washing out. The Circulation Plan calls for construction of a bridge at this location, to make this crossing all weather.

Land use designations along Alabama include a wide mix of uses from north to south, including Commercial, Industrial, and Planned Development. The portion of Alabama north of Lugonia is agricultural, so the opportunity to create a wider, more spacious landscaped area exists north of Interstate 10.

The intent of the landscape guidelines for Alabama Street is to create a unified appearance along the street throughout the planning area despite varying land uses, while recognizing existing development and building on established landscape treatment.

Setbacks

Building setback line (from property line) 30 feet.

Parking setback line (from property line) 15 feet south of I-10, 30 feet north of I-10.

Sidewalks

Six (6') foot sidewalks behind palm planting area.

Groundplane

Berms or other screening required where parking areas are visible from right-of-way.

Groundcover Within Public Right-of-Way

Turf or groundcover.

Street Trees

Single row of *Washingtonia robusta*, planted forty (40') feet on center; understory of *Platanus acerifolia*, regularly spaced in triangular pattern with palms.

(3) CALIFORNIA STREET

California Street is designated as a secondary highway and provides a major gateway into the planning area from Interstate 10, both to the north and the south. North of I-10, the predominant land use designation is Planned Development and the area is undeveloped above Lugonia. South of I-10, Multiple Residential is the only land use designation adjacent to California Street. The landscape guidelines for California Street emphasize the importance of this roadway in establishing the identity of the East Valley Corridor, due to its high visibility from the freeway, anticipated traffic volume, planned link to a regional trail system, and central location. Because of these factors, a wide landscaped median and parkways are planned for the portion of California north of I-10, where no existing development will be affected. South of I-10, the median will be reduced in size and the trail system will be routed onto Citrus Avenue.

Setbacks

Building setback line (from property line) 30* feet. Parking setback line (from property line) 30* feet.

* Where trail system is not adjacent to roadway, setbacks may be a minimum of 25 feet but must average 30 feet.

Sidewalks

A six (6') foot wide landscape parkway shall be located between a six (6') foot wide sidewalk and curb.

Bike Trail

Class I bike path on east side of California Street between Palmetto Avenue and Lugonia Avenue (per Section EV.0320(m)).

Groundplane

Berms or other screening required adjacent to parking areas. Berms encouraged on parkways.

Groundcover Within Public Right-of-Way

Turf

Street Trees

New planting of single row of *Washingtonia robusta* on each side of roadway adjacent to curb, planted forty (40') feet on center. Camphor trees (*Cinnamomum camphora*) planted in landscaped setback area on regular spacing, in triangular pattern with palm rows.

Median

North of Interstate 10, phase median into roadway north of Lugonia Avenue. Between Almond Avenue and Palmetto Avenue, retain existing row of *Washingtonia robusta* in median. Use occasional understory groupings of crape myrtle. Use river rock in median noses.

(4) LUGONIA AVENUE

Lugonia Avenue is designated as a major highway and parallels Interstate 10 to the north. Land use designations adjacent to Lugonia include General Commercial and Planned Development. An existing landscape element developed on Lugonia is the citrus grove adjacent to Edwards Mansion, a primary focal point on this street. The intent of the landscape guidelines on Lugonia Avenue is to create a spacious, uncluttered "greenbelt" appearance conducive to business park development.

Setbacks

Building setback line (from property line) 30 feet. Parking setback line (from property line) 15 feet.

Sidewalks

Meandering sidewalk, six (6') foot width, minimum of three (3') feet from back of curb, per Section EV.0320(1)(1) and (3).

Groundplane

Berms or other screening required where parking areas are visible from right-of-way.

Groundcover Within Public Right-of-Way

Turf

Street Trees

Carrotwood (*Cupaniopsis anacardioides*) and Liquidambar styraciflua planted with random spacing or in grove effect, to provide varied streetscape with view windows, at the equivalent of one tree per thirty (30') linear feet of frontage.

(h) Special Landscape Requirements for Other Streets

- (1) In addition to existing palm rows along Special Landscaped Streets as outlined in Section EV.0320(g), the following streets within the planning area have rows of *Washingtonia robusta* and *Washingtonia filifera* located adjacent to the roadway:

Palmetto Avenue
Pioneer Avenue
Almond Avenue
Citrus Avenue
Nevada Street

- (2) These trees shall be preserved or relocated in accordance with the guidelines contained in Section EV.0330(m). Relocated trees shall be used to enhance or extend palm rows designated on Special Landscaped Streets or to enhance Special Landscaped Intersections.

(i) Setbacks at Intersections

- (1) As part of the streetscape design component of the Planning Area, intersections shall be designed to provide a unified character throughout the planning area. Intersections shall be classified as follows:

(A) Primary intersections:

Alabama Street and Palmetto Avenue
Alabama Street and Lugonia Avenue

(b) Secondary intersections:

San Bernardino Avenue and Nevada Street
San Bernardino Avenue at Tennessee Freeway (State Route 30)

- (2) Building setbacks from intersections shall be defined by a line in a horizontal plane, taken at a forty-five (45) degree angle, connecting the property lines. On primary intersections, this line shall be drawn 50 feet from the intersection of the property lines or prolongation of such lines; on secondary intersections, 35 feet. (See Figure EV-7.)

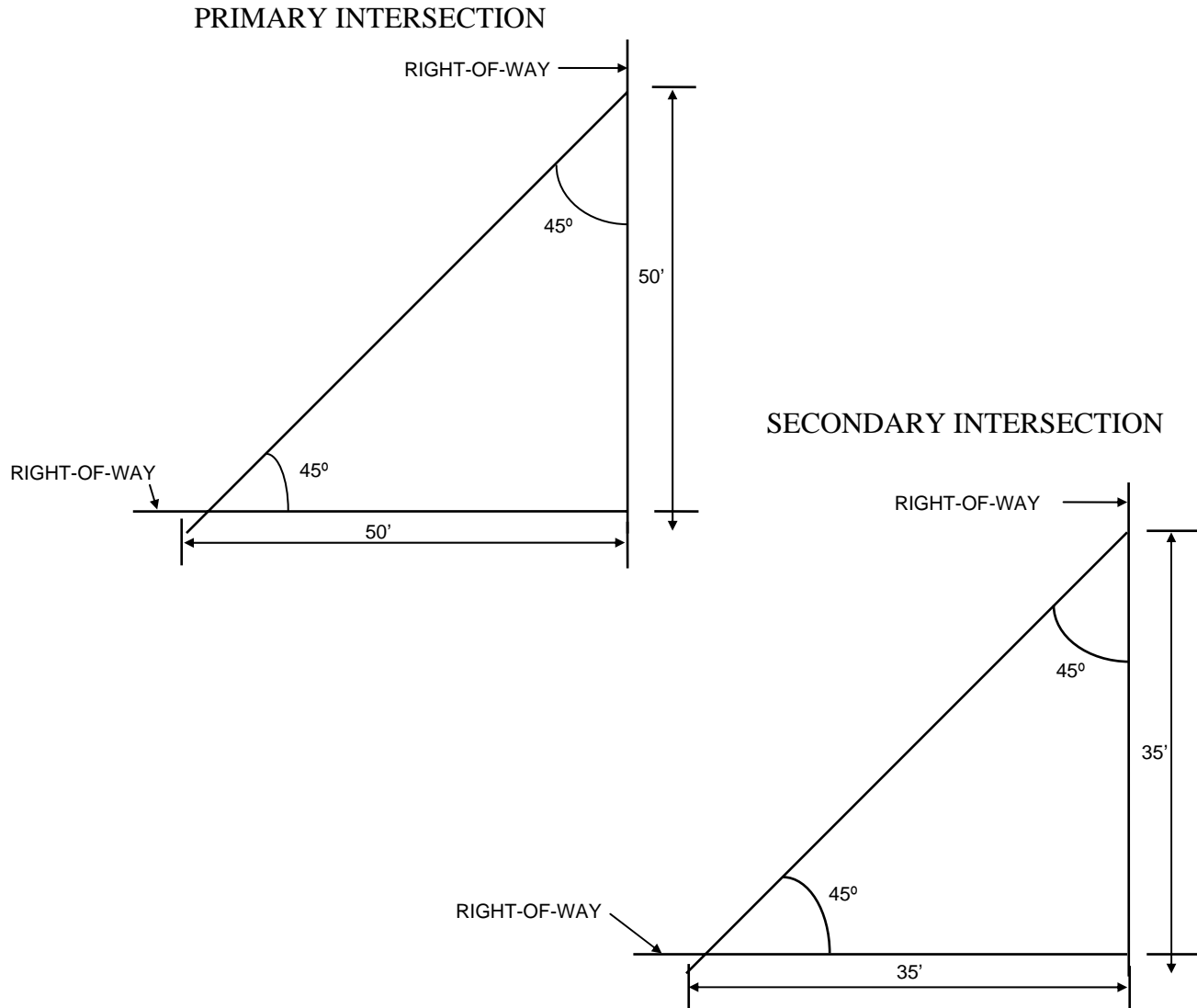


Figure EV-7

**SETBACKS AT
SPECIAL LANDSCAPED INTERSECTIONS**

- (3) A clear sight area shall be established at all intersections of public or private streets within the planning area. This area shall be defined by a line in a horizontal plane, taken at a forty-five (45) degree angle, connecting two points twenty-five (25) feet from the intersection of property lines or the prolongation of such lines. (See Figure EV-8.) The maximum height of visual barriers, including but not limited to signs, vegetation, fences and walls, shall not exceed thirty-six (36) inches above the top of the curb or forty-four (44) inches above the surface of the street.

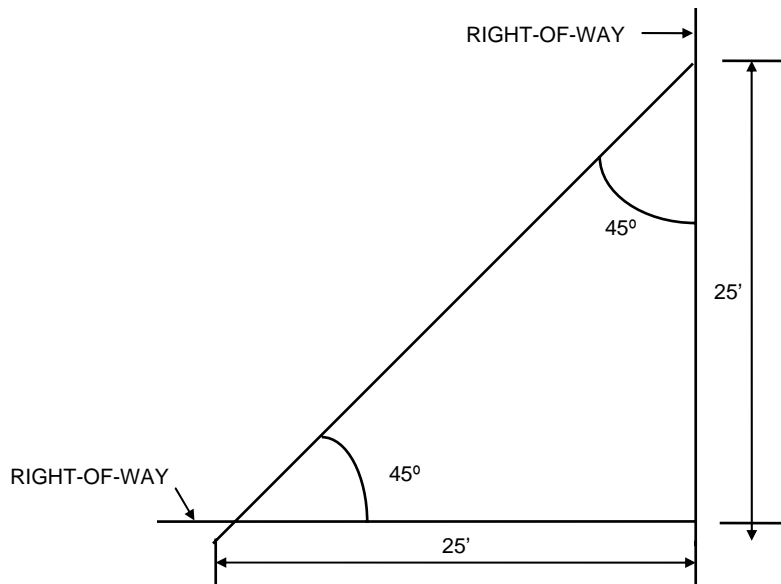


Figure EV-8

SETBACK FOR CLEAR SIGHT TRIANGLE

- (j) Planting and Design Concepts for Special Landscaped Intersections
- (1) The design of enhanced corner treatments at key intersections will vary between primary and secondary classifications, but will be developed to retain a similar character, which will further establish a sense of continuity throughout the planning area. The design of these corner treatments shall include a combination of masonry walls, bollards, enriched paving, and plant materials, which will coordinate with the proposed streetscape planting, yet create a specific focal element.
 - (2) The dominant plant materials or Special Landscaped Intersection shall be Washingtonia Robusta Palms along with a flowering accent tree to provide human scale and color; shrub or groundcover planting and/or flowering groundcover.

PRIMARY INTERSECTION

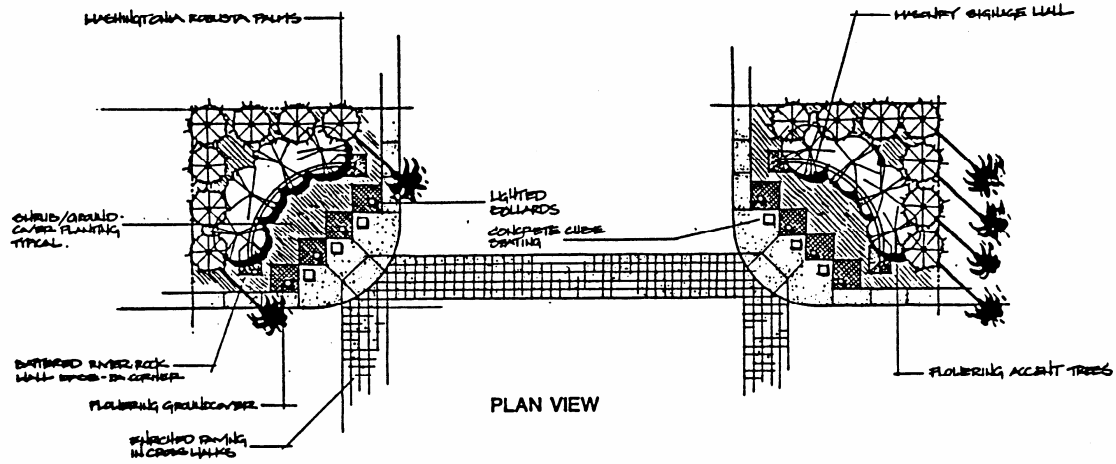
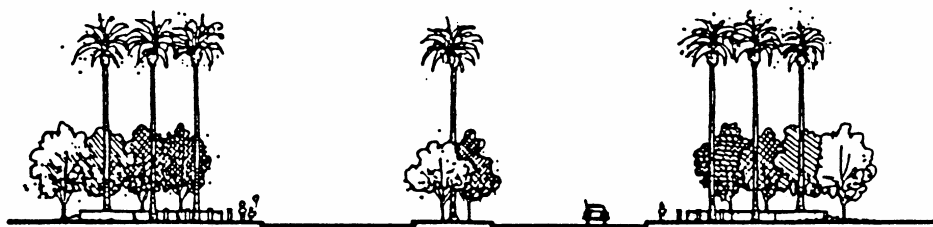
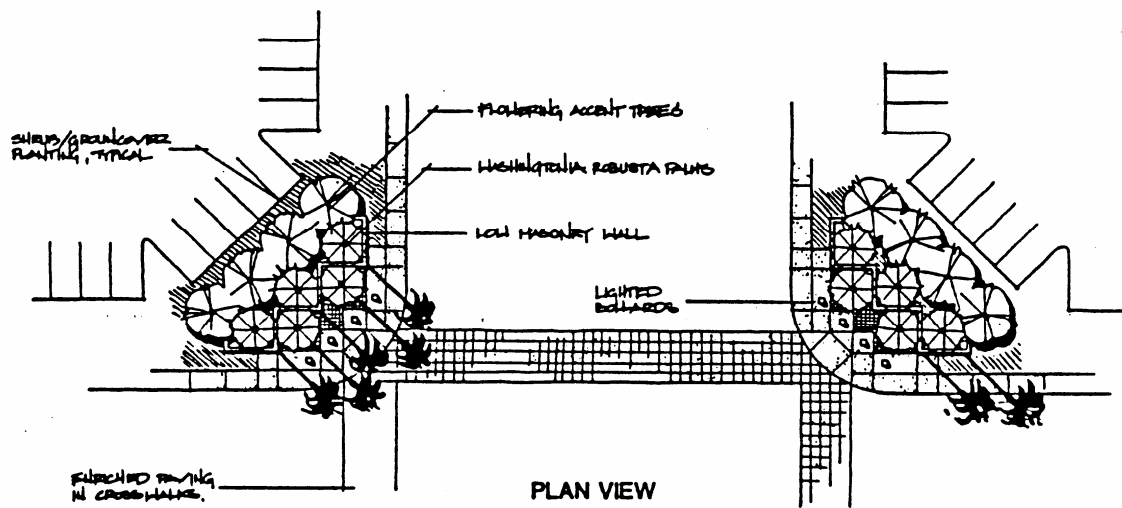


Figure EV-9

SECONDARY INTERSECTION



SECTION/ ELEVATION

Figure EV-10

- (3) Conceptual drawings of how Primary and Secondary Intersections might be constructed are shown on Figures EV-9 and EV-10 respectively. The actual configuration of each designated intersection may differ slightly to provide for integration into the adjacent site design; provided, however, that the primary plant and building materials and design concepts as contained in this Section are adhered to in the intersection design.
- (k) Landscape Concepts for Freeways
 - (1) Planting guidelines along the freeways shall be consistent with other landscape guidelines established for the Planning Area in order to enhance the continuity of landscape design and improve freeway views from both on and off the roadway.
 - (2) Required setbacks adjacent to freeways shall be established as follows:
 - (A) A minimum 25 feet of landscaped area shall be established adjacent to all freeway rights-of-way.
 - (B) Within the Planned Development District, this landscaped area may be reduced to 15 feet in width if approved by the reviewing agency under the following conditions:
 - (I) The freeway is elevated, with steep slopes adjacent to the right-of-way.
 - (II) An additional 10 feet of landscaping shall be provided on-site so as to be visible from the freeway.
 - (III) A 25-foot building setback shall be maintained; parking may be permitted if enhanced with canopy-type trees.
 - (C) All buildings shall be setback an average of fifty (50) feet from all Caltrans property lines, unless the reviewing authority finds that such a setback would severely constrain the reasonable use of a parcel due to its configuration or location.
 - (3) The plant palette for freeway landscaping shall include the following:
 - (A) Trees

Washingtonia robusta, 10 foot trunk @ 40 feet on center.
 - (B) Shrubs (all 1 gallon minimum @ 8 feet on center)

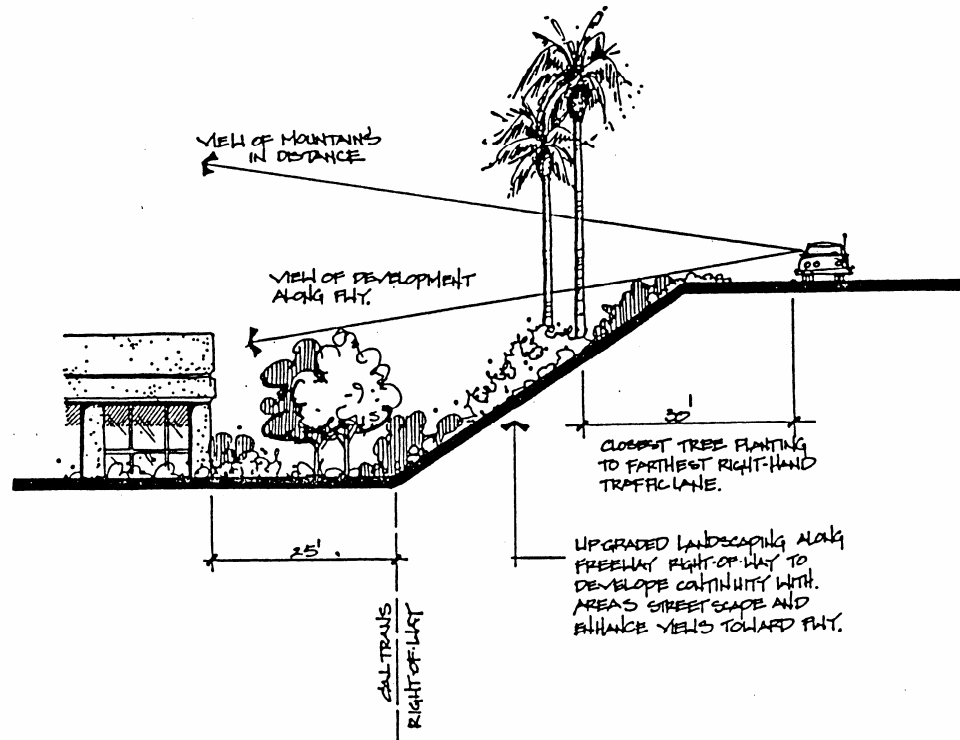
Dodonaea Viscosa
Leptospermum Scoparium
Nerium Oleander

Photinia Fraseri
Tecomaria Capensis
Raphiolepis Indica
Pyracantha Species

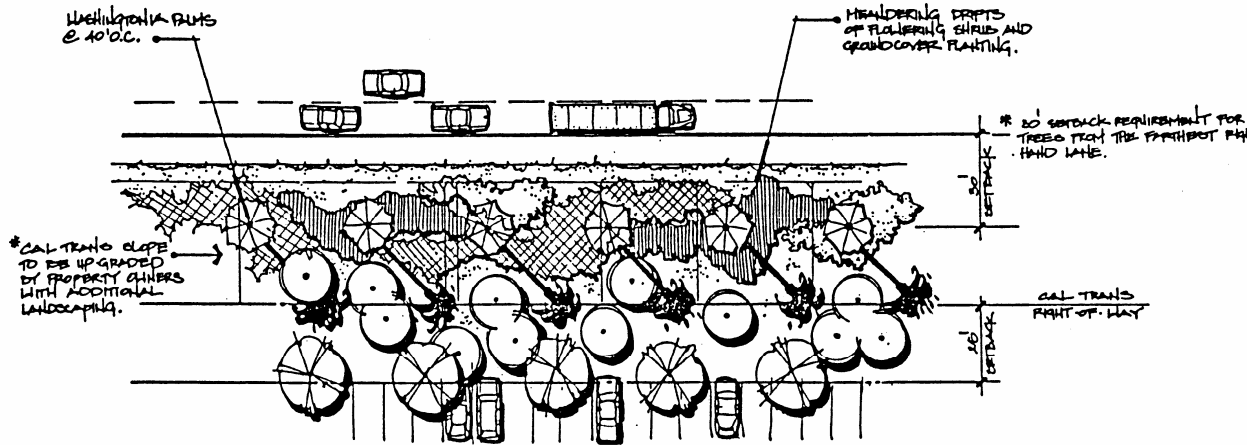
(C) Groundcover

Hedera Helix
Lantana Species

- (4) Within the Caltrans right-of-way, upgraded landscaping installed by property owners shall be coordinated with Caltrans. A 30-foot setback shall be maintained between the edge of the travel lane and any tree planting. The property owner shall bond for maintenance of the plant materials as required by Caltrans.
- (5) Conceptual renderings of freeway planting guidelines are shown in Figure EV-11.



FREEWAY EDGE SECTION



FREEWAY RIGHT-OF-WAY
PLAN VIEW

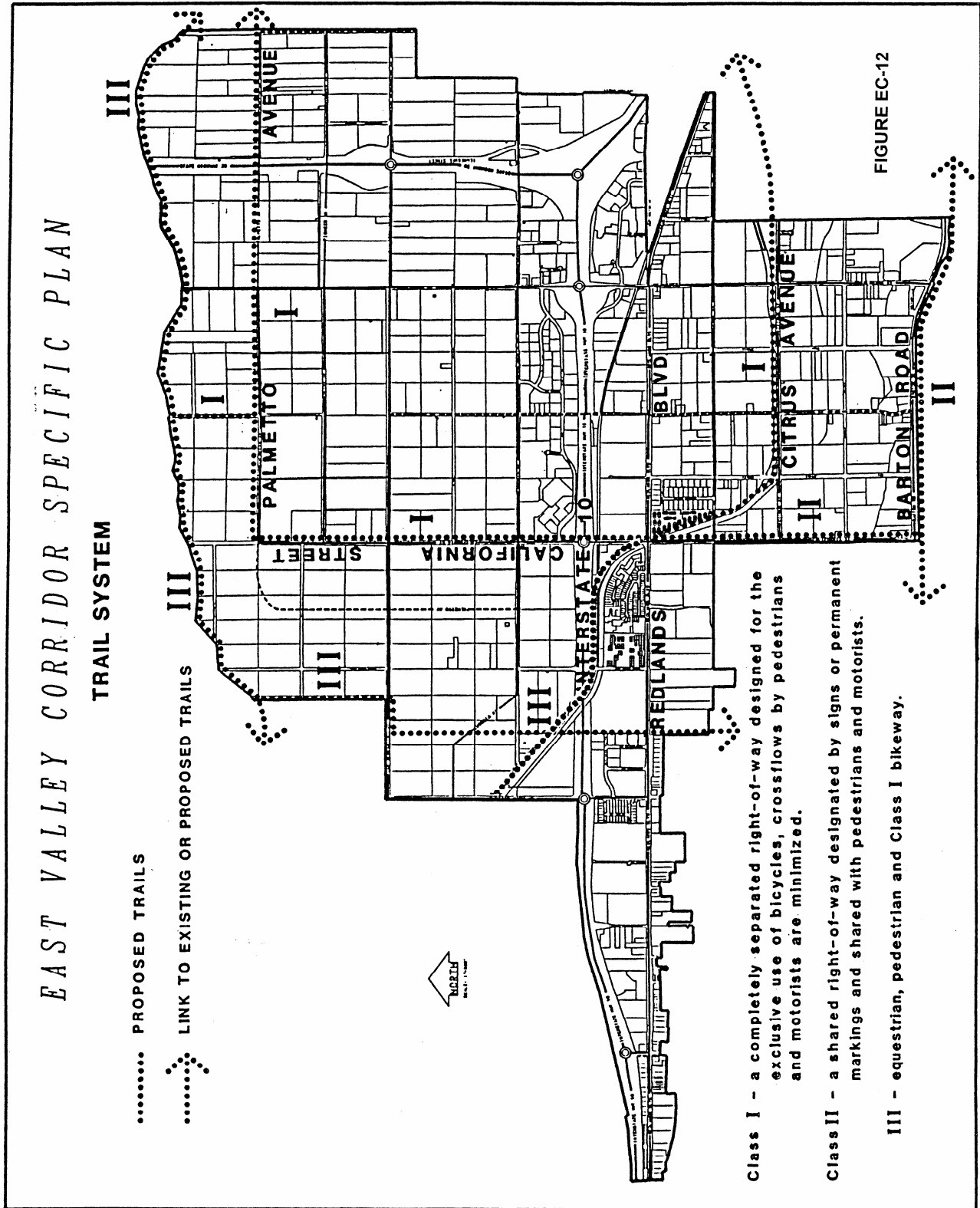
Figure EV-11

- (l) Pedestrian Circulation and Open Space
 - (1) Sidewalks shall be required on all public streets within the planning area. Sidewalks shall be constructed of concrete, with a minimum clear width of five (5) feet. Any sidewalk constructed adjacent to curb shall be a minimum of six (6) feet wide. Any sidewalk constructed within two and one half (2 1/2) feet of back of curb shall join to back of curb. Sidewalk shall be three (3) feet away from curb face except at curb returns and bus stops.
 - (2) Additional sidewalks may be required during the design review stage of development processing. The following design standards shall apply in the determination of sidewalk locations:
 - (A) The sidewalk system shall provide for a safe, continuous pedestrian circulation and access system to all parts of the development. Pedestrian access shall be provided from public streets and parking lots to building entries, and walkways provided on-site shall connect with those off-site.
 - (B) The sidewalk system shall connect to pedestrian trails through the open-space areas.
 - (3) The following standards shall apply to meandering sidewalks:
 - (A) Radii for curved sidewalk shall be between 200 and 600 feet.
 - (B) All radii shall be staggered.
 - (C) Maximum sidewalk grade shall not exceed 8.33% regardless of street grade.
 - (4) Curb cuts for handicapped access shall be provided on all roadways as required by State law.
 - (5) Bus turnouts and bus shelters may be required during the design-review stage of development processing. These facilities shall be designed to maximize security features and shall be located in proximity to both traffic signals and pedestrian crosswalks, so as to provide for ease of ingress for buses and ease of access for pedestrians. Bus stops shall be a minimum of fifty (50) feet in length.
 - (6) Building configuration and placement shall provide for pedestrian courtyards, plazas, or open spaces between and/or adjacent to buildings.
 - (7) The design of pedestrian plazas or courtyards shall provide shaded seating areas with attractive landscaping and should include water features, public art, kiosks, and covered walkways.

- (8) Benches, light standards, trash receptacles, and other street furniture shall be provided in an attractive and comfortable setting and shall be designed to enhance the appearance and function of a site and open space areas.

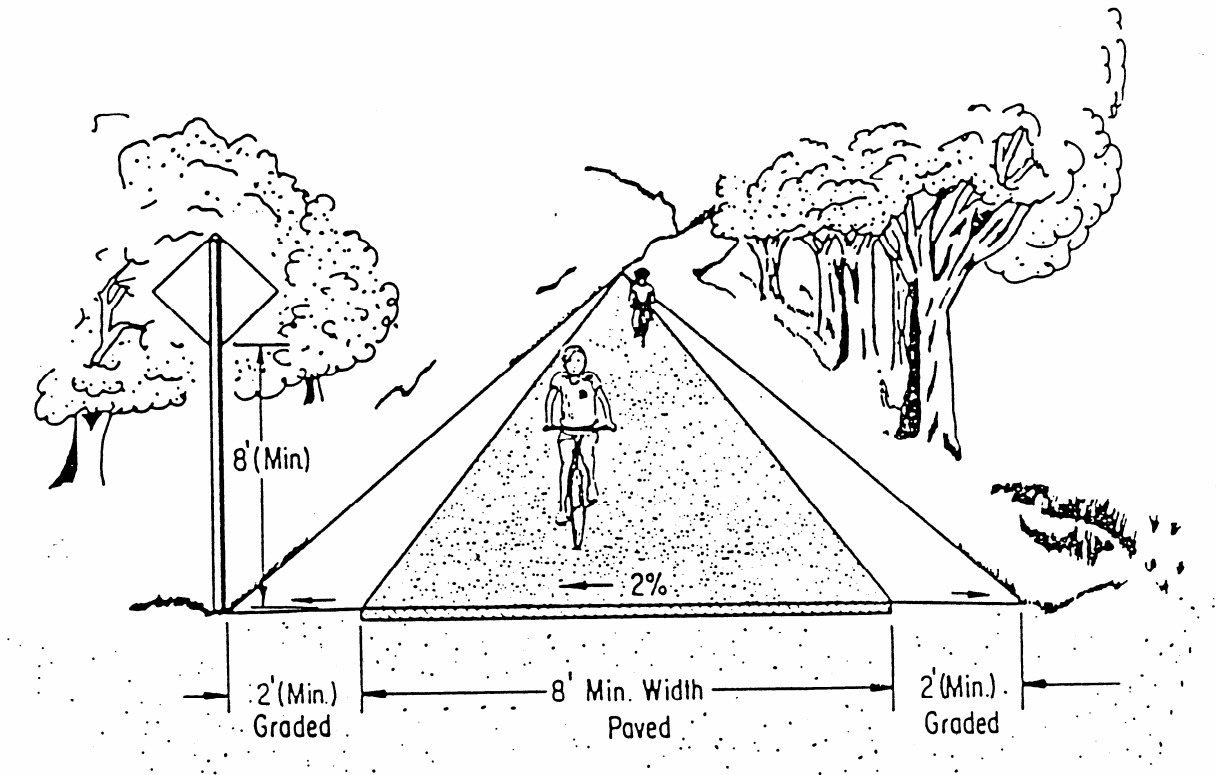
(m) Trails System

- (1) There is an opportunity in the East Valley Corridor to establish a trail system, which will link up, with regional trail systems to provide for both an energy efficient alternative to the automobile, and for recreational use within the planning area.
- (2) Figure EV-12 illustrates the trail system proposed for the planning area. The proposed facilities include:
 - (A) Commuter bikeways, which are parallel to major roads and provide the most, direct route for the work trip.
 - (B) Recreational pedestrian paths and bikeways which may or may not be adjacent to a roadway, are generally located in open space or landscaped areas and serve to provide the local pedestrian and bicycle circulation network.
- (3) There shall be two classes of bikeways in the East Valley Corridor:
 - (A) Class I Bikeway (Bike Paths) - are facilities with exclusive rights-of-way, separated from other vehicular rights-of-way, with cross flows by motorists minimized, serving the exclusive use of bicycles and pedestrians.

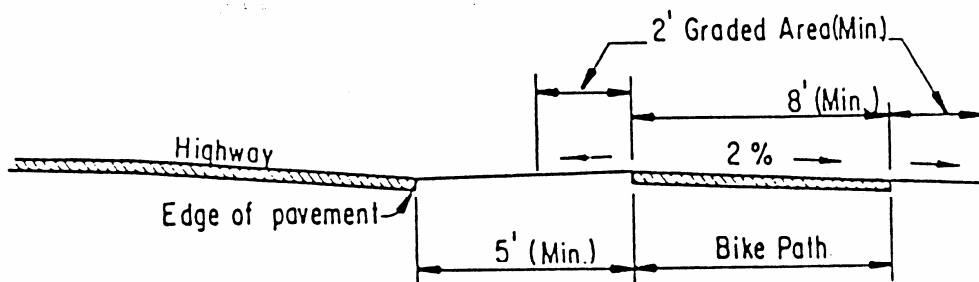


- (B) Class II Bikeway (Bike Paths) - are bicycle lanes for preferential use by bicycles established within the paved area of highways and designated by specific lines of demarcation between the areas reserved for bicycles and lanes to be occupied by motor vehicles.
- (4) The following standards shall apply to Class I Bikeways:
- (A) Bicycle paths shall be two-way routes.
 - (B) The minimum paved width for a two-way bike path shall be 8 feet. A minimum 2-foot wide graded area shall be provided adjacent to the pavement. (See Figure EV-13)
 - (C) A minimum 2-foot horizontal clearance to obstructions shall be provided adjacent to the pavement.
 - (D) The vertical clearance to obstructions across the clear width of the path shall be a minimum of 8 feet.
 - (E) Bike paths closer than 5 feet from the edge of a highway shall include a physical divider such as fencing, berms, trees or shrubbery to prevent bicyclists from encroaching onto the highway.
- (5) The following standards shall apply to Class II Bikeways:
- (A) Bike lanes shall be one-way facilities.
 - (B) Where required, bike lanes shall occupy the emergency parking lane along major arterials, major highways and secondary highways, with widths of 8 to 10 feet. Painted demarcation lines shall define the bicycle lane, with appropriate freestanding and pavement signs. (See street cross-sections under transportation standards.)
- (6) Bikeways shall be constructed in accordance with the California Highway Design Manual, Bikeway Planning and Design.
- (7) Drainage inlet grates, manhole covers, driveways, etc., on bikeways should be designed and installed in a manner that provides an adequate surface for bicyclists.

TWO-WAY BIKE PATH ON SEPARATED RIGHT-OF-WAY



TYPICAL CROSS SECTION BIKE PATH ALONG HIGHWAY



Two-Way, 8' Minimum Width

Figure EV-13

- (8) Uniform signs, markings, and traffic control devices are mandatory and shall conform to the requirements of State law.
 - (9) Pedestrian and bicycle pathways which are not associated with roadways shall be located to take advantage of attractive natural drainage areas whenever possible; landscaping and lighting shall be provided to create an attractive environment in the area of pedestrian and bike pathways to encourage their use.
 - (10) All bike and pedestrian pathways shall have adequate lighting and signing to provide for the safety of the users.
 - (11) At-grade trail crossings shall be provided for at signalized intersections wherever possible.
 - (12) Bike storage facilities shall be provided in commercial and mixed use areas.
- (n) Parks and Open Space

The specific demand on location of parks and open space can not be determined until the land uses established within the Planned Development District have been determined. Implementation of park and open space provision, construction and maintenance shall be determined by the County through implementation of ordinances and procedures.

EV.0330 – Site Design Standards and Guidelines

- (a) Parking Requirements
- (1) Adequate parking requirements and standards shall be provided on-site for each use within the Planning Area in accordance with the requirements contained in Chapter 6 of Division 7 of this Title.
 - (2) Parking structures shall be permitted within the plan area; exterior design shall be architecturally compatible with main building. Parking structure should merge with or extend from main building rather than be an isolated structure. Autos should be screened to a height of 3'6" to 4' on each level, and the space remaining above the screening element, up to the ceiling of the next floor, shall remain open and unobstructed. Facades should be multi-textured or have other architectural relief.

(b) Loading Areas

- (1) All hospitals, institutions, hotels, commercial and industrial uses shall provide loading spaces not less than ten (10) feet in width, twenty (20) feet in length and fourteen (14) feet in height as follows:

Square Feet of Building Space (Gross Floor Area)	Loading Spaces Required
Commercial Buildings	
3,000 - 15,000	1
15,001 - 45,000	2
45,001 - 75,000	3
75,001 - 105,000	4
105,001 - and over	5
Industrial Buildings	
3,500 - 40,000	1
40,001 - 80,000	2
80,001 - 120,000	3
120,001 - 160,000	4
160,001 - and over	5
Hospitals and Institutions	
3,000 - 20,000	1
20,001 - 50,000	2
50,001 - 80,000	3
80,001 - 110,000	4
110,001 - and over	5
Hotels and Office Buildings	
3,000 - 50,000	1
50,001 - 100,000	2
100,001 - and over	3

- (2) All loading facilities and maneuvering areas shall be located on-site with the use.
- (3) Sites shall be designed so that parking areas are separate from loading areas.
- (4) Adequate space shall be provided for stacking of vehicles waiting to load or unload, out of the public right-of-way and parking areas.
- (5) Backing of trucks from public right-of-way onto site for loading shall be allowed only at the ends of cul-de-sac streets.

- (6) No loading facilities shall be located at the front of the structure; loading facilities shall be permitted only in the rear and interior side yard areas.
 - (7) Aisle width to loading docks shall be a minimum of fifty (50) feet width exclusive of truck parking area.
 - (8) Loading facilities shall be adequately screened from the public view by use of walling, landscaping or building design.
 - (9) Minimum aisle width adjacent to loading areas shall be sixteen (16) feet one way and twenty-six (26) feet for two way.
 - (10) On structures within view of freeways, loading areas should be oriented away from public view from the freeway and from oncoming traffic along freeways. For example, structures located on the west side of Route 30 should have loading areas located on the south side of the building.
 - (11) Loading area shall be designed as an integral part of the building's architecture.
 - (12) Concrete pads shall be required at all loading bays.
- (c) Site Lighting
- (1) Lighting shall be required on all new development for the purpose of providing illumination to ensure public safety and security. Lighting fixtures shall be functional, coordinated and visually attractive. Lighting shall be required at the following locations:
 - (A) Pedestrian walkways and plazas.
 - (B) Building entries, driveway entries and parking
 - (C) Hazardous locations, such as changes of grade and stairways, shall be well-lit with lower-level supplemental lighting or additional overhead units.
 - (2) Lights shall be placed so as not to cause glare or excessive light spillage on neighboring sites.
 - (3) All parking lot and driveway lighting shall provide uniform illumination at a minimum level of 0.5 foot candle.
 - (4) All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights.
 - (5) Security lighting fixtures are not to project above the fences or roof line of the building and are to be shielded. The shields shall be painted to match

the surface to which they are attached. Security lighting fixtures are not to be substituted for parking lot or walkway lighting fixtures and are restricted to lighting only loading and storage locations, or other similar service areas.

- (6) Exterior wall-mounted floodlights are expressly prohibited except for security lighting in areas as noted above.
- (7) All illuminated signs are to be internally illuminated.
- (8) Lighting of building faces is permitted.
- (9) The design of all lighting fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
- (10) Walkway lighting fixtures shall have an overall height not to exceed twelve (12) feet.
- (11) Parking lot fixtures shall have an overall height not to exceed thirty (30) feet or the height of adjacent buildings, whichever is less.
- (12) When walkway lighting is provided primarily by low fixtures, there shall be sufficient peripheral lighting to illuminate the immediate surroundings to ensure public safety. Shatter-proof coverings are recommended on low-level fixtures.

(d) Site Utilities

- (1) Utility easements shall be required as needed through the development review process.
- (2) All existing and new utilities of 12KV or less within the project and along adjacent major arterials shall be installed underground. Where possible, all overhead lines greater than 12KV shall be placed along the rear property line, away from arterial highways.
- (3) All ground-mounted utility appurtenances, including but not limited to telephone pedestals, utility meters, irrigation system back-flow preventors, and transformers, shall be located behind the building setback line where possible, and shall be adequately screened through the use or combination of concrete or masonry walls, berming, and landscape materials.

(e) Compatibility Standards

- (1) Where a Planned Development area abuts a residential district, an orderly transition of uses and building types should be established as follows:

- (A) There should not be a drastic and abrupt building scale change; the transition from residential to more intensive building types should be gradual, in order to prevent massive structures from dominating and intruding upon neighborhoods. Smaller buildings should be located near the residential area, with the largest buildings farther away.
 - (B) Land uses should transition gradually from residential to more intensive uses. In placing uses within these transitional areas, consideration should be given to traffic generation, truck traffic, hours of operation, noise, light and glare, and other characteristics which might impact adjacent residential neighborhoods.
- (2) Every use of land or building shall operate in conformity with the following performance standards:
- (A) Vibrations: Every use shall be so operated that maximum ground vibration generated is not perceptible without instruments at any point in the boundary of the district in which the use is located.
 - (B) Noise: Every use shall be so operated that the maximum volume of sound or noise generated does not exceed sixty-five (65) decibels from 7:00 a.m. to 10:00 p.m. and forty-five (45) decibels from 10:00 p.m. to 7:00 a.m. in areas which abut residential land uses. Measurement of maximum sound or noise volume can be taken at any point on the lot line of the lot on which the use is located.
 - (C) Odor: Every use shall be so operated that no offensive or objectionable odor is perceptible at any point on the boundary of the district in which the use is located.
 - (D) Smoke: Every use shall be so operated that no smoke from any source shall be emitted of a greater density described in No. 2 on the Ringelmann Chart as published by the United States Bureau of Mines.
 - (E) Toxic Gases: Every use shall be so operated that there is no emission of toxic, noxious or corrosive fumes of gases.
 - (F) Emissions: Every use shall be so operated that there is no emission of dirt, dust, fly ash, and other forms of particulate matter.
 - (G) Radiation: Every use shall be so operated that there is no dangerous amount of radioactive emissions.
 - (H) Glare and Heat: Any operation producing intense glare or heat shall be conducted in a manner as to effectively screen the glare from view at any point on the lot line of the lot in which the use is

located and to dissipate the heat so that it is not perceptible without instruments at any point on the lot line of the lot on which the use is located.

- (I) Hazardous Materials: Every use shall be consistent with the provisions of the San Bernardino County Hazardous Waste Management Plan.
- (3) Where General Commercial or Industrial uses or districts abut residential districts or residential portions of Planned Developments, setbacks and buffering shall be established as follows:
 - (A) Adjacent to residential parcel:

No building proposed for commercial/industrial use shall be constructed less than forty (40) feet from any adjoining property recommended for residential land use in or contiguous to the Planning Area or Planned Development.
 - (B) Adjacent to residential street:

Buildings shall be at least forty (40) feet from the ultimate right-of-way line along any street abutting a residential area, with the exception that structures of less than twenty (20) feet in height may encroach into the required setback area no more than fifteen (15) feet and may cover no more than fifty (50) percent of the required setback area.
 - (C) No building shall be constructed to a height greater than its distance from any adjoining property recommended for residential land use in or contiguous to the Planning Area or Planned Development, unless the reviewing agency finds that approval of a waiver of this requirement will not adversely affect adjacent property. In no case shall industrial or commercial structures be so tall as to block natural sunlight from adjacent residential yards.
 - (D) A landscaped area not less than thirty-five (35) feet in width shall be provided between a commercial or industrial structure and a residential district. Within this landscaped area a continuous visual screen of a minimum width of ten (10) feet shall be maintained adjacent to all interior property lines which abut residential lots. Screening may be provided by means of fences, decorative masonry walls, berms, changes in elevation, and/or plant materials. Where such screening has been provided on the residential side of the property line, this requirement may be reduced or waived by the reviewing agency.

- (4) Outdoor storage areas, loading areas or refuse collection facilities shall be located no less than sixty (60) feet from any adjoining property zoned or used for residential land uses. Any materials stored adjacent to residential areas shall be totally screened by the wall or landscape screen provided.
 - (5) Additional landscaping, block walls, or increased setbacks may be required through the development review process to ensure land use compatibility.
 - (6) An acoustical analysis shall be required for new single or multiple family residential development proposed adjacent to freeways, highways, arterials, rail lines, and under flight paths. The analysis shall indicate the existing and proposed CNEL's (Community Noise Equivalency Levels) on the site, and the method(s) by which the noise is to be controlled or reduced to no more than 65 dB within the exterior living space, and 45 dB within the interior living space of the project.
- (f) Refuse Areas
- (1) All waste materials shall be stored in an enclosed area and shall be accessible to service vehicles. Wastes which might cause fumes or dust, or which constitute a fire hazard, or which may be edible by, or otherwise be attractive to, rodents or insects shall be stored only in closed containers in required enclosures.
 - (2) A six (6) foot high masonry wall shall be constructed around all refuse collection areas. Trash enclosures shall have solid wood or metal doors.
 - (3) Refuse collection areas shall not be constructed between the frontage street and the building line, or adjacent to or visible from freeways.
- (g) Screening, Fences and Walls
- (1) All loading areas, mechanical equipment, outside storage, refuse areas, or other uses as determined by the reviewing agency shall be screened if located within seventy (70) feet of a front property line.
 - (2) Any fence or wall that is constructed on a lot that contains an on-site slope shall be constructed at the top of the uphill side of such a slope.
 - (3) No fence or wall and no landscaping which obstructs visibility shall be permitted within the corner cut-off areas defined in Section 86.03063(i).
 - (4) A six (6) foot high fence or wall shall be constructed along the perimeter of all areas considered by the reviewing agency to be dangerous to public health and safety. A six (6) foot high solid fence or wall shall be constructed around all open storage areas.

- (5) Open fences not to exceed four (4) feet in height shall be permitted within a required front yard area. For purposes of this section an open fence shall mean those types that are composed of wire mesh or wrought iron capable of admitting at least 90 percent of light.
 - (6) Solid fences and walls not to exceed six (6) feet in height shall be permitted along side and rear property lines except that no solid fence or wall exceeding three (3) feet in height shall be located within any required front yard area.
 - (7) Open fences as defined in subsection (5) above that are over six (6) feet in height may be located in the rear half of the lot subject to a finding by the reviewing agency that such a fence will not constitute a nuisance to abutting property owners. Such fences up to sixteen (16) feet in height located within the buildable rear yard area of a lot and not less than ten (10) feet from any property line are exempt from the requirement.
 - (8) All required screening from public view within the Industrial and Commercial Land Use designations or such uses within a Planned Development, such as storage spaces, loading docks, and equipment, shall be architecturally integrated with the surrounding building design through the use of concrete, masonry, or other similar materials. Solid walls within the buildable lot area shall not exceed a height of eight (8) feet from the highest finished grade. If the height of the wall is not sufficient, appropriate landscaping shall be required to screen the required areas from the freeway.
 - (9) Fencing up to a height of six (6) feet may be permitted within any streetside setback area when there is a demonstrated need for security as determined by the reviewing agency. All security fences which are within the streetside setback shall be constructed of wrought iron or similar materials with respect to quality and durability, shall transmit 90% light, and shall not obstruct views of landscaping. No chain link or barbed wire is allowed. Security fencing shall not create a sight distance problem for motorists entering or exiting the site.
- (h) Architectural Guidelines
- (1) Floor Area Ratios provide unique design flexibility in determining whether a low building covering most of a lot is beneficial or whether a taller building covering a small portion of the lot is appropriate. Maximum Floor Area Ratios (FAR) for any use within the Planning Area area shall be established as follows: (NOTE: Floor Area Ratio is determined by dividing total gross leasable area in square feet by total lot area in square feet. For example, a 20,000 square foot building on a 40,000 square foot lot yields a Floor Area Ratio of .5).
 - (A) Office buildings: .6 of the total lot area.

- (B) Retail/Commercial buildings: .25 of the total lot area.
- (C) Regional mall: .4 of the total lot area.
- (D) Industrial buildings: .8 of the total lot area.

(2) Floor Area Ratio Bonuses

The maximum floor area ratio may be increased as shown below. The total bonus shall not exceed fifty (50) percent of the permitted FAR. For example, an office building with a permitted FAR of .6 may be increased in floor area to a maximum FAR of .9 if several of the following amenities are provided. The permitted FAR bonus shall be determined by the reviewing jurisdiction, based upon its determination of the significance of amenities provided on the site.

- (A) Buildings providing structured parking: Bonus not to exceed twenty (20%) percent FAR.
- (B) Buildings providing amenity areas such as pedestrian arcades or plazas with significant visual features: Bonus not to exceed fifteen (15) percent of the permitted FAR. Any amenity area for which a bonus is granted must comply with the following criteria:
 - (I) The area must be in addition to that necessary to meet landscaping, park and setback requirements.
 - (II) Minimum size: The area must contain a minimum of 4,000 square feet.
 - (III) Location: All amenity areas must be adjacent to, and approximately level with, a public street. The difference in grade between the amenity area and the street shall not be more than three (3) feet although this requirement is not intended to prevent; mounding or terracing of landscaping within the amenity area.
 - (IV) Visibility: The interior of the amenity area shall be visible from the street for security purposes.
 - (V) Seating: One linear foot of bench or seating shall be provided for every 40 square foot of amenity area. Seating may be in the form of ledges.
 - (VI) Sunlight patterns: The amenity area shall be able to receive direct sunlight on at least 30% of the surface area from 10 a.m. to 2 p.m. between the spring and fall equinox.

- (VII) Design and landscaping: At least one major element, such as artwork or water, shall be included in the amenity area. The dominant landscape elements shall be trees and turf. The amount of impervious surface should not exceed 40% of the amenity area unless unique design considerations are offered. Where artwork is used, minimum cost of public art shall be one (1%) percent of the overall cost of the project as stated on the building permit.
 - (C) Additional landscaping, lakes, golf course or other open space amenities: Bonus not to exceed twenty (20) percent of the permitted FAR.
 - (D) Transportation management plan, including car and van pooling, flexible work scheduling, etc.: Bonus not to exceed fifteen (15) percent of the permitted FAR.
 - (E) Supportive uses within office and industrial buildings which provide services to employees, such as cafeterias, lounges, recreational areas, or child care facilities, may be determined to be exempt from maximum floor area ratio requirements. Determination of whether a proposed use qualifies for this exemption shall be made by the reviewing agency. This exemption may be granted only if the property owner enters into an agreement with the agency ensuring that such area remains in the exempt use.
- (3) The following guidelines shall apply to site design:
- (A) Developments should be designed to maximize any existing views of mountain ranges, open space, palm rows, or other view amenities.
 - (B) Building placement should vary to include both parallel and skewed angles to the street plane in order to provide diversity and discourage continuous building facades along street frontage.
- (4) The following guidelines shall apply to building design:
- (A) Building construction and design shall be used to create a structure with equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure. Architectural facade treatments will be required on all portions of the building(s) exposed to public views. Extra treatment may be given to the street frontages as long as the basic facade treatments are carried around the structure.

- (B) Any accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design and materials as the main building.
 - (C) Large, continuous surface treatments of a single material shall be minimized. Changes in texture, relief or materials, and use of decorative features such as planters, varied roof lines, decorative windows and accent panel treatment should be encouraged.
 - (D) Pre-engineered metal buildings with corrugated exteriors are prohibited and other predominantly painted metal facade treatments are strongly discouraged.
- (5) Multiple Residential Site Design Guidelines
- (A) Buildings shall be designed in discrete units, not in one massive structure, with a non-linear facade along the street frontage.
 - (B) Sloping roofs of varying heights are encouraged.
 - (C) Site design shall include covered, internal parking areas, internal courtyards, and multiple entry points.
 - (D) Design elements shall include providing extensive open space and landscape buffering between buildings; variation in building elevations and configurations between buildings and variations in building heights; use of different building materials or combinations of different materials; and contrasting color schemes between projects.
 - (E) Recreational facilities shall be located and/or designed so as not to create nuisance to surrounding units or to impact adjacent properties. Sufficient setbacks, landscaping and berming between recreation facilities and surrounding units shall be provided to minimize noise and visual conflicts.
 - (F) Roofing materials shall be concrete, tile or other imitation shake material.
- (6) Rooftop Treatment
- (A) Buildings shall be designed so that the architecture of the building adequately screens rooftop equipment from taller surrounding structures as well as residential uses by use of rooftop wells, parapet walls, or other means. Where possible, ground-mounted equipment shall be used in lieu of roof-mounted equipment.

- (B) All roof mounted equipment, including but not limited to ducts, fans and vents, must be painted to match the roof color.
- (C) Rooftop solar collectors, skylights and other potentially reflective elements shall be designed and installed so as to prevent glare and obstruction of views from surrounding uses and structures. If equipment projects above building mass, it shall be screened with an enclosure which is compatible with the building design.
- (D) Rooftop radio, TV and microwave antennae and towers are prohibited unless approved by the Planning Commission.
- (E) Where large, flat rooftops are located near taller surrounding structures, they shall be designed and landscaped to be visually attractive. The use of colored gravel (earthtones, arranged in patterns) and/or planter boxes is encouraged for this purpose.

(i) Landscaping Guidelines

Landscaping is of primary importance to the establishment of the design character of the East Valley Corridor. The landscape guidelines are intended to promote the establishment of compatible and continuous landscape development to enhance and unify the East Valley Corridor. Specifically, the guidelines are intended to enhance and preserve the existing site character, to minimize the adverse visual and environmental impacts of large buildings and paved areas, to promote the conservation of water, and to provide micro-climate control for energy conservation where possible.

- (1) The Landscape Plan required for submission by the applicant should exhibit a design concept. Plant materials should be used in a logical, orderly manner, helping to define spaces and complement adjacent architecture.
- (2) Landscape designs should be coordinated between the areas of a development. However, all areas within a project need not be identical. Different landscape themes may be utilized in larger developments to distinguish spaces from one another, yet these themes should be consistent with a unifying concept which establishes a cohesive design throughout the project.
- (3) In addition to the selection and distribution of plant materials, landscape plans should incorporate various site furnishings and features. Lighting, seating, paving, fountains, etc., should be considered integral components of the landscape plan and therefore included in the overall landscape concept.

- (4) The scale and character of the landscape materials to be selected should be appropriate to the site and/or architecture. Large-scale buildings or projects require large-scale landscaping treatments.
 - (5) Existing landscaping elements, such as mature trees, should be incorporated into landscape plans. Specimen trees or groupings of existing trees can provide a new development with immediate character. They should be viewed as design determinants.
 - (6) Landscaping incorporated into the building design through trellises, arbors, planters, atriums, etc., is encouraged and can often enhance the quality of a building.
 - (7) The plant palette should be relatively limited and applied in groupings of similar species rather than a few plants of many different species planted together. The use of water conserving plantings, such as California natives and drought tolerant trees, shrubs and turfs is encouraged. A list of suggested drought resistant plant materials is included in Table EV-3.
 - (8) Live plant materials should be used in all landscaped areas. The use of gravel, colored rock, bark and other similar materials are not acceptable as a sole ground cover material. (These materials may be used, however, in place of paving materials in functional activity areas such as patios or rear entry walks, or as groundcover for up to twenty percent (20%) of the total landscaped area).
 - (9) New plant materials should be supplied in a variety of container sizes: for shrubs - five gallon sizes, and for trees - fifteen gallon containers, are preferred. The use of larger specimen trees is encouraged.
 - (10) Irrigation is required for all landscaped areas. Automatic systems are required. Plants should be watered and maintained on a regular basis. Irrigation systems should be designed so as not to overspray walks, buildings, fences, etc. The use of water conserving systems such as drip irrigation or moisture sensors for shrubs and tree planting is encouraged.
 - (11) Landscape installation, in accordance with the approved plan, must occur prior to building occupancy. Where a development occurs in phases, all landscaping for each phase must be installed prior to occupancy of that phase.
- (j) Outdoor Sales

All uses shall be conducted within a completely enclosed building, except as follows:

- (1) Off-street parking and loading areas;

- (2) Automobile service station;
 - (3) New and used auto sales;
 - (4) Plants and vegetation associated with nurseries;
 - (5) Open storage of materials and products and equipment when such storage is enclosed by a fence; wall, building or other means adequate to conceal such storage from view from adjoining property or the public street;
 - (6) Restaurant - Outdoor dining area
- (k) Landscape Requirements for Parking Area
- (1) The following standards shall apply to parking areas adjacent to roadways or exposed to public view from freeways, roadways or adjacent parcels:
 - (A) Landscaped berms, or a combination of berms, landscaping and/or wall treatments of sufficient height to substantially screen parking areas, shall be provided between parking area and right-of-way.
 - (B) All double row parking spaces shall be separated by a five (5) foot wide planter or by planter boxes. Planters shall be enclosed by a six (6) inch continuous poured in place concrete curb.
 - (C) Trees with a trunk height of not less than six (6) feet shall be installed in the planters at each end of an aisle, at three (3) space intervals throughout the lot, and at twenty (20) foot intervals along the periphery of the lot. Within parking lot areas, trees may be clustered in groups to achieve a more natural setting provided the total number meets the previous planting requirements.
 - (D) At least fifty percent (50%) of the trees shall be an evergreen variety and shall be evenly distributed throughout the lot.
 - (E) Planter areas shall also contain ground cover and/or flowering shrubs. Drought tolerant planting is encouraged.
 - (F) Where automobile bumpers overhang landscaped planters, two (2) feet of clear area unobstructed by trees or shrubs shall be provided for overhang.
 - (G) In large parking lots, parking areas shall be broken up into sections containing no more than 200 vehicles, with landscaped buffer areas at least eight (8) feet in width established between sections.
 - (H) A landscaped island shall be provided for every twenty (20) parking spaces.

- (1) Landscaped islands, planters and peripheral landscaping together shall total at least seven (7) percent of the total parking lot area.
 - (2) Where parking areas are located adjacent to residential districts, they shall be separated therefrom by a decorative solid masonry wall six (6) feet in height, provided said wall shall not exceed three (3) feet in height where it is in the front yard area of an abutting residential use or district.
 - (3) Where parking areas are completely screened from public view by building placement or a combination of walling and landscaped buffers, landscaping requirements within the parking lot may be reduced at the discretion of the reviewing agency.
 - (4) Pedestrian walkways shall be provided within parking lots to destination points.
 - (5) When a unified landscape plan is proposed for a project site in excess of ten (10) acres, that complies with the requirements of Section EV.0330(l) the project site may be exempt from the requirements of Section EV.0330(e)(1) at the discretion of the reviewing agency.
- (1) Other Site Landscaping Provisions
 - (1) A minimum portion of the site shall be landscaped. No landscaped area having a width of less than five (5') feet shall be considered in the minimum landscaping requirement. This minimum landscaping requirement will be established as follows:

Industrial uses	15%
Commercial uses	20%
Residential uses	35%
 - (2) In addition to required landscaping, landscaping may be provided in lieu of ten (10%) percent of the total number of parking spaces required, provided the landscaping is arranged such that parking may be installed at a later date if such a demand arises, and further provided, that the owner agrees to provide such parking at the request of the reviewing agency.
 - (3) Variation of landscape coverage may be permitted for individual parcels within planned developments when the development as a whole meets the required coverage and the plan is consistent with the goals and policies of the Planning Area.
 - (4) The goals and policies of the Planning Area provide for the creation of significant landscaped open space areas at the entry and exit points of the East Valley Corridor. The following requirements are intended to meet these objectives:

- (A) Special open space edge treatments shall be provided along State Route 30 from the Santa Ana River to San Bernardino Avenue.
 - (B) The open space edge treatments shall incorporate landscaping and associated design elements for areas visible from the freeway. These elements may include open lawn areas, canopy trees within parking areas, lakes, fountains, open stages and amphitheaters, art in public places, citrus groves, and similar open space areas.
 - (C) A building setback of 100-feet shall be maintained from the freeway right-of-way line within these special open space edge treatment areas, unless the reviewing authority finds that such a setback would severely constrain the reasonable use of a parcel due to its configuration or location, in which case alternative open space treatments may be determined appropriate.
 - (D) In creating this open space edge treatment, credit may be given towards, the minimum percent of landscaping required within the development, as specified in subsection (1) above.
 - (5) The landscaped area requirement may be reduced by a maximum of five (5) percentage points where public art is to be displayed in a setting which enhances pedestrian spaces and building architecture. Minimum cost of public art shall be one (1%) percent of the overall cost of the project as stated on the building permit.
- (m) Planting Guidelines
- (1) Parkways
 - (A) General Provisions
 - (I) Existing parkways in the public right-of-way should be preserved and maintained. In areas where they are absent, a parkway (six to eight feet) should be established adjacent to the street curb.
 - (II) In addition to required street trees, all parkways should be planted with a low growing turf grass or ground cover which shall be maintained regularly so as not to impede pedestrian movement across it.
 - (III) Existing mature street trees in the parkways should be protected and maintained.
 - (B) Street Trees

- (I) Required street trees on Special Landscaped Streets are to be consistent throughout the planning area. Existing parkway trees, other than the designated street tree, should be replaced over time with the designated street tree. For landscape concepts and required planting materials, on Special Landscaped Streets, see Section EV.0320(g).
- (II) Required street trees shall exhibit longevity, cleanliness, disease and insect resistance, and adaptability to local soils and climate. Suggested street trees are listed in Table EV-1.
- (III) Street trees shall be planted not less than:
 - 25 feet back of beginning of curb returns at intersections.
 - 10 feet from lamp standards.
 - 10 feet from fire hydrants.
 - 10 feet from meters.
 - 10 feet from underground utilities.
- (IV) Street trees shall have a minimum caliper of 1" trunk diameter measured 12" above the base and minimum container size of fifteen (15) gallon. Palm trees shall have a minimum brown trunk height of ten (10) feet.
- (V) Street trees in residential areas shall be planted as follows:
 - (i) Lot/unit on cul-de-sac -- 1 tree per street frontage.
 - (ii) Interior lot/unit -- 2 trees per street frontage.
 - (iii) Corner lot/unit -- 1 tree per 30 feet of street frontage or portion thereof.
- (VI) In commercial and industrial areas, street trees shall be planted at the equivalent of one (1) tree per thirty (30') feet of frontage.

(C) Palm Tree Planting and Maintenance Guidelines

The following guidelines are provided to assist in new planting and transplanting of large palm trees in the planning area, including *Washingtonia robusta* (Mexican fan palm) and *Washingtonia filifera* (California fan palm).

- (I) Care should be taken in excavating, planting, or working near existing utilities or irrigation systems. Developer

should check existing utility drawings and as-built plans for existing utility and irrigation locations.

- (II) New palms to be planted in the area should be grown under climatic conditions similar to the East Valley Corridor area. All palms selected for planting should be inspected for health, vigor, and overall form.
- (III) Planting of palms should not begin until May 1 nor after October 1.
- (IV) Defronding and Tying:
 - (i) In preparing palm trees for relocation, all dead fronds should be removed and the entire trunk skinned clean to the height of the green fronds. Care should be taken to prevent injury to the trunk of the tree. Green fronds below a horizontal position shall be neatly cut off, leaving a 4" stub.
 - (ii) All remaining fronds above horizontal should be lifted up and tied together in two locations around the crown in an upright position. Due caution should be taken not to bind or injure the crown. A lightweight cotton rope or cord, not less than 1/4" diameter, should be used in tying up the fronds; wire should not be used. After tying, the tips of the fronds should be 'hedged-off' above the crown approximately 1/4 to 1/2 of the frond length. Defronding and tying work should be completed prior to digging the rootball.
- (V) Digging the Rootball:
 - (i) When digging out the rootball, no excavation should be done closer than 24" to the trunk at ground level and the excavation should extend below the major root system to a minimum depth of six (6) feet. The bottom of the rootball should be cut off square and perpendicular to the trunk below the major root system. Under no conditions should the contractor cut down the size of the rootball in width or depth.
 - (ii) Care should be taken not to free-fall, drag, roll or abuse the tree or put a strain on the crown at any time. A protective device should be used around the trunk of the tree while lifting and relocating so as

not to scar or skin the trunk in any way. This device should consist of either a rubber or leather sling made out of timbers sufficiently sized to withstand the cable/choker pressure. At no time should trees be balled out and laid on the ground with rootball left exposed to direct sunlight and air. The rootball should be kept moist and shaded at all times.

- (iii) Palms should not be stockpiled for replanting.

(VI) Planting of Palms

- (i) Excavation for planting should include the stripping and stacking of all acceptable topsoil encountered within the areas to be excavated for the tree holes.
- (ii) All excavated holes should have vertical sides with roughened surfaces and should be of a size that is twice the diameter and 24" minimum to 4' maximum deeper in the ground than they originally stood.
- (iii) Center palm in pit or trench; align with existing palms.
- (iv) Set palm plumb and hold rigidly in position until soil has been tamped firmly around ball or roots.
- (v) Palms should be backfilled with equal parts of specified backfill and native soil thoroughly mixed together.
- (vi) Root growth stimulant should be applied when the backfilling is between half to two-thirds up the rootball. Application rate should be one (1) quart for trees less than thirty (30) feet in height, two (2) quarts for trees thirty (30) feet and larger in height. Stimulant should be poured full strength equally distributed around the rootball, and water jetted into the backfill.

(VII) Palm Backfill Soil

The import planting soil can consist of either fine sand or loamy sand textured soil and silt clay content of this soil shall not exceed 20% by weight with a minimum 95% passing the 2.0 millimeter sieve. The sodium absorption ratio (SAR) should not exceed 6 and the electrical

conductivity (ECe) of the saturation extract of this soil should exceed 3.0 milliosmol per centimeter at 25 centigrade. The boron content of this soil should be no greater than 1 PPM as measured on the saturation extract.

(VIII) Fertilizer

- (i) Root Growth Stimulant: Stimulant should be Vitamin B-1 as manufactured by Cal-liquid, Cooke, Chican, Ortho, or equivalent.
 - (ii) Fertilizer should not be used at time of planting. After 4 months, use a light application of 20-10-5 approximately 1/2 lb. nitrogen per tree cultivated into the soil.
- (IX) Tree irrigation should be monitored by use of irrometers, installed according to manufacturer's specifications, with two irrometers per tree.
- (X) Following planting work, all remaining excavation shall be backfilled and compacted. Burying of debris in holes should not be permitted. Excess soil and debris from the relocation work should be disposed of. Plant materials disturbed by excavating, planting, or replanting should be replaced.
- (XI) Maintenance should include weekly water management to include soil probing and observation of soil moisture sensing devices and palm tree pruning. Pruning should be done with reciprocal saws (chain saws should not be allowed). Saw blades should be sterilized between each tree with 50% household bleach and 50% water for ten minutes. Pruning should be done to maintain a neat appearance.

(2) Site Landscaping

- (A) Trees shall be planted in areas of public view adjacent to structures, either singly or in grove effect, at the equivalent of one (1) tree per thirty (30) linear feet of building area.
- (B) Site landscaping should be used to define entrances and walkways, to screen parking and loading areas, for micro-climate control, and to enhance views of the site from inside building.
- (C) Wall expanses should be protected from graffiti by adjacent plantings of shrubs or vines.

- (D) Suggested accent trees providing seasonal variation and color are listed in Table EV-2.
- (E) Seasonal plantings of colorful flowers are encouraged to accent entrances and walkways.
- (3) All landscaped areas shall be served by a total coverage, automated irrigation system. Where appropriate, drip irrigation shall be encouraged.
- (4) Graded areas proposed for development in a later phase shall be planted with annual grasses and shall be maintained in a weed-free condition until development occurs, if said phase will not begin construction within six (6) months of completion of previous phase.
- (n) Landscape Maintenance
 - (1) Property owners are responsible for the installation and maintenance for landscaping on their on-site landscaped area and the contiguous planted right-of-way, except where landscaping in the public right-of-way is maintained by a Landscape Maintenance District.
 - (2) Any damage to the landscaping and irrigation systems shall be corrected within thirty (30) days from date of damage.
 - (3) Any replacement landscaping within the street setback must be replaced with plant materials that are equal to the size, form and species of the adjacent existing plant materials.
 - (4) All trees and plant material, when established, shall be trimmed so that they shall not encroach upon the sidewalk or street so as to impede or interfere with vehicle or pedestrian traffic, or obstruct the illumination from any streetlight to the street or sidewalk.
 - (5) In residential tracts, the developer shall guarantee street trees for a minimum of one year after acceptance of the tract and until 80% of the units are occupied. Maintenance of all trees shall become the responsibility of the homeowner upon occupancy.
 - (6) All plantings shall be maintained in healthy growing condition. Fertilization, cultivation and pruning are to be carried out on a regular basis.
 - (7) Dead or dying plants shall be removed and replaced as quickly as possible (30 days maximum except where seasonal conditions prohibit).
 - (8) All plantings are to be irrigated as often as necessary to maintain healthy growing conditions.

- (9) Irrigation systems are to be kept in proper working condition. Adjustment, repair and cleaning are to be done on a regular basis.
- (10) Tree guys, stakes, etc., shall be adjusted on a regular basis to maintain neat appearance and to prevent damage to trees.

TABLE EV-1

EAST VALLEY CORRIDOR PLANNING AREA

LIST OF
RECOMMENDED STREET TREES

BOTANICAL NAME	COMMON NAME
<i>Albizia julibrissin</i>	Silk Tree
<i>Cinnamomum camphora</i>	Camphor Tree
<i>Cupaniopsis anacardioides</i>	Carrot Wood Tree
<i>Eucalyptus sideroxylon</i>	Red Iron Bark
<i>Jacaranda acutifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	Sweet Gum
"Palo Alto"	
<i>Liquidambar styraciflua</i>	Sweet Gum
"Burgundy"	
<i>Liriodendron tulipifera</i>	Tulip Tree
<i>Magnolia grandiflora</i>	Southern Magnolia
"Majestic Beauty"	
<i>Melaleuca quinquenervia</i>	Cajeput Tree
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pistacia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Prunus cerasifera</i> "Atropopurea"	Purple Leaf Plum
<i>Schinus terebinthifolius</i>	Brazilian Pepper
<i>Washingtonia filifera</i>	California Fan Palm
<i>Washingtonia robusta</i>	Mexican Fan Palm

NOTE: Additional trees may be used subject to approval.

TABLE EV-2

EAST VALLEY CORRIDOR PLANNING AREA

LIST OF
RECOMMENDED ACCENT TREES

BOTANICAL NAME	COMMON NAME
<i>Albizia julibrissin</i>	Silk Tree
<i>Alnus rhombifolia</i>	White Alder
<i>Arecastrum romanzoffianum</i>	Queen Palm
<i>Brachychiton acerifolius</i>	Flame Tree
<i>Brachychiton populneus</i>	Deodar Cedar
<i>Cupaniopsis anacardioides</i>	Carrot Wood Tree
<i>Eucalyptus citriodora</i>	Lemon-Scented Gum
<i>Eucalyptus nicholii</i>	Peppermint Gum
<i>Eucalyptus polyanthemus</i>	Silver Dollar Gum
<i>Eucalyptus rudis</i>	Desert Gum
<i>Eucalyptus sideroxylon</i>	Red Ironbark
<i>Ficus nitida</i>	Indian Laurel Fig
<i>Geijera parviflora</i>	Australian Willow
<i>Jacaranda mimosifolia</i>	Jacaranda
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Liriodendron tulipifera</i>	Tulip Tree
Orange Tree	
<i>Pinus canariensis</i>	Canary Island Pine
<i>Pinus eldarica</i>	Mondell Pine
<i>Pinus halepensis</i>	Aleppo Pine
<i>Pinus roxburghii</i>	Roxburg Pine
<i>Pistaccia chinensis</i>	Chinese Pistache
<i>Platanus acerifolia</i>	London Plane Tree
<i>Podocarpus gracilior</i>	Fern Pine
<i>Prunus cerasifera</i>	Purple Leaf Plum
<i>Schinus terebinthifolius</i>	Brazilian Pepper
<i>Tristania conferta</i>	Brisbane Box

NOTE: Additional trees may be used subject to approval.

TABLE EV-3
EAST VALLEY CORRIDOR PLANNING AREA

SUGGESTED DROUGHT-RESISTANT PLANT MATERIALS LIST
FOR LANDSCAPED AREAS

BOTANICAL NAME	COMMON NAME
FOLIAGE PLANTS	
Agapanthus	
Arbutus unedo	Strawberry Tree
Centaurea gymnocarpa	Dusty Miller
Dodonaea viscosa	Hopseed Bush
Elaeagnus	
Ilex species	
Leptospermum scoparium	
Ligustrum "Texanum"	
Photinia fraseri	
Pittosporum	
Raphiolepis indica	
Rhamnus alaternus	Italian Buckthorn
Rhus ovata	Sugar Bush
Viburnum species	
Xylosma congestum	
FLOWERING PLANTS	
Callistemon citrinus	Lemon Bottlebrush
Cassia artemisioides	Feathery Cassia
Cistus	Rockrose
Coreopsis verticillata	
Fremontodendron	Flannel Bush
Lantana	
Lavandula	Lavender
Nerium oleander	Oleander
Plumbago auriculata	Cape Plumbago
VINES	
Bougainvillea	
Campsis	Trumpet Creeper
Solanum jasminoides	Potato Vine
Tecomaria capensis	Cape Honeysuckle
Baccharis pilularis	Coyote Bush
Ceanothus	Wild Lilac
Cotoneaster	
Gazania	
Grevillea	
Hypericum calycinum	Creeping St. Johnswort
Rosmarinus officinalis	Rosemary
Santolina chamaecyparissus	Lavender Cotton

(o) Site Grading

- (1) Effective site grading can be utilized to enhance the architecture, screen parking and loading areas and help provide for privacy or adjoining areas.
 - (A) Earth berms adjacent to public rights-of-way shall be constructed to a smooth, rounded, continuous natural contour, with slope not to exceed 3:1. Construction of berms shall not interfere with normal drainage of water anywhere on the site.
 - (B) Industrial or commercial sites located adjacent to residential areas should not be at a higher grade than residential uses.
- (2) All sites shall drain adequately to off-site collectors without interfering with adjacent properties. All site grading shall be designed to provide positive drainage without leaving standby water.
- (3) No cut or fill slopes of any type shall be steeper than 3:1, with smooth vertical transitions. Where space limitations demand, terracing with approved retaining walls shall be utilized.
- (4) Where retaining walls are required, they shall be of a material compatible with the building architecture.
- (5) Berms, channels, swales, etc., shall be graded in such a way as to be an integral part of the grading and paved surface designed with smooth vertical transitions between changes in slope.
- (6) Adequate diking of outdoor storage areas shall be provided where any chemicals or other substances used or kept on site present any potential risks downstream from the site.
- (7) All site grading shall be designed to meet the following standards:

	Minimum Slope	Maximum Slope
Planting areas	2%	3:1 (33%)
Parking lot pavement (1% with P.C.C. flow lines)	2%	4%
Driveways, access drives 2% (.6% with P.C.C. flow lines)	2%	6%
Pedestrian plazas	1%	2%
Pedestrian walkways	1%	8%

(p) Construction Phase Requirements

- (1) In order to minimize soil erosion by water and wind, practical combinations of the following procedures shall be used:
 - (A) The permanent landscaping shall be installed within 60 days after substantial completion of the structural improvements on a lot.
 - (B) Erosion control measures shall be required for imported fill subject to erosion, on construction projects over six months duration.
- (2) The developer is responsible for ascertaining the location of underground utilities and for protecting them during construction.
- (3) All construction storage and equipment yards shall be located on the site in a manner to minimize their impact on adjacent properties and public streets.
- (4) Construction sites shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and removed frequently.
- (5) Construction access shall be coordinated with and approved by the reviewing authority. Special care shall be taken to protect existing pavements and landscaping from damage. Dirt and mud shall be removed promptly from adjacent streets and sidewalks.
- (6) At the end of the construction period, by phase, the developer shall submit to the reviewing authority reproducible copies of record drawings (as-built) showing the actual locations of all underground utilities and irrigation systems.

(q) Maintenance

- (1) All owners or occupants of property shall maintain all buildings, drives, parking lots, or other structures located upon said property in good and sufficient repair and shall keep such premises painted, windows glazed, paving swept and otherwise maintain the property in an aesthetically pleasing manner.
- (2) Any structure, driveway or parking lot surface which is damaged by the elements, vehicles, fire or any other cause shall be repaired as promptly as the extent of damage will permit.
- (3) Grounds shall be maintained in a safe, clean and neat condition free of rubbish and weeds. Roads and pavements shall be kept true to line and grade in good repair. Drainage ditches shall be kept clean of any obstacles.

(r) Signs

- (1) The provisions of Chapter 7 of Division 7 of this Title shall apply to development within the Planning Area.
- (2) Developments subject to an approved Planned Development may specify the sign standards for that development of any modifications to adopted sign standards within the Planned Development text.

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