

TABLE OF CONTENTS

	PAGE
I. INTRODUCTION	
A. Purpose	1
B. Authority	1
C. Consistency with the General Plan	2
D. Validity	2
E. Ambiguities	2
F. California Environmental Quality Act Compliance	2
G. Specific Plan Organization	2
II. SETTING	
A. Location	4
B. Existing Uses/Ownerships	4
C. Existing Natural Features	4
D. Existing Utilities	10
1. Water	10
2. Sewer	10
3. Drainage	11
4. Electricity	11
5. Natural Gas	11
6. Telephone	11

	PAGE
III. PROJECT OBJECTIVES	
A. Project Purpose	12
B. Project Objectives	12
1. Objectives Related to Citywide Concerns	12
2. Objectives Related to Project Development	13
C. Project Characteristics	15
1. Sector 1 - Airport Related Uses	15
2. Sector 2 - Distribution Facility	18
3. Sector 3 - Light Industrial	20
IV. SPECIFIC PLAN COMPONENTS	
A. Land Use	23
1. Overall Concept	23
2. Land Use Categories	24
a. Airport Related	24
b. Distribution	24
c. Light Industrial	24
B. Circulation	26
1. Major Circulation Features	26
a. Haven Avenue	26
b. Jurupa Street	26
c. Turner Avenue	27
d. Francis Street	27
e. Mission Boulevard	27
f. Local Streets	27

	PAGE
2. Project Traffic Generation	31
a. Cargo Hub Traffic	31
b. Light Industrial Traffic	31
c. Total Traffic Generation	33
d. Intersection Geometrics	33
e. Short-Term Traffic Impacts	33
3. Circulation Criteria	35
4. Public Transit	36
C. Infrastructure	38
1. Water	38
a. Water Demand	38
b. Comparison of Technical Master Plan and Final EIR	40
c. Planned Water System Improvements	40
2. Sewer	41
a. Sewer Demand	41
b. Peak Demand	42
c. Sewage Treatment	42
3. Drainage	42
D. Community Facilities	47
1. Electricity	47
2. Natural Gas	47
3. Solid Waste Disposal	47
4. Telephone	47
5. Fire Protection	48
6. Police Protection	48
E. Image Enhancement	50
1. Gateway/Entry Monumentation	50
a. Major Gateway	50

	PAGE
b. Minor Gateways	50
c. Project Entries	50
2. Streetscape Concepts	51
3. Landscape Buffers/Screening	66
a. Union Pacific Railroad Right-of-way\ Southern Project Boundary	66
b. West Edge of Sector 1 Aircraft Staging Area	66
c. Other Screening	66
4. On-Site Landscaping	66
5. Plant Palette	67
6. Landscaping Design Criteria	75
7. Architectural Design Concepts	76
a. Architectural Style	76
b. Basic Form	76
c. Materials/Color	77
d. Lighting	78
8. Signage and Graphics	78
a. Definition of Sign Types	79
b. General Requirements	80
c. Single Building Occupant Identification	82
d. Multiple Tenant Industrial/ Multiple Building Complex Signage	83
e. Directional and Regulatory Signs	83
f. Traffic Control Signage	83
g. Temporary Signs	83
E. Public Health and Safety	88
1. Performance Standards	88
a. Noise	88
b. Vibration	88
c. Particular Matter/ Air Contaminants	88

	PAGE
d. Odor	89
e. Humidity, Heat, and Glare	89
f. Lights	89
g. Maintenance of Open Spaces	89
h. Mechanical and Electrical Equipment	89
i. Electrical and Radio Interference	89
j. Fire and Explosive Hazard	89
k. Liquid and Solid Waste	90
l. Outdoor Storage, Trash Area and Service Areas	90
m. Fissionable and Radioactive Materials	90
n. Methane Gas Migration	90
2. Fuel Spills	89
3. Emergency Vehicle Access	90
F. Phasing	92
1. Land Use	92
2. Infrastructure	92
G. Maintenance	95
1. Streets and Streetscapes	95
2. Drainage Facilities	95
3. Water and Sewer	96
4. Other Facilities	96
V. DEVELOPMENT REGULATIONS AND GUIDELINES	98
A. General Provisions	98
1. Purpose and Intent	98
2. Interpretation	98
3. Enforcement	98
4. Definitions	98

	PAGE
B. Airport Related Land Use Regulations	99
1. Primary Function/Location	99
2. Permitted and Conditional Uses	99
3. Basic Site Development Standards	100
4. Minimum Setbacks	100
5. Parking	100
C. Distribution Land Use Regulations	101
1. Primary Function/Location	101
2. Permitted and Conditional Uses	101
3. Basic Site Development Standards	102
4. Minimum Setbacks	102
5. Parking	102
D. Light Industrial Land Use Regulations	103
1. Primary Function/Location	103
2. Permitted and Conditional Uses	103
3. Basic Site Development Standards	104
4. Minimum Setbacks	104
5. Parking	105
E. Loading Area Requirements and Outdoor Storage Standards	105
1. Loading Areas	105
2. Outdoor Storage	105
F. Definitions of Land Use Types	106

	PAGE
VI. APPROVAL PROCESS	
A. Required Approvals	110
1. Land Division and Site Plan Submittal Packages	110
2. Environmental Evaluation - Notice of Intent	110
3. Minor Revisions	110
4. Major Amendments	111
5. Appeals	111
VIII. APPENDICES	

FIGURES

FIGURES NO.	TITLE	PAGE
1	Regional Context	5
2	Regional Context	6
3	Area Context	7
4	Project Site	8
5	Existing Land Use	9
6	UPS Aircraft Loading and Un-loading	14
7	Land Use	25
8	Circulation Concept	28
9	UPS Tug Crossing Bridge	29
10	Street Sections	30
11	Intersection Geometrics	37
12a	Infrastructure: Water	44
12b	Infrastructure: Sewer	45
12c	Infrastructure: Drainage	46
13	Landscape Concept	52
14	Conceptual Intersection Treatment Major Gateway	53
15	Conceptual Intersection Treatment Minor Gateway	54
16	Conceptual Intersection Treatment Project Entry	55
17	Landscape Section Key	57
18	Haven Avenue Landscape Section	58
19	Jurupa Street Landscape Section	59
20	Jurupa Street Landscape: Plan View	60
21	Turner Avenue Landscape Section: Sector 2	61
22	Francis Street Landscape Section: Sector 3	62
23	Local Internal Street Landscape Section	63
24	Mission Boulevard/Southern Project Boundary Landscape Buffer Section	64
25	Buffer Area Landscape Section	65
26	Phasing	94
27	Plan Submittal Guideline Flow Chart	112

TABLES

TABLE NO.	TITLE	PAGE
1	Specific Plan Statistical Summary	23
2	Trip Generation	32
3	Average Daily Traffic Volumes	34
4	Recommended Plant Palette	68
5	Signage and Graphics Criteria	86
6	Summary of Maintenance Responsibilities	97