



City of Rancho Cucamonga
Planning Department
(909) 477-2750

CHECKLIST FOR HILLSIDE DESIGN REVIEW (4 or FEWER LOTS)



The Hillside Design Review Process is required for all residential projects in hillside areas. The City's Hillside Development Ordinance defines "hillside" as any parcel of land, or portion thereof, with an average slope of 8 percent or greater. Generally, land north of Banyan Street and Summit Avenue is considered hillside. Slopes exceeding 8 percent also occur in the Red Hill area and in the area south of Base Line Road, east of Vineyard Avenue. The basic purposes of the Hillside Development Ordinance are to:

- ✓ **Minimize the adverse effects of grading.**
- ✓ **Avoid grading in environmentally sensitive areas.**
- ✓ **Provide for the safety and welfare of the community while allowing for the reasonable development of the land.**

Exceptions: Projects of a limited size and scope (e.g., regrading of yard areas, pool/spa construction, additions to existing structures, and/or construction of accessory structures which are less than 250 square feet) may require an application for Minor Development Review as determined by the Planning Department Staff. However, projects which require grading of large flat areas, such as tennis courts or riding rings, require Hillside Design Review.

For a description of the review process, please refer to *The Development Review Process*, a booklet available from the Planning Department.

REVIEW PROCESS

All projects in hillside areas must be approved by the Planning Director or Planning Commission prior to submitting plans to the Building & Safety Department for plan check. Planning Commission review will be required under any of the following circumstances:

- Natural slopes are 15 percent or greater on all or part of the property, or
- Cut or fill depth is 5 feet or greater, or
- Combined cut and fill is 1,500 cubic yards or greater, or
- Cut or fill encroaches onto or alters a natural drainage channel or watercourse, or
- As deemed necessary by the Grading Committee or Planning Director.

SECTION 1: Application Procedure and Filing Requirements

A. Initial Submittal (at Filing Deadline):

- 1. Uniform Application Parts 1, 2 and 3.
- 2. Eight sets of the development plans (see Section 4) to be reviewed by staff for completeness and accuracy of filing. All plan sets shall be individually rolled, collated, stapled and secured with a rubber band.
- 3. Five sets of typed gummed labels for all persons connected with the project to be notified, such as legal property owner, applicant, architect, engineer, etc.
- 4. Filing Fees (see Section 2).
- 5. Water Quality Management Plan (one copy). Non-Category Project forms available from the Engineering Department.

B. Full Submittal: When determined complete, staff will notify the project applicant to submit eight additional sets of the development plans by the Full Submittal Deadline.

SECTION 2: Filing Fees

- Hillside Development - 4 or fewer DUs See current fee list.
- Rancho Cucamonga Fire Protection District Review \$110.00 (submit receipt showing payment)

SECTION 3: Plan Preparation Guidelines

Plans not conforming to these guidelines will not be accepted for processing

- 1. All plans shall be drawn on uniform sheets of 24" x 36" or 30" x 42".
- 2. Site and Grading Plans shall be drawn to an engineering scale of 1" = 20'.
- 3. All elevations shall be drawn to an architectural scale no smaller than 1/4" = 1'.
- 4. All required plans shall be collated and stapled together into development package sets and shall be rolled together into a single bundle, secured with a rubber band.
- 5. All plans shall be clear, legible, and accurately scaled.
- 6. All plans shall be clearly labeled with the title of each sheet.
- 7. All site plans shall contain a north arrow, preferably oriented to the top of the sheet, and a legend identifying any symbols.
- 8. Existing versus proposed improvements shall be clearly identified. Existing features/improvements should be shown by short dashes or screened. Future improvements should be shown by long dashes.

SECTION 4: Contents of Development Package

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

A. Detailed Site Plan:

- Name, address, and phone number of the applicant and the author of the plan.*
- Property lines and lot dimensions.*
- Dimensioned locations of:*
 - Setbacks (actual) from all buildings to street curb face, and the side and rear property lines.*
 - All structures, including distances from all property lines.*
 - Street dedications and improvements (existing and proposed), including overhead utilities.*
 - Access, both vehicular and pedestrian, showing driveway and sidewalk locations.*
 - Off-street parking.*
 - All street improvements and driveways on adjacent and across-the-street properties within 20 feet of the site.*
 - All buildings within 20 feet of the site.*
 - All easements (drainage, access, utility, equestrian, etc).*
- Distances between buildings and/or structures.*
- Building and accessory structure locations, including pavement/sidewalks, trellises, light standards, trash enclosures, transformers, and monument signs, including dimensioned setbacks (front, rear, and sides).*
- Location, height, and materials of walls and fences.*

B. Elevations:

- Illustrative elevations of all sides of all buildings and structures. "Illustrative" building elevations means drawn with shadows to give a sense of depth with people, cars, or trees for scale. Do not cover the elevation with trees, cars, or people -- place them behind or on the side.*
- Draw and dimension building envelope lines on all elevations per Section 17.24.070. D of the Hillside Development Ordinance.*
- Illustrative cross sections and enlargements or architectural elements or details as needed.*
- All exterior building materials shall be clearly labeled on each sheet of elevations.*
- For projects within the Etiwanda Specific Plan or Etiwanda North Specific Plan areas, label the architectural style (i.e. Santa Barbara Revival, California Ranch, Victorian, etc.).*
- Dimension the height of the highest wall and/or roof element and the height of any architectural features such as towers or cupolas.*

C. Floorplans:

- All floors, including label use of each room (bedroom, kitchen, game room, etc.).
- Dimension all exterior walls, doors, windows, and room sizes.

D. Roof Plan:

- Overhead view of roof showing all ridges and valleys, vents, dormers, overhangs, hinge points.
- Indicate direction of roof slope with arrows.

E. Conceptual Grading Plan: Proposed items shall be designated with solid lines and existing items with short dashes or screened.

- Identify structural Best Management Practices as outlined in the Water Quality Management Plan.
- Proposed grading -- structures, curbs, walls (height), gutters, pavement, drainage structures, swales, mounding, slopes, open space, and trails. The plan shall include: distances, spot elevations, gradients, finished contours, details, cross-sections, flow arrows, etc.
- Existing grading -- same as for proposed grading, except shall be screened as a background for the proposed grading information.
- Provide existing ground contour (1 foot minimum interval)
- Existing features within 20 feet beyond site boundaries (label "To remain" or "To be removed") -- natural ground (contours), trees, structures, (pad and floor elevations), drainage courses, drainage facilities (type and size), streets, trails, slopes, etc.
- Structures -- footprints, pad and floor elevations, retaining walls, stem walls, etc.
- Cross-sections, to scale, showing existing and proposed grading, cut versus fill conditions, wall heights (including retaining walls), and elevation differences (maximum and minimum conditions) between off-site structures and those on-site. At a minimum, provide at least two cross-sections: one each perpendicular to site boundaries. Sections should extend through building pads and/or streets across the full site.
- Separate cut and fill areas with a clearly identified line. In addition, one copy of the plan shall be submitted with fill areas colored in green and cut areas colored in red.
- Drainage and flood control facilities -- size, type, etc.
- Easements, property lines, rights-of-way.
- Earthwork quantities (cut and fill; import or export), and borrow and disposal areas.
- Natural features (i.e., streams, rock outcroppings, mature trees) and areas to be preserved (undisturbed -- no grading).
- Parkway culverts where drainage is directed to streets, except for single family residences.
- Retaining walls -- top and footing elevations.
- Shade pavement and slopes 3:1 or steeper.

-
- Location, elevation, and size of proposed building pads.*
 - Streets -- existing and proposed cross-sections, improvements, rights-of-way, etc. Show centerline radii and gradient.*
 - Existing and proposed sewers or other method of sewerage.*
 - Indicate location of benchmark(s).*
 - Downhill private driveway, provide a minimum of six feet at 6% slope adjacent to the driveway approach.*
 - Provide an 18-foot area at 5% maximum slope in front of the garage.*
 - Uphill private driveway, provide a minimum length of 6 feet at 6% slope, and 20% slope and 22% with maximum length of 10 feet. Coarse material or grooves shall be required for slope of 20 % or steeper.*
 - 4-foot maximum height of retaining wall. If over 4 feet, terrace wall shall be required.*
 - Provide all wall and retaining wall height, both existing and proposed with elevations.*
 - Show horse corral if it is a horse trail community, 24' x 24' or 12' x 48', 30' away from the house and 70 feet from neighbor's homes.*
 - Show the required building setbacks.*
 - Show actual setbacks (property line to structure, and all distance between structures).*
 - Provide cross sections transversely and longitudinally. If requested, additional sections shall be provided.*
 - 2:1 maximum slope for cut and fill.*
 - 2-foot bench at the top of slope.*
 - Cut and fill exceeds 3 feet but less than 5 feet, Planning Director Review required.*
 - Cut and fill exceeds 5 feet, Planning Commission Review required.*
 - Cut and fill exceeds 1500 C. Y. Planning Commission Review required.*
 - 15-foot usable rear yard between house and top or toe of slope.*
 - Dirt swale at 1 % minimum.*
 - Construct Portland Concrete cement V ditch at .5 % minimum slope.*

SECTION 5: Additional Submittal Requirements

Any of the following items may be required based upon further review of the development application. The contents of these items are described in other handouts, State Regulations, or the City's Ordinance:

- Slope Analysis Map:** *For the purpose of determining the amount and location of land, as it exists in its natural state, by a range of slope gradients.*

-
- Use base topographical map prepared by a registered civil engineer, landscape architect, or licensed land surveyor.*
 - Drawn to a scale of not less than 1 inch to 100 feet and a contour intervals same as Grading Plan.*
 - Include all surrounding properties within 150 feet of the site boundaries.*
 - Draw slope bands in the range of 0 up to 5 percent, >5 percent up to 10 percent, >10 percent up to 15 percent, >15 percent up to 20 percent, >20 percent up to 25 percent, >25 percent up to 30 percent, and >30 percent.*
 - Calculate land area in acres in each slope band and as a percentage of site total acreage.*
 - Draw a heavy, solid line indicating the 8 percent grade differential.*
 - In addition, one copy of the Map shall be colored with each slope band in contrasting colors.*
 - Include source of data and scale of data used in slope analysis and slope profiles.*
 - Slope shall be accurately calculated and identified consistent with the examples contained in Section 17.24.040 of the Hillside Development Ordinance.*
 - Slope Profiles: A minimum of three slope profiles shall:**
 - Drawn at same scale and indexed, or keyed, to the Slope Analysis Map.*
 - Show existing and proposed topography, structures, and infrastructure. Proposed topography, structures and infrastructure shall be drawn with a heavy, solid line. Existing topography, structures, and infrastructure shall be drawn with a short dashes.*
 - Include all surrounding properties within 150 feet of the site boundaries.*
 - Slope profiles shall be drawn along those locations of site where:*
 - The greatest alteration of existing topography is proposed; and,*
 - The most intense or bulky development is proposed; and,*
 - The site is most visible from surrounding land uses; and,*
 - At all site boundaries illustrating maximum and minimum conditions.*
 - At least two slope profiles shall be roughly parallel to each other and roughly perpendicular to existing contour lines. At least one other slope profile shall be roughly at a 45 degree angel to the other slope profiles and existing contour lines.*
 - Drainage Report**
 - Soils Report**
 - Earthquake Fault Study (geologic)**
 - Arborist Report (trees)**
 - Fuel Modification Plan for high fire hazard areas**
 - Topographic model**

Line of sight or viewshed analysis

Photographic or computer renderings

SECTION 6: Fire District Submittal Requirements

For Further information, please contact the Fire District at (909) 477-2710 ext. 4209

1. **The specifics of the buildings** on this project, such as use, occupancy, square footage, height, number of stories and type of construction in accordance to the current California Building code must be included in the plans. Fire Construction Services requires this information to provide the applicant with a complete review and applicable comments.
2. **Fire Construction Services (FCS) fees** must be paid at the time of submittal. You may contact FCS counter staff by calling (909) 477-2713 for fee information based on the type of project.
3. **Annexation of the project** into the Community Facilities District #85-1 or #88-1 for fire protection services is required for new construction on sites that have not been previously annexed with the exceptions of single family sites with less than 5 lots. The applicant must sign and return the "ACKNOWLEDGEMENT OF COMMUNITY FACILITIES DISTRICT ANNEXATION" form to the Fire Safety Division. The form is available at the FCS counter. The annexation requirement **will not** be considered complete until the applicant begins the annexation process and receives a clearance from the Fire Administration Office. Instructions to begin the process can be obtained from the Fire Administration Office by contacting Janet Walker at 909-477-2770 ext. 3003. Failure to contact the Administration Office and to start the annexation process will result in a delay of the project approval and prevent the issuance of building and grading permits. Fire Construction Services will not grant completeness of the planning process or allow the Building Department to issue grading or building permits until Janet Walker in the Fire Administration Office has granted a written clearance to proceed.
4. **Proof of available fire flow** must be obtained from the Cucamonga Valley Water District (CVWD). The applicant must contact CVWD's Engineering Department located at 10440 Ashford Street, Rancho Cucamonga. They may be contacted by calling 909-987-2591. Their office hours are Monday through Friday, 7:30 a.m. to 5:30 p.m. Allow sufficient time for CVWD to perform the test and produce a letter confirming the available fire flow. The applicant must submit the proof of the fire flow letter to the FCS counter. The letter must be current (within one-year of the request) and be site specific. When FCS receives the letter, this fire flow item will be deemed complete only if the available fire flow, as stated on the CVWD letter, meets or exceeds the fire flow required for the building in accordance with the California Fire Code. Fire flow is a requirement of the California Fire Code Section 903 and Appendix III-A. This fire flow may be reduced by up to 50%, but not less than 1,500 GPM at 20 psi if the building will be equipped with an automatic fire sprinkler system in accordance with NFPA 13, NFPA 13R, or NFPA 13D.
5. **The fire department access** must be submitted in compliance with the minimum requirements established by the RCFPD Fire Access/Fire Lane Standard 9-8. The designer is required to design the fire lanes in accordance with the Standard. The following is a summary of some the fire lane requirements.
 - a. Access to all portions of the building must be within 150' of the available fire department access.
 - b. The project with a depth exceeding 300 feet generally requires two separate points of access.
 - c. The maximum cul-de-sac length on a single-family residence projects must not exceed 600'.
 - d. The maximum cul-de-sac length on a commercial/industrial/multi-family dwelling project must not exceed 300'.
 - e. The maximum length of the required fire department access roadway without an approved turn around must not exceed 150'.
 - f. The minimum width of the fire lane road must be 26'.
 - g. A maximum inside turning radius of 20' and a minimum outside turning radius of 46' is required at all the fire lane turns.
 - h. The minimum radius of a cul-de-sac is 45'.
 - i. The minimum vertical clearance at the fire lane is 14' 6".
 - j. At any private entry median, the minimum width of the traffic lane shall be 20' on each side.
 - k. A paved all weather surface is required for all fire access roads. Roads must be capable of supporting 70,000 pounds gross vehicle weight.
 - l. The maximum grade of the driving surface shall not exceed 12%.

- m. The angle of departure and approach shall not exceed 9-degrees or 20%.
- n. Please prepare a fire department access plan in accordance to RCFPD standard 9-7 indicating the location of the proposed Fire Department Emergency Access Roadways in compliance with the Standard.
- o. Please shade the proposed fire lane to distinguish it from other roads on the site plan.

6. Reciprocal agreements for Fire Department Emergency Access and Water Supply are required were access and water supply is on private property and is shared between property owners. The reciprocal agreement is required to be recorded between property owners and the Fire District. The recorded agreement shall include a copy of the site plan. The Fire Construction Services shall approve the agreement, prior to recordation. The agreement shall be recorded with the County of San Bernardino, Records Office.

Reciprocal access agreement – Is permanent access agreement between the owners granting irrevocable and a non-exclusive easement, favoring the Fire District to gain access to the subject property. The agreement shall include a statement that no obstruction, gate, fence, building or other structure shall be placed within the dedicated access, without Fire Department approval. The agreement shall have provisions for emergency situations and the assessing of cost recovery to the property by the fire District.

Reciprocal water covenant – A permanent maintenance and service covenant between the owners granting an irrevocable and non-exclusive easement, favoring the Fire District for the purpose of accessing and maintaining the private water mains, valves and fire hydrants (fire protection systems & facilities in general). The covenant shall have provisions for emergency situations and the assessing of cost recovery to the property by the fire District.

If the document cannot be prepared before the Planning Division's deadlines the applicant may contact FCS to mitigate the time frame.

- 7. Fire protection plans** when required must be prepared in accordance to RCFPD Standards. Fire protection plans are required for projects located in the Very High Fire Hazard Severity Zone "VHFHSZ". The required components of the plans are:
- a. Defensible space and vegetation management (fuel modification plans) requirements must be addressed in accordance with the County of Los Angeles Fire Department's Fuel Modification Plan Guidelines <http://www.lacofd.org/wildland.htm> or the Orange County Fire Authority Fuel Modification Guidelines <http://www.ocfa.org/business/pandd/guidec05.pdf> or other models acceptable by RCFPD.
 - b. Water supply, access, building ignition & fire resistive/protection systems requirements must be addressed in accordance with the County of San Bernardino's Fire Safety Overlay District Area FS3 <http://www.co.san-bernardino.ca.us/landuseservices/DevCode/805-Overlay Districts.pdf>.

SECTION 7: Fire Access Requirements

For further information, please contact the Fire District at (909) 477-2710 ext. 4209

- 1. Location of Access:** All portions of the structure or facility, or any portion of the exterior wall of the first story shall be located within 150 feet of Fire District vehicle access, measured by an unobstructed approved route around the exterior of the building. Landscaped areas, unpaved changes in elevation, gates, and fences are considered an obstruction. The issues addressed may affect the location of roadways, walkways, doors and exterior openings, gates, etc. Changes in any of these will impact the approval by other agencies.
- 2. Private Roadways and Fire Lanes:** The minimum specifications for private fire district access roadways are:
 - a. The minimum unobstructed width is 26 feet.
 - b. The inside turn radius shall be 20 feet.
 - c. The outside turn radius shall be not less than 46 feet.
 - d. The minimum radius for cul-de-sacs is 45 feet.
 - e. The minimum vertical clearance is 14 feet, 6 inches.
 - f. At any private entry median, the minimum width of traffic lanes shall be 20 feet.
 - g. The angle of departure and approach shall not exceed 9 degrees or 20 percent.

-
- h. The maximum grade of the driving surface shall not exceed 12 percent.
 - i. Support a minimum load of 70,000 pounds gross vehicle weight (GVW).

3. Gates Standards: All gates shall be installed in accordance with Fire District Standards. The following general design requirements apply:

- a. The gate shall be motorized and slide open horizontally or swing inward.
- b. All motorized gates must fully open at the rate of one second per foot of required width, (e.g., 20 ft./20 sec.).
- c. When fully open, the minimum width shall be 20 feet.
- d. Gates on access roads designated "Emergency Services Use Only" may be manually operated.
- e. Gates on Commercial/Industrial facilities may be manually operated.
- f. After project approval the applicant shall contact the Fire Safety Department for complete standards.
- g. A traffic preemption device is required on all residential gates required to be motorized.
- h. For information on Fire issues, contact Fire Construction Services at (909) 477-2713.