

INFRASTRUCTURE RESPONSIBILITIES ARE OFF-SITE AND ON-SITE REQUIREMENTS AND IMPROVEMENTS. THIS SECTION DESCRIBES THE INFRASTRUCTURE REQUIREMENTS AND IMPROVEMENTS FOR THE MUSP - 300 PLANNING SUB-AREA. IT DESCRIBES PROBABLE PHASING TECHNIQUES AND POSSIBLE WAYS OF FINANCING INFRASTRUCTURE RESPONSIBILITIES.

**INFRASTRUCTURE PLANNING
PHASING TECHNIQUES
FINANCING**

INFRASTRUCTURE PLANNING

Infrastructure planning includes, but is not limited to, widening and landscaping of existing and proposed roadways; extension of water and sewer mains, and additional lines to individual developments; dedications for flood control; gateway improvements; and individual project improvements. Therefore, the infrastructure requirements are two-fold, off-site requirements and on-site requirements.

Off-site requirements and improvements are those that affect ability to develop, and are required to be in place prior to development. These include, but are not limited to, all underground utilities and roadways. It is a City requirement that off-site utilities and roadways necessary to serve a development be provided prior to the commencement of any development.

Other off-site improvements include: parkway landscaping, lighting and maintenance. With the adoption of this plan the City shall proceed to establish and

implement a citywide assessment for citywide landscaping, lighting and maintenance for parkways and public open space. However, the provision of a raised landscape or decorative concrete median for State Highway 111 shall be addressed at a future date, when project buildout of the area along State Highway 111 is ascertained.

On-site improvements are those needed to serve the individual developments. At the time of a project application (i.e. PMP, Design Review, Conditional Use Permit) approval for any particular development, the City will decide the level and extent of on-site infrastructure needed for a development area. Therefore, based upon the specific development plans, the required improvements shall be a condition of the project approval.

PHASING TECHNIQUES

The development of any plan may proceed upon approval of the applicable Project Master Plan (PMP) and provision for the construction of the necessary, roadways and utilities to support the proposed development. Each individual property owner will be responsible for the cost of construction of the infrastructure/improvements immediately adjacent to its boundaries, including pavement of roadway from centerline to curb, curb, gutter, sidewalk, and landscape parkway.

FOLLOWING IS A COMPREHENSIVE LIST OF THE PERMITTED, CONDITIONAL AND PROHIBITED LAND USES. THESE LAND USES ARE CONSISTENT WITH THE HIGHER DENSITY RESIDENTIAL AND LOWER INTENSITY COMMERCIAL LAND USES ESTABLISHED IN THE LAND USE ELEMENT OF THE INNO GENERAL PLAN 2020. ALL PERMITTED AND CONDITIONAL USES SHALL BE SUBJECT TO ALL THE APPLICABLE DESIGN GUIDELINES AND DEVELOPMENT STANDARDS PROVIDED HEREIN THIS PLAN.

PERMITTED USES
CONDITIONAL USES
PROHIBITED USES

PERMITTED USES

Residential

- mixed residential and commercial developments
- single family attached dwellings
- zero lot line developments
- zipper lot line configuration developments
- wide shallow lot developments
- duplex dwellings
- townhouse dwellings
- single level condominium dwellings
- senior housing

Commercial

- retail stores including, but not limited to, grocery stores, convenience markets without gasoline sales, appliance or furniture stores, book shops, drugstores, florist shops, hardware stores, clothing stores, variety stores, or shoe shops
- delicatessens, bakeries, walk-in restaurants with high or low turnover
- personal service establishments including, but not limited to, beauty or barber shops, locksmiths, photography studios, art galleries, shoe repair, dry cleaners, laundromats, tailors, dressmaking shops, or pet grooming
- amusement and recreation establishments including, but not limited to, theaters, bowling alleys, or amusement arcades
- full service shopping centers over ten (10) acres in size
- full service commercial centers over twenty (20) acres in size
- hotels or motels
- health clubs or spas
- public parks or recreational facilities
- administrative, businesses or professional services

- banks, financial institutions or savings and loan institutions

CONDITIONAL USES

- public or private schools or educational institutions
- antique shops
- day-care centers
- museums or botanical gardens
- veterinary hospitals
- licensed "community care facilities" including: residential facilities; adult day-care centers; day treatment centers; social rehabilitation facilities; community treatment facilities of seven (7) or more persons per facility (Ref. H&S Code Secs. 11834.10, 1250, 1500, 1569.70)
- public utility structures
- bars or nightclubs
- places of worship
- clubs, lodges or halls
- mortuaries

PROHIBITED USES

- All uses not specified herein shall be prohibited, unless the Planning Commission determines, on a case by case basis, that a particular use is similar in nature to those specified

industrial uses

- outdoor storage
- used vehicle sales as sole business
- pawnbroker shops
- thrift shops, secondhand stores and consignment businesses
- warehousing, as a sole use
- household appliance repair including, but not limited to, refrigerators, washers, dryers, televisions, telephone booths or radios
- mobil homes, manufactured homes and trailers of any kind, including fifth-wheels
- medical offices or clinics
- hospitals
- furniture upholstery shops
- auto related uses including, but not limited to, repair garages, gasoline and service stations, drive-through restaurants or markets, convenience markets with gasoline sales, car washes or rentals
- recreational vehicle sales
- motor vehicle sales
- roadside sales
- mini-storage
- new motor vehicle sales
- landscape nursery

*Revised Reso 1458 Jan 2006