City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Regular Agenda

Ord. No.1994 Reso. No. 2026-069

Tuesday, July 14, 2026

2:00 PM

Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, Ca. 92335

City Council Meeting

Acquanetta Warren - Mayor
Peter A. Garcia - Mayor Pro Tem
John B. Roberts - Council Member
Jesus "Jesse" Sandoval - Council Member
Phillip Cothran - Council Member
Germaine Key - City Clerk
Janet Koehler-Brooks, City Treasurer

Welcome to a meeting of the Fontana City Council.

Welcome to a meeting of the Fontana City Council. Meetings are held at the Steelworker's Auditorium 8437 Sierra Avenue, Fontana, CA 92335. To address the Council, please fill out a card located at the entrance to the right indicating your desire to speak on either a specific agenda item or under Public Communications and give it to the City Clerk. Your name will be called when it is your turn to speak. In compliance with Americans with Disabilities Act of 1990 (42 USC § 12132), the Steelworker's Auditorium is wheelchair accessible, and a portable microphone is available. Upon request, this agenda will be made available in appropriate alternative forms to persons with disabilities, as required by Section 12132 of the Americans with Disabilities Act of 1990. Any person with a disability who requires accommodation to participate in a meeting should direct such a request to the City Clerk's Office at (909) 350-7602 at least 48 hours before the meeting, if possible. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at the City Clerk's Office.

The City provides automated live translation services during City Council meetings. To request additional language assistance, please contact the City Clerk's Office at (909) 350-7602.

La Ciudad ofrece servicios automatizados de traducción en vivo durante las reuniones del Concejo Municipal. Para solicitar asistencia adicional en otros idiomas, comuníquese con la Oficina, "City Clerk" al (909) 350-7602.

The City of Fontana is committed to ensuring a safe and secure environment for its residents to engage with the government. No oversized bags or backpacks (size limit of 14"x14"x6") will be allowed inside the Steelworker's Auditorium. All bags are subject to search. Face masks are prohibited in the Steelworker's Auditorium, but clear masks will be provided upon request to accommodate individuals with medical needs, ensuring their safety and well-being. Before entering the Steelworker's Auditorium, you may be subject to a metal detector screening. The City Manager retains the discretion to grant any exemptions. Fontana aims to provide safe buildings for our community members, employees, and visitors.

CALL TO ORDER/ROLL CALL:

A. Call To Order/Roll Call:

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

SPECIAL PRESENTATIONS/CEREMONIAL

A. Special Presentations/ Ceremonial

A. Presentation of Miss Fontana Court 26-1122

B. Mayor Warren and City Council to proclaim August 4, 2026, as National Night Out (Police Chief Michael Dorsey to 26-1136

accept).

PUBLIC COMMUNICATIONS:

This is an opportunity for members of the public to address the City Council for up to three (3) minutes total on items either on the Agenda or items not on the Agenda, but within the City Council's jurisdiction. Note that Public Hearing items have individual and specific public input opportunities during the public hearing and testimony on those items will only be taken during the public hearing. The Council is prohibited by law from discussing or taking immediate action on non-agendized items. The Mayor and City Council reserve the right to adjust this time limit based on the number of speakers who wish to address the Mayor and City Council.

A. Public Communications

CONSENT CALENDAR:

All matters listed under CONSENT CALENDAR will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time Council votes on them, unless a member of the Council requests a specific item be removed from the Consent Calendar for discussion.

Approve Consent Calendar Items as recommended by staff.

A. Approval of Minutes **26-1117**

Approve the minutes of June 23, 2026, Regular City Council Meeting.

Attachments: Attachment No.1- City Council Meeting Minutes 06-23-2026.pdf

B. Adoption of Ordinance No. 1993 (Second Reading), authorizing adoption of new or increased sewer services fees by Resolution, and taking certain other actions relating thereto. **26-1112**

Conduct a second reading by title only and adopt, **Ordinance No. 1993**, authorizing adoption of new or increased sewer services fees by Resolution, and taking certain other actions relating thereto.

Attachments: Attachment No. 1- Ord.No.1993

C. Final Acceptance of the Bus Pad (Transit Stop Improvements) TDA 2023 Project (DE-25-182-CC) **26-1070**

Accept as complete the work performed by Gentry General Engineering, Inc. for the construction of the Bus Pad (Transit Stop Improvements) TDA 2023 Project (DE-25-182-CC).

Attachments: Attachment No. 1 - Vicinity Map.pdf
Attachment No. 2 - Project Completion Memo.pdf

D. Purchase and Sale Agreement between the City of Fontana and San Bernardino County Transportation Authority for the Acquisition of a Portion of Assessor's Parcel Number 0191-291-19-0000 **26-1094**

1. Approve a Purchase and Sale Agreement and Joint Escrow Instructions between the City of Fontana and San Bernardino County Transportation Authority for the acquisition of approximately 6,194 square feet of real property identified as a portion of Assessor's Parcel Number 0191-291-19 -0000, for a purchase price of $111,000, plus escrow costs and related acquisition fees.
2. Authorize the City Manager to enter into the Purchase and Sale Agreement and/or any other documents necessary or appropriate to facilitate said purchase on behalf of the City of Fontana.

Attachments: Attachment No. 1 - [DRAFT] PSA_26-1003392.pdf
Attachment No. 2 - VICINITY MAP.pdf
Attachment No. 3 - Executive Summary Appraisal Report_Metrolink Station Round 2.pdf

E. Authorize Operating funding to the Stage Red Enterprise Fund **26-1102**

1. Approve funding for operating expenses to ASM Global in an amount not to exceed $1,685,413.

2. Amend the Memorandum of Understanding (MOU) for the inter-city loan between the City of Fontana General Fund, Capital Reinvestment (Fund 601), and the Stage Red Enterprise Fund, increasing the loan by $1,685,413 from $2,064,587 to $3,750,000.

Attachments: Attachment No. 1- MOU 7.14.26 Stage Red.docx

F. Award a Construction Contract for the West End Regional Navigation Center Project (Bid No. DE-26-222-SB) **26-1103**

1. Approve and authorize the City Manager to award and enter into a construction contract not to exceed $14,620,100 that includes a 10% contingency with the lowest responsible/responsive bidder for the construction of the West End Regional Navigation Center Project (Bid No. DE-26-222-SB).

2. Appropriate $4,200,000.00 from fund 604 (Transitional Use Tax) to Project No. 37600084, West End Regional Navigation Center Project.

Attachments: Attachment No. 1 - Vicinity Map.pdf
Attachment No. 2 - Bid Results.pdf
Attachment No. 3 - Bid Detail.pdf

G. Approve Amendment No. 1 to the Main Extension Contract with San Gabriel Valley Water Company **26-1104**

1. Approve and authorize the City Manager to enter into Amendment No. 1 to the Main Extension Contract with San Gabriel Valley Water Company in the amount of $195,000.00.
2. Approve and authorize the City Manager to enter into future Amendments to the Main Extension Contract with San Gabriel Valley Water Company not to exceed $100,000.00.

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - SGVW Cost Increase Letter

H. Approve Amendment No. 4 to Task Order No. 4 for Design Services with KOA, a Lochner Company, for the Sierra Avenue at Riverside Avenue Traffic Signal Project (SQ-87-DE-19) **26-1105**

1. Approve and authorize the City Manager to enter into Amendment No. 4 to Task Order No. 4 with KOA, a Lochner Company, for the Sierra Avenue at Riverside Avenue Traffic Signal Project in the amount of $145,570.00, for a total task order amount of $293,470.00.
2. Authorize the City Manager to enter into any future amendments to the Task Order not exceeding $100,000.00.

Attachments: Attachment No. 1 - Vicinity Map
Attachment No. 2 - KOA A Lochner Company Scope and Fee Proposal.pdf

I. Award a Task Order for Geotechnical Observation, Materials Testing, and Special Inspection Services for Fire Station No. 80 - Training Center Project (Bid No. DE-24-195-SQ-16) **26-1106**

1. Approve and authorize the City Manager to enter into the Task Order with Ninyo & Moore Geotechnical and Environmental Sciences Consultants, Inc. for Geotechnical Observation, Materials Testing, and Special Inspection services for the Fire Station No. 80 - Training Center Project (Bid No. DE-24-195-SQ-16) in the amount of $395,605.00.
2. Approve and authorize the City Manager to enter into future amendments to the Task Order for Geotechnical Observation, Materials Testing, and Special Inspection services for Fire Station No. 80 - Training Center Project not to exceed $100,000.00.

Attachments: Attachment 1 - Vicinity Map
Attachment 2 - Ninyo and Moore, A Socotec Company Proposal.pdf

J. Approve and Authorize the City Manager to enter into a **26-1107**

Maintenance Agreement to Establish Maintenance Obligations and Certain Rights Incidental to the Public Right-of-Way with HDO4, LLC

Approve and authorize the City Manager to enter into a Landscape Maintenance Agreement to establish maintenance obligations and certain rights incidental to the public right-of-way along John Previti Avenue and Citrus Avenue.

Attachments: Attachment No. 1- Ventana PA 2 Maintenance Agreement.pdf
Attachment No. 2- Vicinity Map.pdf

K. Approve the purchase order to Oriental Trading Company to support materials/supplies for the Fontana Expanded Learning Program's school sites. **26-1108**

1. Authorize to procure Teaching Aids: Instructional and Classroom Supplies utilizing the Purchasing Policy and Procedure Manual Section 3.1.5 Non-Competitive Proposal - Purchased by Another Agency.

2. Authorize Purchasing Division to procure and use the Education Services Center, Region 2 Agency Contract 26-27 E000 to purchase the Instructional and Classroom Supplies.

3. Authorize the purchase order to Oriental Trading Company for FY 2026/2027 in the amount of $200,000 to support materials/supplies for the Fontana Expanded Learning Program's school sites.

Attachments: Attachment No. 1 - Award Letter.pdf

L. Approve the purchase order of Millu curriculum to support the Fontana Expanded Learning Program's school sites. **26-1109**

1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies Procedures 3.1.5 for Single Source/Sole Source method.

2. Approve the purchase order in the amount of $144,172.31 with Millu curriculum to support character and social emotional development enrichment for the Fontana Expanded Learning Program's school sites.

Attachments: Attachment No. 1- City of Fontana x MILLU Uniqueverse Quote.pdf

M. Approve a contract with Active Education to support physical education component for the Fontana Expanded Learning Program's school sites. **26-1110**

1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies 3.1.5 for Single Source/Sole Source method.

2. Approve a contract in the amount of $180,180.00 with Active Education to support physical education component for the Fontana Expanded Learning Program's school sites.

3. Authorize the City Manager to enter into the agreement and any future amendments.

Attachments: Active Ed Contract Draft.pdf

N. Approve Task Order for Engineering Design Services for the O'Day Short Elementary Safe Routes to School Project **26-1111**

1. Approve and authorize the City Manager to enter into a Task Order in a not-to-exceed amount of $106,798.20 with Onward Engineering for Engineering Design Services for the O'Day Short Elementary Safe Routes to School Project, Request for Proposals DE-24-195-SQ-15.
2. Approve and authorize the City Manager to enter into any future amendments to the Task Order in a not-to-exceed amount of $100,000.00.
3. Authorize the City Manager to enter into any and all utility agreements, utility easements, and any related items on behalf of the City of Fontana for the O'Day Short Elementary Safe Routes to School Project.

Attachments: Attachment No. 1- Vicinity Map
Attachment No. 2- Rank Matrix
Attachment No. 3- Onward Engineering - Technical Proposal
Attachment No. 4- Onward Engineering - Fee Proposal

O. Declaring Surplus Land - Property located at Arrow Blvd & Tokay Ave (APN 0232-171-17) **26-1113**

1. Approve **Resolution No. 2026-069,** declaring that the City-owned property on Arrow Blvd & Tokay Ave (Assessor's Parcel Number 0232-171-17) is "Surplus Land" pursuant to the Surplus Land Act, Government Code Section 54220 Et Seq.; and approving the form of Notice of Availability.

2. Authorize the City Manager and/or his designee(s) to take all actions necessary or appropriate to comply with the Surplus Land Act.

Attachments: Attachment No. 1- RESOLUTION SURPLUS LAND ACT [APN 0232-171-17].doc
Attachment No. 2- Notice of Availability.Offer to Sell Surplus Property.docx

P. Police Department Monthly Information Update for April 2026 **26-1115**

Accept the Police Department monthly information update for April 2026.

Attachments: April 2026 Report for City Council Rev2.pptx

Q. Police Department Monthly Information Update for May 2026 **26-1116**

Accept the Police Department monthly information update for May 2026.

Attachments: Attachment No. 1- May 2026 Report for City Council Rev2.pptx

R. Approve Amendment No. 6 to the Professional Services Agreement for Architectural Design Services for the City Hall Renovation Project - Phase II (City Hall; DE-24-147-SP) **26-1121**

Approve and authorize the City Manager to enter into Amendment No. 6 to the Professional Services Agreement with Sillman Wright Architects for Architectural Design Services for the City Hall Renovation Project - Phase II (DE-24-147-SP) in the amount of $324,890.00, for a total contract amount of $3,119,200.00.

Attachments: Attachment No. 1 - Vicinity Map.pdf
Attachment No. 2 - [DRAFT] SILLMAN Amendment No. 6 (DE-24-147-SP; 2026-6-24).pdf

S. Annual Placement of Sewer Charges on the Property Tax Rolls **26-1127**

Adopt **Resolution No. 2026-070,** of the City Council of the City of Fontana, California, directing the placement of sewer charges on the property tax bills for collection.

Attachments: Attachment No. 1- Sewer Resolution 2025.docx

T. Measure I Five Year Local Street Capital Improvement Program Annual Adoption **26-1120**

Adopt **Resolution No. 2026-071**, approving an amendment to the Fiscal Years 2025/2026-2029/2030 Measure I Five Year Local Streets Capital Improvement Program (CIP) adopting the Measure I Five Year Local Streets Capital Improvement for Fiscal Years 2026/2027-2030/2031.

Attachments: Attachment 1- Resolution 2026-071
Attachment 2- 2026-2030 CIP_Report_Amendment_Attachment A
Attachment 3- 2027-2031 CIP_Report_Attachement B

U. Approve Purchase of Closure Intelligence AI Software **26-1131**

1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies and Procedure Manual 3.1.5 for Single/Sole Source method.

2. Authorize the purchase and installation of the Closure Intelligence AI Software

3. Approve and authorize the City Manager or his assigned designee to execute documents related to the purchase of Closure Intelligence, Inc. AI software

Attachments: Attachment No. 1- Closure Intelligence Contract - Draft.pdf
Attachment No. 2- Closure Sole Source Letter.pdf

V. Annual Placement of Nuisance Abatement Charges on the Property Tax Rolls **26-1137**

Adopt **Resolution No. 2026-072,** of the City Council of the City of Fontana, California, directing the placement of Nuisance abatement charges on the property tax bills for collection for FY2026/2027.

Attachments: Attachment 1- Nuisance Resolution.docx

W. Annual Placement of Weed Abatement Charges on the Property Tax Rolls **26-1139**

Adopt **Resolution No. 2026-073,** to replace and repeal Resolution No. 2025-041 of the City Council of the City of Fontana, California, directing the placement of weed abatement charges on the property tax bills for collection.

Attachments: Attachment No. 1- Weed Abatement Resolution 2025.docx

X. Annual Placement of Rubbish Charges on the Property Tax Rolls **26-1140**

Adopt **Resolution No. 2026-074,** of the City Council of the City of Fontana, California, directing the placement of rubbish charges on the property tax bills for collection.

Attachments: Attachment No. 1 -Rubbish Resolution .docx

Y. Resolution of Consideration to Change the Rate and Method of Apportionment of the Existing Special Tax of Community Facilities District No. 117 (Southridge) **26-1142**

Adopt **Resolution No. 2026-075,** of the City Council of the City of Fontana, California, of Consideration to Change the Rate and Method of Apportionment of the Existing Special Tax of City of Fontana Community Facilities District No. 117 (Southridge).

Attachments: Attachment No. 1- Resolution of Consideration
Attachment No. 2- Exhibit A - Amended RMA
Attachment No. 3- - Petition Requesting Commencement of Change Proceedings.pdf

Z. Second Amendment to Option and Purchase and Sale Agreement for City owned property **26-1143**

1. Approve the Second Amendment to the Option and Purchase and Sale Agreement with SA Golden Investments, Inc., for city owned land located at the northwest corner of Arrow Boulevard and Sierra Avenue consisting of approximately 21,600 square feet, more specifically described as APNs 0191-163-26, 0191-163-17, and 0191-163-16

2. Authorize the City Manager to enter into any documents necessary or appropriate to effectuate said approvals and/or agreement, including any related financing or subordination documents required to effectuate the close of escrow and development of the property.

Attachments: Attachment No. 1- SECOND AMENDMENT TO REAL ESTATE OPTION AND PURCHASE AND SALE AGREEMENT- SA GOLDEN_BBKedits-c2.docx

AA. Authorization to Join the California JPIA Local Government Liability Reform Coalition **26-1145**

1. Authorize the City of Fontana to join the California Joint Powers Insurance Authority (California JPIA) Local Government Liability Reform Coalition; and

2. Authorize the use of the City's logo on coalition materials by approving the attached authorization form.

Attachments: Attachment No. 1- California JPIA Coalition Authorization Form
Attachment No. 2- Coalition Letter to Legislature.pdf
Attachment No. 3- Case-Studies.pdf

AB. Adoption of Comprehensive Capital Improvement Plan **26-1146**

Adoption of Comprehensive Capital Improvement Plan

Attachments: Attachment No. 1- DIF Needs List 07.06.2026.pdf

AC. Resolution of the City Council of the City Of Fontana, California Approving and Adopting the Fontana Business Assistance Loan Program and Guidelines **26-1147**

1. Consideration of **Resolution No. 2026-079,** to approve and adopt the implementation of the Fontana Business Assistance Loan Program, subject to Guidelines and attachments.

2. Determination that the City Council's actions are not subject to and otherwise exempt from the California Environmental Quality Act

("CEQA").

Attachments: Attachment No. 1- FONTANA BUSINESS ASSISTANCE LOAN PROGRAM RESOLUTION.docx
Attachment No. 2- FONTANA BUSINESS ASSISTANCE LOAN PROGRAM GUIDELINES FINAL.docx

PUBLIC HEARINGS:

To speak on Public Hearing Items, submit comments via e-mail at publiccomments@fontanaca.gov. In the subject of your e-mail please indicate whether you are in favor or opposition of the item. Comments must be received no later than 12:00 P.M. on the day of the meeting. Comments of no more than three (3) minutes will be read into the record at the appropriate time during the meeting. If you challenge in court any action taken concerning a Public Hearing item, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City at, or prior to, the Public Hearing.

All Public Hearings will be conducted following this format:

(a) hearing opened (e) oral - favor

(b) written communication (f) oral - opposition

(c) council/staff comments (g) hearing closed

(d) applicant comments (applicant not limited to 5 minutes)

A. **First General Plan Amendment and Project for the 1st General Plan Cycle of 2026; Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A Request to Amend the General Plan Land Use Designation for an Approximately 9.3-Acre Site Located at the Northwest Corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to Amend The Arboretum Specific Plan to Modify Allowed Land Uses and Reconfigure Planning Areas and Park Sites, for Site and Architectural Review of a Proposed Commercial Center Consisting of 69,617 Square Feet of Commercial Development (49,362 Square Foot Grocery Store With a 13,017 Square Foot Inline Shop Building, 9,544 Square Foot Pad Building, and a 3,694 Square Foot Drive Thru Restaurant), For a Conditional Use** 26-1043

Permit For the Sale of Alcohol For Off-Site Consumption in Conjunction With the Proposed Grocery Store, For A Tentative Tract Map to Reconfigure and Parcelize the Remaining Planning Areas and Park Sites in the Specific Plan Area, For a Tentative Parcel Map to Subdivide the Retail Center, and to Amend The Arboretum Specific Plan Development Agreement to Reflect Modified Land Uses in the Specific Plan, Pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report...En

1. Adopt **Resolution No. 2026-076** (General Plan Amendment Cycle No. 1 of 2026) a Resolution of the City Council of the City of Fontana approving, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report (State Clearinghouse [SCH} No. 2006071109), General Plan Amendment No. 23-000002 Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008), Design Review No. 23-000011, and Conditional Use Permit Mo. 23-000005 for the property identified by Assessor's Parcel Number 0239-081 -52, including amendments to exhibit 15.8 and 15.9 in chapter 15 of the General Plan, subdivision of the property, site and architectural approval of a 69,617 square foot commercial center, and a Conditional Use Permit authorizing the sale of alcohol for off-site consumption in connection with a grocery store at the commercial center; and

2. Read by title only and waive further reading of and introduce **Ordinance No. 1994**, an Ordinance of the City Council of the City of Fontana, approving pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report, Specific Plan Amendment No. 23-000002, an amendment to the Arboretum Specific Plan to modify permitted land uses and to reconfigure planning areas and park sites; and that the reading of the title constitutes the first reading thereof; and

3. Read by title only and waive further reading of and introduce **Ordinance No. 1995**, an Ordinance of the City Council of the City of Fontana, approving, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report, a third amendment to the Arboretum Specific Plan Development Agreement; and that the reading of the title constitutes the first reading thereof.

Attachments: Attachment No. 1 - Resolution for General Plan Amendment, Tentative Tract Map, Tentative Parcel Map, Design Review and Conditional Use Permit and Adoption of the Addendum to Arboretum Specific Plan EIR
Attachment No. 2 - Ordinance for Specific Plan Amendment
Attachment No. 2A - Exhibit A to Specific Plan Amendment Ordinance
Attachment No. 3 - Ordinance for Amendment to the Arboretum Specific Plan Development Agreement
Attachment No. 4 - Planning Commission Packet
Attachment No. 5 - Planning Commission Minutes June 2, 2026
Attachment No. 6 - Public Hearing Notice

B. **Master Case No. (MCN) 26-0004; Specific Plan Amendment (SPA) No. 26-0001; Conditional Use Permit (CUP) No. 26-0001; Conditional Use Permit (CUP) No. 26-0002; Conditional Use Permit (CUP) No. 26-0003; Conditional Use Permit (CUP) No. 26-0011 and Design Review (DR) No. 26-0002: a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses, a request to establish a gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for a proposed convenience store as part of the gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store, a request to establish a drive-through use for a standalone building within the proposed retail shopping center; a request to establish a drive-through use for a portion of a multi-tenant building, and a request for site and architectural review of a commercial shopping center, on an 11.55 acre parcel, located at APN: 1107-262-07, and -65, pursuant to an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400).** **26-1118**

1. Adopt **Resolution No. 2026-077,** a Resolution of the City Council of the City of Fontana approving, pursuant to an Addendum to the Environmental Impact Report for the Ventana at Duncan Canyon Specific Plan (SCH No. 2021100400), Conditional Use Permit No. 26-0001 to establish a gas station and alcoholic beverage control type 20 beer and wine off-sale license for the convenience store as part of the gas station, Conditional Use Permit No. 26-0002 to establish an Alcoholic Beverage Control Type 21 general off-sale license and an Alcoholic Beverage Control Type 86 sampling license for a proposed grocery store,

Conditional Use Permit No. 26-0003 to establish a drive-through use for a standalone building, Conditional Use Permit No. 26-0011 to establish a drive-through use for a suite as part of a multi-tenant building, and approving Design Review Permit No. 26-0002 for development of a new 98,783 square foot retail shopping center and associated site improvements on approximately 11.55 gross acres located on the southwest corner of Duncan Canyon Road and John Previti Avenue, identified as Assessor's Parcel Numbers 1107-262-07 and -65; and

2. Read by title only and waive further reading of and introduce **Ordinance No. 1996**, an Ordinance of the City Council of the City of Fontana approving, pursuant to an Addendum to the Environmental Impact Report for the Ventana at Duncan Canyon Specific Plan (SCH No. 2021100400), Specific Plan Amendment No. 26-0001 to add gas station and drive through uses as conditionally permitted uses to Planning Area 4 of the Ventana at Duncan Canyon Specific Plan; and that the reading of the title constitutes the first reading thereof.

Attachments: Attachment No. 1 - Resolution for Design Review and Conditional Use Permits
Attachment No. 2 - Ordinance for Ventana Specific Plan Amendment
Attachment No. 3 - Planning Commission Packet
Attachment No. 4 - June 16, 2026 PC Minutes
Attachment No. 5 - Public Hearing Notice
Attachment No. 6- Public Comment

C. Adopt Development Impact Fee Nexus Study and Updated Development Impact Fees **26-1017**

Adopt **Resolution No. 2026-078,** adopting a Development Impact Fee Nexus Study, the findings contained therein, and revising the amount of Development Impact Fees to finance certain public facilities and taking certain other actions related thereto.

Attachments: Attachment No. 1- Resolution Adopting Nexus Study and DIF (2026)-c1.docx
Attachment No. 2- Development Impact Fee Nexus Study.pdf

NEW BUSINESS:

A. New Business

A. Fiscal Year 2025-26 Fourth Quarter Budget Status Report **26-1097**

1. Approve the recommended Fiscal Year 2025-26 Fourth Quarter Budget adjustments.

2. Authorize the City Manager or Designee to make necessary year-end budgetary and accounting adjustments to facilitate the fiscal year-end closing process not to exceed 5% of a fund's total operating budget.

Attachments: Fiscal Year 2025-26 Fourth Quarter Budget Status Report.pdf

B. Transformative Climate Communities Program Application **26-1138**

1. Consider the funding for the grant application submittal for three microgrid projects, specifically Don Day, City Civic Center and Jesse Turner Center and direct the City Manager, or City Manager's designee, to enter into any agreements and documents necessary to advance the application.

2. Authorize the method to procure utilizing the Purchasing Policies and Procedure Manual 3.1.5 Non-Competitive Proposal - (5) For renewable energy and energy efficiency projects.

Attachments: City of Fontana Microgrid Engineering Proposal - Phase 1 2026-06-08.pdf

CITY MANAGER COMMUNICATIONS:

A. City Manager Communications

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

A. Elected Officials Communications/Reports

A. Discussion and Possible Action Regarding Appointment to Fill Vacancy on the Parks, Community and Human Services Commission **26-1123**

ADJOURNMENT:

A. Adjournment

Adjourn to the next Regular City Council Meeting on July 28, 2026 at 2:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

8437 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

City Council Meeting

File #: 26-1122
Agenda #: A.

Agenda Date: 7/14/2026
Category: Special Presentation

Ceremonial Items

Tuesday, July 14, 2026

2:00 P.M.

Steelworkers' Auditorium

City Council

Acquanetta Warren, Mayor

Peter Garcia, Mayor Pro Tem

John Roberts, Council Member

Jesus "Jesse" Sandoval, Council Member

Phillip W. Cothran., Council Member

8437 Sierra Avenue
Fontana, CA 92335

File #: 26-1136
Agenda #: B.

Agenda Date: 7/14/2026
Category: Special Presentation

Proclamations

Tuesday, July 14, 2026

Council Chambers

City Council

Acquanetta Warren, Mayor

Peter A. Garcia, Mayor Pro Tem

John B. Roberts, Council Member

Jesus “Jesse” Sandoval, Council Member

Phillip W. Cothran, Council Member

8437 Sierra Avenue
Fontana, CA 92335

File #: 26-1117
Agenda #: A.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
City Clerk

SUBJECT:
Approval of Minutes

RECOMMENDATION:
Approve the minutes of June 23, 2026, Regular City Council Meeting.

COUNCIL GOALS:

- Create and maintain a dynamic team by supporting the decisions of the majority once made.
- Create and maintain a dynamic team by communicating Goals and Objectives to all commissions and employees.

DISCUSSION:
The City Council will consider approval of the minutes of June 23, 2026, Regular City Council Meeting. The draft minutes are attached to this report for Council review and approval.

FISCAL IMPACT:
None.

MOTION:
Approve staff recommendation.

City of Fontana

8437 Sierra Avenue
Fontana, CA 92335

Minutes

Tuesday, June 23, 2026

2:00 PM

Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, Ca. 92335

City Council Meeting

Acquanetta Warren - Mayor
Peter A. Garcia - Mayor Pro Tem
John B. Roberts - Council Member
Jesus "Jesse" Sandoval - Council Member
Phillip Cothran - Council Member
Germaine Key - City Clerk
Janet Koehler-Brooks, City Treasurer

CALL TO ORDER/ROLL CALL:

A. 2:00 P.M. Call To Order/Roll Call:

The Regular Meeting of the Fontana City Council was held in the Steelworkers' Auditorium, 8437 Sierra Avenue, Fontana, CA 92335, on Tuesday, June 23, 2026.

Mayor Warren called the Regular City Council Meeting to order at 2:03 p.m.

ROLL CALL:

PRESENT: Mayor Warren, Mayor Pro Tem Garcia, Council Members Cothran, Roberts, and Sandoval.

City Treasurer Janet Koehler-Brooks and City Clerk Germaine Key were also present.

ABSENT: None

INVOCATION/PLEDGE OF ALLEGIANCE:

The invocation was given by Council Member Roberts, followed by the pledge of allegiance led by Council Member Cothran.

CEREMONIAL/ SPECIAL PRESENTATIONS:

A. Mayor Warren and City Council to recognize Corporal Dustin Mullins, Officers Nicholas Straka, Gavin Rivers & Jon Gearhart, and Lead Property Technician Yvonne Jimenez, Property Technicians Jeana Grantley, Roxana Ramirez, & Adriana Barajas and Community Service Officer David Martinez as April 2026 Employees of the month.

Mayor Warren and the City Council recognized Corporal Dustin Mullins, Officers Nicholas Straka, Gavin Rivers, and Jon Gearhart, and Lead Property Technician Yvonne Jimenez, Property Technicians Jeana Grantley, Roxana Ramirez and Community Service Officer David Martinez as April 2026 Employees of the month.

B. Mayor Warren and City Council to recognize Dispatch Call Taker Joslynn Perez as May 2026 Employee of the month.

Mayor Warren and the City Council recognized Dispatch Call Taker Joslynn Perez as the May 2026 Employee of the month.

C. Clean California Presentation

Marketing Specialist Ashley Martin announced that the City of Fontana received the Clean California Community designation, becoming the first city in San Bernardino County to earn the recognition. Mayor Warren congratulated staff and the community on

the achievement.

PUBLIC COMMUNICATIONS:

The following individuals spoke under public communications:

Theresa requested the City evaluate extending sewer service to their neighborhood and expressed concerns regarding ongoing code enforcement and cleanup issues on Laurel Street between Miller Avenue and Foothill Boulevard.

John Pedroza called for the removal of a Parks, Community and Human Services Commissioner, citing alleged misconduct during a police-involved incident resulting in a death, and referenced ongoing investigations and legal action related to the case.

Derrick Martinez introduced himself as the new district representative for Eloise Gómez Reyes and expressed his commitment to maintaining a strong partnership with the City of Fontana.

CONSENT CALENDAR:

Prior to the motion Mayor Warren addressed Item Q. and announced efforts by the City and County to reduce waste disposal costs for residents, including a reduction in landfill disposal fees and no CPI increase for residential trash rates this year. Mayor Warren thanked staff, County partners, and members of the Solid Waste Board for their efforts.

ACTION: Motion was made by Council Member Cothran, seconded by Council Member Roberts, and passed unanimously by a vote of 5-0 to approve Consent Calendar Items "A-T." The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: None

A. Approval of Minutes **26-1083**

Approve the minutes of June 9, 2026, Regular City Council Meeting.

B. Authorizing Sole Source Purchasing Practices of Econolite Traffic Equipment for the Highway Safety Improvement Program (HSIP) TMS Signal Intersection Improvements (HSIPSL-5307(037)) **26-0991**

1. Authorize Engineering Department to procure Econolite Traffic Equipment for the Highway Safety Improvement Program (HSIP) TMS Signal Intersection Improvements (HSIPSL-5307(037)), in the amount of $1,171,480.00 and authorize a 10% contingency in the amount of $117,148.00, utilizing the Purchasing Policy and Procedure Manual Section 3.1.5 Non-Competitive Proposal - Sole Source.

2. Approve and authorize the City Manager to enter into any and all utility agreements, utility easements, installation, and subsequent agreements

on behalf of the City for the Highway Safety Improvement Program (HSIP) TMS Signal Intersection Improvements HSIPSL-5307(037).

C. Final Acceptance for the Demolition of 16756 and 16766 Arrow Blvd Project (PW-26-14-CC)26-1001

Accept as complete the work performed by Interior Demolition Inc. for the Demolition Project (PW-26-14-CC) of 16756 and 16766 Arrow Blvd and approve the final amount of $218,101.70.

D. Adopt a Resolution Updating and Renewing Authorization for Participation in the CalRecycle Tire Cleanup (TCU) Grant Program **26-1015**

Adopt **Resolution No. 2026-054**, Authorizing the submittal of any and all payment program applications offered by CalRecycle.

E. Approve a Development Impact Fee Credit Agreement for Parcel Map No. 20215 **26-1041**

Approve and authorize the City Manager to enter into a Development Impact Fee Credit Agreement with CIVF VI - CA1W02, LLC, a Delaware limited liability company, for the construction of Sewer, Storm Drain, and Circulation for Parcel Map No. 20215.

F. Final Acceptance of Street and Sewer Improvements on Valencia Avenue for Tract No. 20546 **26-1044**

1. Accept as complete the street and sewer improvements for Tract No. 20546, located along Valencia Avenue between Oleander Avenue and Cypress Avenue.
2. Adopt **Resolution No. 2026-055**, accepting sewer on Valencia Avenue for Tract No. 20546 as part of the City sewer system.

G. Award a Construction Contract for the City Sidewalk Reconstruction #3 Project (DE-26-167-SB) **26-1045**

1. Award bid and authorize the City Manager to enter into a construction contract with DT Stellar General Engineering for the construction of the City Sidewalk Reconstruction #3 Project in the amount of $808,161.00 and authorize a 25% contingency in the amount of $202,040.25 (DE-26-167-SB).
2. Approve and authorize the City Manager to enter into any and all utility agreements, utility easements, and subsequent agreements on behalf of the City of Fontana for City Sidewalk Reconstruction #3 Project.

H. 2026-27 Statement of Investment Policy **26-1053**

Adopt the City of Fontana Statement of Investment Policy for Fiscal Year 2026-27.

I. Acceptance of Final Map for Tract No. 18973 **26-1058**

1. Approve the Final Map for Tract No. 18973, located on the west side of

Date Street and north of Randall Avenue.

2. Accept dedication of a public easement.

3. Authorize the City Manager to enter into a Subdivision Agreement with the subdivider.

J. Approve Task Order for Engineering Design Services with HR Green Pacific, Inc. for the SCE Undergrounding Acosta & Firebird Circuits Project (DE-24-195-SQ-14) **26-1064**

1. Approve and authorize the City Manager to enter into a Task Order in a not-to exceed amount of $607,710.00 with HR Green Pacific, Inc. for engineering design services for the SCE Undergrounding Acosta & Firebird Circuits Project (DE-24-195-SQ-14).
2. Approve and authorize the City Manager to enter into any future amendments to the Task Order in a not-to-exceed amount of $100,000.00.
3. Authorize the City Manager to enter into any and all utility agreements, utility easements, and any related items on behalf of the City of Fontana for the SCE Undergrounding Acosta & Firebird Circuits Project (DE-24-195-SQ-14).

K. A Resolution of the City Council of the City of Fontana Approving a Development Impact Fee Deferral Agreement Between the City of Fontana and SA Golden Investments Inc. for a Multi-Family Residential Apartment Complex Project and Authorizing the City Manager to Enter into the Agreement and Take Certain Actions to Complete the Transaction. **26-1066**

Adopt **Resolution No. 2026-056**, approving a Development Impact Fee Deferral Agreement between the City of Fontana and SA Golden Investments Inc. for a multi-family residential apartment complex project, and authorizing the City Manager to enter into the agreement and take certain actions to complete the transaction.

L. Approve a Purchase and Sale Agreement between the City of Fontana and VRP, Inc., a California Corporation, for the real property along Oleander Avenue **26-1073**

1. Approve a Purchase and Sale Agreement between the City of Fontana and VRP, Inc., a California Corporation, for the sale of a small portion of real property along Oleander Avenue.

2. Authorize the City Manager to enter into a Purchase and Sale Agreement with VRP, Inc., a California Corporation.

M. Fontana Police Helicopter Service Contract **26-1075**

1. Approve a Service Agreement with HeliSafe, Inc. utilizing Purchasing Policy and Procedure Manual 3.1.5 Non-Competitive Proposal - Single/Sole Source for the Fontana Police Department Air Support Unit

Helicopters.

2. Authorize the City Manager (or his designee) to enter into a Service Agreement, all related documentation, and any amendments to continue this cooperative agreement as long as it is in the best interest of the City of Fontana.

N. Levy of a Special Tax in Community Facilities Districts (Maintenance) for Fiscal Year 2026-2027. **26-1078**

Adopt **Resolution No. 2026-057,** Authorizing the Levy of a Special Tax within Community Facilities Districts (Maintenance) for Fiscal Year 2026-2027.

O. Levy of a Special Tax in Community Facilities District No. 1 (Southridge Village) for Fiscal Year 2026-2027. **26-1079**

Adopt **Resolution No. 2026-058,** Authorizing the Levy of a Special Tax in Community Facilities District No. 1 (Southridge) for Fiscal Year 2026-2027.

P. Levy of a Special Taxes for Fiscal Year 2026-27 with respect to Community Facilities Districts of City of Fontana. **26-1080**

Adopt **Resolution No. 2026-059,** of the City Council of the City of Fontana, California, authorizing the Levy of a Special Tax for the City of Fontana's Community Facilities Districts for Fiscal Year 2026-2027.

Q. Amendment No. 9 to the Waste Disposal Agreement with the County of San Bernardino **26-1082**

Approve Amendment No. 9 to the Waste Disposal Agreement (WDA) with the County of San Bernardino

R. Recharge Recycled Water Contract with Fontana Water Company **26-1091**

1. Approve an Agreement regarding the transfer of recycled water recharged by the Inland Empire Utilities Agency for the City and transferred to the Fontana Water Company.

2. Authorize the City Manager to enter into the Agreement with the Fontana Water Company regarding the transfer of recycled water recharged.

S. Acceptance of Final Parcel Map No. 20910 for the Development of a 595 Multi-Family Unit Project on the Southwest Corner of Citrus Avenue and Summit Avenue, and the Abandonment of Easements on Said Map **26-1092**

1. Approve Final Parcel Map No. 20910 for the development on the southwest corner of Citrus Avenue and Summit Avenue.

2. Accept dedication of public streets and easements.

3. Authorize the Mayor and City Clerk to certify the abandonment of the street right-of-way easements for portions of Joe Avenue and Edward

Avenue as shown on the parcel map.

T. Appointment to Fill Vacancy on the Planning Commission (Term Ending December 9, 2026) **26-1095**

It is recommended that the City Council confirm the appointment of Commissioner Gilbert Roldan to the Planning Commission to fill the remainder of the unexpired term ending December 9, 2026.

PUBLIC HEARINGS:

A. Appeal No. 26-0001: Request to overturn the Planning Commission's March 17, 2026 decision adopting a Categorical Exemption per Section 15332 (Class No. 32) and approving Tentative Parcel Map No. 18-000005 (TPM No. 19950), and Design Review No. 18-000010 - a request to split one (1) parcel into two (2) and for site and architectural approval for the development of two (2) new industrial commerce center buildings of 41,218 square feet and 30,767 square feet with associated site improvements on 3.98 acres located north of Hilton Drive and west of Hemlock Avenue, and identified as Assessor Parcel Numbers 1110-151-03. **26-1027**

Deny Appeal No. 26-0001, thereby upholding the Planning Commission's decision on March 17, 2026, approving, pursuant to a categorical exemption under California Environmental Quality Act (CEQA) Section No. 15332 (Class No. 32. Infill Development), Tentative Parcel Map No. 18-000005 (TPM No. 19950) and Design Review No. 18-000010 to split one (1) parcel into two (2) and for site and architectural approval for the development of two (2) new industrial commerce center buildings of 41,218 square feet and 30,767 square feet, with associated site improvements, on 3.98 acres located north of Hilton Drive and west of Hemlock Avenue, and identified as Assessor Parcel Numbers 1110-151-03.

Mayor Warren opened the public hearing.

City Clerk Key stated that no written public communications were received.

Associate Planner Alexia Barberena provided the staff report.

The following individuals spoke in opposition of the item:

1. Hayley Uno, Lozean Drury, LLP

Mayor Warren closed the public hearing.

ACTION: Motion was made by Council Member Roberts, seconded by Mayor Pro Tem Garcia, and passed by vote of 4-1 to approve Public Hearing Item "A." The motion carried by the following vote: AYES: Warren, Garcia, Cothran, and Roberts; NOES: Sandoval; ABSTAIN: None; ABSENT: None

B. Quarterly Lien Action for Delinquent Sewer, Solid Waste and Weed Abatement Accounts **26-1074**

1. Authorize staff to complete and record lien against real property for those sewer accounts sixty days or more delinquent, solid waste accounts more than ninety days delinquent, and for properties with delinquent weed abatement charges outstanding as described in attached resolutions and written reports and to direct staff to file for the recording of liens for such properties.

2. Adopt **Resolution No. 2026-060,** of the City Council of the City of Fontana authorizing the collection of certain annual wastewater and solid waste service charges, including delinquent charges for each service, on the County property tax rolls and determining and record liens against current delinquent parcels.

3. Adopt **Resolution No. 2026-061** of the City Council of the City of Fontana adopting the statement of unpaid expenses for weed abatement and imposing a lien against real property for payment thereof.

Mayor Warren opened the public hearing.

City Clerk Key stated that no written public communications were received.

Deputy Finance Officer Marlene Galvan provided the staff report.

With no requests to speak in favor or opposition, Mayor Warren closed the public hearing.

ACTION: Motion was made by Council Member Cothran, seconded by Council Member Roberts, and passed unanimously by vote of 5-0 to approve Public Hearing Item "B." The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: None

C. Public Hearing to Establish Fiscal Year 2026-2027 Assessment Rates for Landscape and Lighting Maintenance Districts **26-1081**

1. Adopt **Resolution No. 2026-062**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 1 ("LMD #1" throughout the City) for Fiscal Year 2026-2027.

2. Adopt **Resolution No. 2026-063**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the

Assessment for Landscape Maintenance District No. 2 (“LMD #2” Village of Heritage) for Fiscal Year 2026-2027.

3. Adopt **Resolution No. 2026-064**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 3 (“LMD #3” Hunter’s Ridge) for Fiscal Year 2026-2027.

4. Adopt **Resolution No. 2026-065**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Landscape Maintenance District No. 3- 1 (“LMD #3-1” Empire Center) for Fiscal Year 2026-2027.

5. Adopt **Resolution No. 2026-066**, of the City Council of the City of Fontana, California, Confirming a Diagram and Assessment, and Levying the Assessment for Local Lighting Maintenance District No. 3 (“LLMD #3” Hunter’s Ridge) for Fiscal Year 2026-2027.

Mayor Warren opened the public hearing.

Nick Kennedy and John Wright of Raftelis, provided the staff report.

The Council discussed long-term strategies to manage future wastewater rate increases, including the City's reliance on regional wastewater treatment, potential opportunities to reduce future costs, and comparisons with neighboring agencies. Staff and the consultant explained that proposed rates support essential system maintenance and capital improvements while noting that future funding strategies and regional cost impacts will continue to be evaluated.

City Attorney Ruben Duran confirmed that the City Council had received all protests, legal objections, and staff responses related to the public hearing prior to taking action.

With no requests to speak in favor or opposition, Mayor Warren closed the public hearing.

City Clerk Key stated that 12 written protests were received. A majority of the owners of the identified parcels or tenants directly liable for such charges would equal 26,138. A majority protest does not exist to the proposed rates.

ACTION: Motion was made by Council Member Cothran, seconded by Mayor Pro Tem Garcia, and passed unanimously by vote of 5-0 to approve Public Hearing Item “C.” The motion carried by the following vote: AYES: Warren, Garcia, Cothran, Roberts, and Sandoval; NOES: None; ABSTAIN: None; ABSENT: None

D. Consider Resolution Adopting Findings and Determinations regarding exhaustion of administrative remedies and to proceed with public hearing; Conduct a Public Hearing; and Consider Ordinance and Resolution Adopting sewer rate adjustment for Fiscal Years 2026-27 through 2030-31 **26-1101**

1. Approve **Resolution No. 2026-067**, adopting findings and determinations regarding exhaustion of administrative remedies and to proceed with public hearing;

2. Conduct a public hearing;

3. Approve **Resolution No. 2026-068**, adopting proposed adjustments to the City's sewer rates; and

4. Approve **Ordinance No. 1993**, authorizing adoption of new or increased

sewer services fees by Resolution, and taking certain other actions relating thereto.

Mayor Warren opened the public hearing.

City Clerk Key stated that no written public communications were received.

Accounting Supervisor Samuel Perez provided the staff report.

Council Members Cothran and Sandoval inquired about the ongoing deficits in Landscape and Lighting Maintenance Districts (LMD) 1 and 2. City Manager Matt Ballantyne advised that the General Fund is currently subsidizing the districts and that a future workshop and community outreach process will be conducted to discuss long-term funding options, potential landscape modifications, and Council policy direction.

With no requests to speak in favor or opposition, Mayor Warren closed the public hearing.

ACTION: Motion was made by Council Member Roberts, seconded by Council Member Cothran, and passed by vote of 4-1 to approve Public Hearing Item "D." The motion carried by the following vote: AYES: Warren, Garcia, Cothran, and Roberts; NOES: Sandoval; ABSTAIN: None; ABSENT: None

CITY MANAGER COMMUNICATIONS

City Manager Ballantyne highlighted several significant actions approved on the Consent Calendar, including downtown revitalization efforts, sidewalk improvements, electrical infrastructure design work, and a regional agreement reducing landfill disposal costs. He also invited the public to the City's Fourth of July celebration and reminded residents of the City's enforcement of illegal fireworks through its social host ordinance.

ELECTED OFFICIALS COMMUNICATIONS/REPORTS:

City Clerk Key extended condolences to Council Member Sandoval and his family, congratulated Police Department award recipients, and encouraged the community to enjoy a safe Fourth of July celebration.

City Treasurer Koehler-Brooks extended condolences to Council Member Sandoval and his family, wished the community a safe Fourth of July, and recognized Council Member Roberts' recent birthday.

Mayor Pro Tem Garcia highlighted attendance at the Pacific Crest Drum and Bugle Corps performance and announced that the Stage Red Youth Music Foundation would present a $15,000 donation to the Fontana Unified School District to support intermediate school marching band uniforms.

Council Member Roberts extended condolences to Council Member Sandoval and his family and to the family of Coach Lance Ozier, thanked everyone for the birthday wishes, and wished the community a safe and enjoyable Fourth of July weekend.

Council Member Sandoval thanked everyone for their condolences.

Council Member Cothran extended condolences to Council Member Sandoval and his family, wished his colleagues a happy birthday, highlighted a meeting with James C. Ramos regarding proposed legislation related to Narcan training funding, victim protections, and youth mental health resources, and encouraged the community to attend the City's Fourth of July celebration.

Mayor Warren highlighted several recent community events and initiatives, including the Living Way Church car show, the upcoming Stage Red Youth Music Foundation donation to the Fontana Unified School District, the delivery of the first electric truck built by a Fontana business to Ontario International Airport, participation in a congressional housing roundtable, and the Empire Strykers youth soccer camp at South Fontana Park. Mayor Warren also recognized community partners, local businesses, and ongoing efforts to support youth, housing, and economic development.

ADJOURNMENT:

Mayor Warren and the City Council led a moment of silence in memory of the following individuals:

1. Jose Sandoval, Jr.
2. Coach Lance Ozier

Mayor Warren adjourned the meeting at 3:38 p.m. to the Regular City Council Meeting on Tuesday, July 14, 2026, at 2:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

_____

Christina Rudsell, CMC
Chief Deputy City Clerk

THE FOREGOING MINUTES WERE ADOPTED AND APPROVED BY THE FONTANA CITY COUNCIL ON JULY 14, 2026.

_____

Germaine Key
City Clerk
.

File #: 26-1112
Agenda #: B.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
City Clerk

SUBJECT:
Adoption of Ordinance No. 1993 (Second Reading), authorizing adoption of new or increased sewer services fees by Resolution, and taking certain other actions relating thereto.

RECOMMENDATION:
Conduct a second reading by title only and adopt, **Ordinance No. 1993**, authorizing adoption of new or increased sewer services fees by Resolution, and taking certain other actions relating thereto.

COUCIL GOALS:

- Practice sound fiscal management by producing timely and accurate financial information.
- Practice sound fiscal management by living within our means while investing in the future.
- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.
- Practice sound fiscal management by producing transparent information in a timely matter.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.

DISCUSSION:
Ordinance No. 1993 was introduced by a vote of 4-1 at the June 23, 2026, Regular City Council Meeting.

FISCAL IMPACT:
The anticipated increase in Sewer revenue required to fund ongoing operations and maintenance, maintain appropriate reserve levels, support continued reinvestment in aging infrastructure, and provide funding for planned capital improvement projects is summarized below:

Line	Detail			FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
1	Revenue Under Existing Rates (City Charges)			$9,851,120	$9,851,120	$9,851,120	$9,851,120	$9,851,120
2	Revenue Adjustments							
3		Month	Adjustment					
4	FY 2027	July	15%	$1,499,897	$1,499,897	$1,499,897	$1,499,897	$1,499,897
5	FY 2028	July	10%		$1,135,102	$1,135,102	$1,135,102	$1,135,102
6	FY 2029	July	10%			$1,248,612	$1,248,612	$1,248,612
7	FY 2030	July	10%				$1,373,473	$1,373,473
8	FY 2031	July	10%					$1,510,820
9	**Total City Charges Rate Revenue**			**$11,351,018**	**$12,486,120**	**$13,734,732**	**$15,108,205**	**$16,619,025**

MOTION:
Approve staff recommendation.

ORDINANCE NO. 1993

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, AUTHORIZING ADOPTION OF NEW OR INCREASED SEWER SERVICE FEES BY RESOLUTION, AND TAKING CERTAIN OTHER ACTIONS RELATING THERETO.

WHEREAS, the City of Fontana (the "City") owns and operates a sewer collection and transmission system and partners with certain other public agencies for use of their sewer treatment plant to provide sewer service to City customers; and

WHEREAS, the City establishes and collects sewer service fees for providing such service and must periodically update the sewer service fees to recover the costs of providing sewer service to City customers; and

WHEREAS, California Health and Safety Code section 5471 *et seq.* ("Section 5471") previously required public agencies that impose utility fees and charges, such as the City's sewer service fees, to adopt new or increased fees by ordinance; and

WHEREAS, effective January 1, 2017, Section 5471 *et seq.* were amended to allow for adoption of new or increased sewer service fees for sewer service by resolution as well as by ordinance; and

WHEREAS, the City previously adopted its sewer service fees for sewer service by ordinance in compliance with Section 5471 prior to amendment, and now wishes to authorize future new or increased sewer service fees by resolution, and such authorization sought by this Ordinance shall be retroactive to January 1, 2017, the date Section 5471 was amended; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF FONTANA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. Authorization. The City Council hereby authorizes fees or charges for sewer service to be adopted by resolution, effective January 1, 2017 and when so adopted, shall supersede any fee or charge previously adopted by resolution or ordinance.

Section 3. Effective Date/Publication. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Fontana Herald

News, a local newspaper of the general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

Section 4. Certification. The City Clerk of the City Council shall certify the adoption of this Ordinance.

Section 5. Severability. If any provision of this Ordinance or the application of any such provision to any person or circumstance is held invalid by a court of competent jurisdiction, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this 14th day of July 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 23rd day of June 2026, and was finally passed and adopted not less than five days thereafter on the 14th day of July 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

File #: 26-1070
Agenda #: C.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Final Acceptance of the Bus Pad (Transit Stop Improvements) TDA 2023 Project (DE-25-182-CC)

RECOMMENDATION:
Accept as complete the work performed by Gentry General Engineering, Inc. for the construction of the Bus Pad (Transit Stop Improvements) TDA 2023 Project (DE-25-182-CC).

COUNCIL GOALS:

- To improve public safety by increasing operational efficiency, visibility and availability.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by utilizing Measure-I Funds wisely.

DISCUSSION:
On October 14, 2025, the City Council awarded the Construction Contract for the Bus Pad (Transit Stop Improvements) TDA 2023 Project to Gentry General Engineering, Inc. in the amount of $99,346.80, which included $9,934.68 in City-Owned Contingency. The improvements consisted of the construction of concrete bus landing pads, removal and replacement of existing sidewalk, modification of existing landscape and irrigation, traffic control, and other work as directed by the Engineer to accommodate field conditions at 10 locations throughout the City of Fontana.

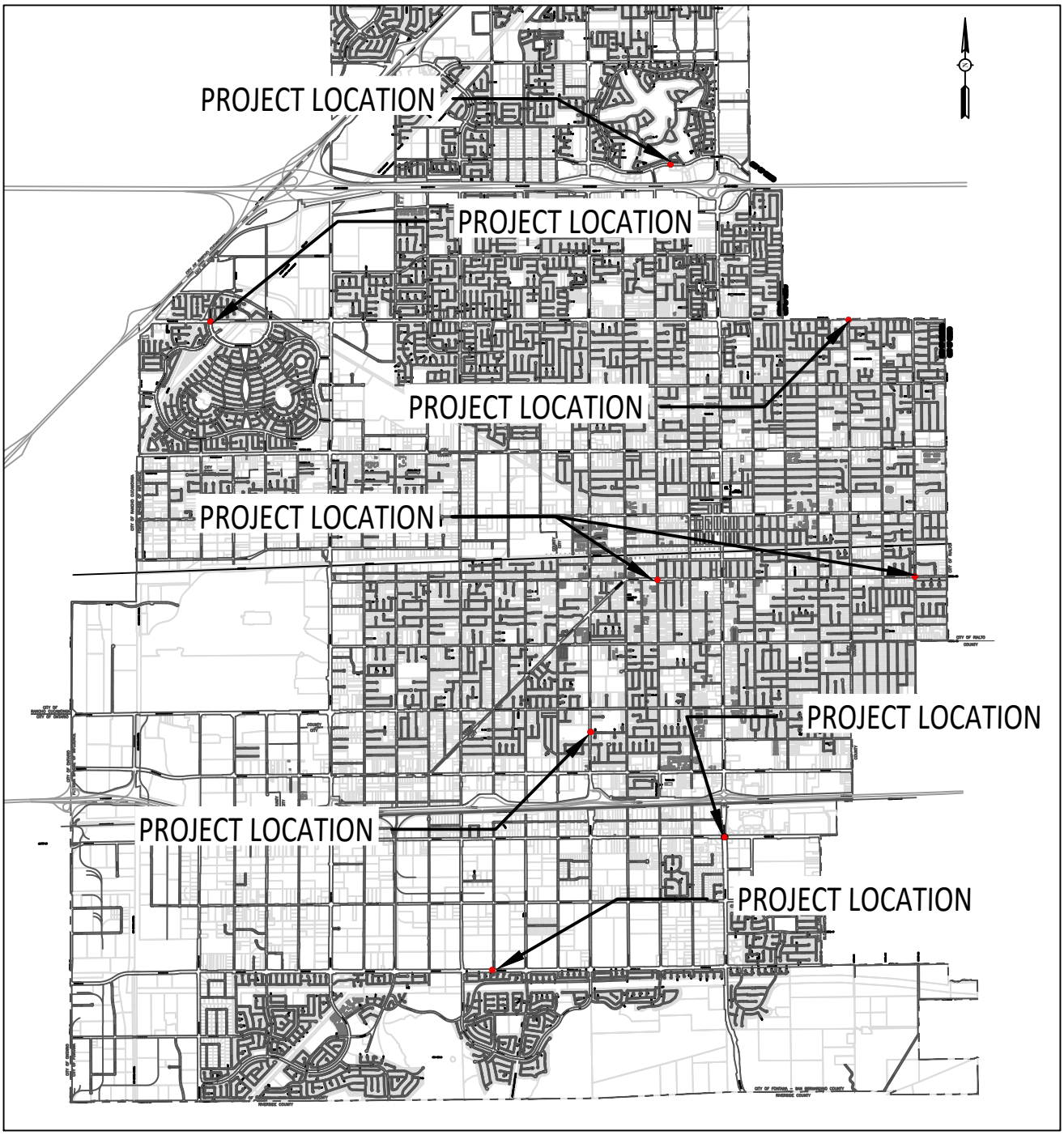
Gentry General Engineering, Inc. completed the construction of the project, and a Project Completion Memo was issued on May 5, 2026. The final contract amount is $105,264.08, using $5,917.28 of the $9,934.68 in City-Owned Contingency. All work has been completed to the satisfaction of the City of Fontana.

FISCAL IMPACT:
As part of the action to accept the construction of the Bus Pad (Transit Stop Improvements) TDA 2023 Project (#37600069) as complete, the City will take over the operation and maintenance of this public infrastructure. Appropriate funding for the maintenance work is included in the FY 2025-26 revised budget under the Public Works & Engineering Department, Utilities & Streets Division.

MOTION:

Approve staff recommendation.

BUS PAD (TRANSIT STOP IMPROVEMENTS)
TDA 2023 PROJECT



1. Slover Avenue @ Sierra Avenue (Westbound)
2. Citrus Avenue @ Mallory Drive (Northbound)
3. Citrus Avenue @ Mallory Drive (Southbound)
4. Jurupa Avenue @ Elm Avenue (Westbound)
5. Baseline Avenue @ Village Parkway (Eastbound)
6. Baseline Avenue @ N. Heritage Cr (Westbound)
7. Sierra Lakes Pky @ Tiburon Way (Westbound)
8. Sierra Lakes Pky @ Tiburon Way (Eastbound
9. Merrill Avenue @ Locust Avenue (Eastbound)
10. Merrill Avenue @ Cypress Avenue (Westbound)

FONTANA
CALIFORNIA

To: **Carlos Rivera, Engineering Technician II**

From: **Jason Jojola, Public Works Inspector**

Date: **05/05/2026**

Re: Bus Pads (Transit Stop Improv) [TDA 2023]
Bid No.: DE-25-182-CC
Project Completion

This is to verify that all work associated with the above referenced project has been completed per the City of Fontana Standard Drawings, Plans and Specifications on the 5th of May, 2026. All punch list items are completed to my satisfaction. If you have any questions, please call me at ext. 6636.

File #: 26-1094
Agenda #: D.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Purchase and Sale Agreement between the City of Fontana and San Bernardino County Transportation Authority for the Acquisition of a Portion of Assessor's Parcel Number 0191-291-19-0000

RECOMMENDATION:
1. Approve a Purchase and Sale Agreement and Joint Escrow Instructions between the City of Fontana and San Bernardino County Transportation Authority for the acquisition of approximately 6,194 square feet of real property identified as a portion of Assessor's Parcel Number 0191-291-19-0000, for a purchase price of $111,000, plus escrow costs and related acquisition fees.

2. Authorize the City Manager to enter into the Purchase and Sale Agreement and/or any other documents necessary or appropriate to facilitate said purchase on behalf of the City of Fontana.

COUNCIL GOALS:
- To improve public safety by utilizing other city programs to help reduce crime.
- To promote economic development by pursuing business attraction, retention, and expansion.
- To improve public safety by increasing operational efficiency, visibility and availability.
- To enhance the local environment for future generations and create a healthy economic and environmental future by creating neighborhoods that are attractive, safe and convenient for walkers and bicyclists.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.

DISCUSSION:
The City of Fontana continues to implement its Downtown Fontana revitalization efforts, including strategic investments in public facilities and infrastructure improvements that support enhanced public services, economic development, and community connectivity. The specific geographic area to be targeted includes Upland Avenue to the North, Orange Way to the South, Mango Avenue to the East, and Juniper Avenue to the West. Implementation of these efforts requires the acquisition, planning, and redevelopment of various properties within this area.

To facilitate the implementation of this revitalization, the City established the Metrolink Emergency Responder Substation Project ("Project") as part of the Capital Improvement Program Budget. The proposed project is within the Fontana Metrolink Transit Center, located at 16855 Orange Way, Fontana, CA 92335 and includes the demolition of the existing public restroom, construction of a new

Fontana Police Substation and a café with public restrooms.

San Bernardino County Transportation Authority (“SBCTA”) owns the real property, APN 0191-291-19 -0000, with a gross area of 223,741 square feet. SBCTA has identified a portion of the parcel as excess property available for acquisition by the City. The proposed Agreement provides for the City’s acquisition of a portion of the parcel consisting of approximately 6,194 square feet which will serve as the site for the proposed Project improvements.

Under the Agreement, the City will purchase the Property in fee simple for $111,000, subject to customary escrow, title, and closing conditions.

As part of this transaction, the Agreement includes conditions associated with the future use of the property, including continued availability of restroom facilities for SBCTA and its invitees, and maintenance of a police station or substation on the property consistent with the Project use.

The purchase price of $111,000 reflects the fair market value appraised by a certified appraiser and concurred by SBCTA. Closing costs are allocated consistent with customary public agency transactions.

Approval of the Agreement will authorize the City Manager to enter into the Agreement and related documents necessary to complete the acquisition.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is estimated to be $111,000, plus applicable escrow, acquisition, legal and acquisition related expenses. The necessary budget is included in the 2026-2027 budget in the Capital Improvements Fund #601 in 37600085-601-A-8310.

MOTION:
Approve staff recommendation.

AGREEMENT FOR PURCHASE AND SALE AND JOINT ESCROW INSTRUCTIONS

This AGREEMENT FOR PURCHASE AND SALE AND JOINT ESCROW INSTRUCTIONS ("Agreement") is dated as of _____, 202__, and is entered into by and between SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY (or "**SBCTA**"), a public agency existing under the laws of the State of California ("**Seller**"), and CITY OF FONTANA, a California municipal corporation ("Buyer"). Buyer and Seller are sometimes individually referred to herein as "Party" and collectively as the "Parties".

RECITALS

A. Pursuant to Resolution No. 25-063, adopted by SBCTA on July 2, 2025, the real property identified and described in Section 1 below is excess to SBCTA's needs and has been declared to be Exempt Surplus Land.

B. Disposition of such real property at fair market value has been authorized, subject to the terms and conditions set forth in this Agreement.

In consideration of the mutual covenants contained herein, and other valuable consideration, the adequacy of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Sale of Property. Seller shall sell to Buyer, and Buyer shall purchase from Seller, at the price and upon the terms and conditions hereinafter set forth, a fee interest in the land described in Exhibit A of the Quitclaim Deed attached hereto as Exhibit 1 and any improvements on such land free of all rights of way and easements in favor of SBCTA (hereinafter collectively referred to as the "SBCTA Parcel" or the "Property").

2. Purchase Price. The purchase price for the SBCTA Parcel shall be One Hundred Eleven Thousand Dollars ($111,000.00) ("Purchase Price"). Within three (3) business days after the opening of Escrow, Buyer shall deposit with Escrow Holder One Hundred Dollars ($100.00) as independent consideration (the "Independent Consideration"), which shall be nonrefundable to Buyer and shall be released to Seller upon any termination of this agreement; provided, however, the Independent Consideration shall be credited against the Purchase Price at Closing if the transaction Closes. Buyer shall deposit the balance of the Purchase Price (minus the Independent Consideration, by cashier's or certified check or by wire transfer, into the Escrow (defined in Section 3.1 below) for the purchase at least one (1) business day prior to the estimated closing date. (The deadline for the closing, or "Closing Deadline", is described in Section 3.2 below.)

3. Escrow. No later than five (5) business days after the execution of this Agreement, Buyer and Seller shall deliver a copy of this executed Agreement to, and open an escrow ("Escrow") with, First American Title Insurance Company, 901 Via Piemonte, Suite 150, Ontario, CA 91764 ("Escrow Holder"). Escrow Holder shall notify Buyer and Seller, in writing, of the escrow number for the Escrow.

The deposit with Escrow Holder of a copy of a fully executed original (or copies of executed counterpart originals) of this Agreement shall constitute authorization and instruction to Escrow Holder to act in accordance with the terms of this Agreement. The Parties may submit additional escrow/closing instructions consistent with this Agreement to Escrow to facilitate the closing, and the Parties acknowledge that Escrow Holder may also require that its own standard form escrow instructions, consistent with this Agreement, be executed by the Parties.

3.1 Closing Date. Subject to the satisfaction of the conditions to closing, the Escrow shall close on or before the date that is ninety (90) days after the date of this Agreement ("Closing Deadline").

3.2 Deposits by Buyer. Buyer shall deposit with Escrow Holder the following items no later than one (1) business day prior to the estimated closing date:

3.2.1 The Purchase Price, plus any additional funds as are required to pay costs and fees allocated to Buyer on the estimated settlement statement that is to be prepared by Escrow Holder and delivered to Buyer and Seller for their approval, prior to the close of Escrow.

3.2.2 A Certificate of Acceptance for the Quitclaim Deed, duly executed and acknowledged, for recording with the Quitclaim Deed.

3.2.3 All other funds and documents as may be reasonably required by Escrow Holder or the Title Company to close the Escrow in accordance with this Agreement.

3.3 Deposit of Documents by Seller. Seller shall deposit with Escrow Holder the following items no later than one (1) business day prior to the estimated closing date:

3.3.1 The Quitclaim Deed, duly executed by Seller and acknowledged.

3.3.2 If required by the title company, a completed California Franchise Tax Board Form 593-W showing no California state tax withholding is required, and a Federal "Foreign Investment in Real Property Tax Act" affidavit certifying that the Seller is not a "foreign person" as defined in the Internal Revenue Code, such that no federal tax withholding is required.

3.3.3 If required by the title company, a duly executed resolution authorizing the execution of this Agreement and the sale of the Property.

3.3.4 All other documents as may reasonably be required by Escrow Holder to close the Escrow in accordance with this Agreement.

3.4 All real property taxes and assessments or bonds against the Property which are liens and unpaid as of the Closing Date shall be paid by Seller, except that any assessments payable in installments shall be prorated. Buyer is exempt from property taxes, so will not take title subject to any property taxes, or title exception for property taxes.

4. Escrow Holder's Obligations.

4.1 The performance of the acts set forth in this Section shall constitute the "Closing" or the "Close of Escrow" as such term is used in this Agreement. The Escrow Holder shall conduct the Closing on the Closing Date by recording and distributing the following described documents and funds in the following manner:

4.1.1 Obtain from Seller documentation to place title in the condition necessary to enable conveyance pursuant to this Agreement;

4.1.2 Record any instrument delivered through the Escrow, including any required quitclaim and grant deeds if such action is necessary to place record title in condition to comply with the terms of the Agreement.

4.1.3 Record the Quitclaim Deed, with the Certificate of Acceptance.

4.1.4 Deliver Property free and clear of any monetary liens, deeds of trust, or encumbrances at or before Closing, except for such title exceptions approved by the Buyer in Section 5.1.1.

4.1.5 Deliver to Seller in immediately available funds the sum of the Purchase Price and such other funds, if any, due Seller by reason of pro-rations, less Seller's closing costs and pro-rations, if any.

4.1.6 Pay and charge Seller for any amounts necessary to place the title in the condition necessary to enable conveyance pursuant to this Agreement.

4.1.7 Each Party shall pay 50% of any escrow charges and costs incurred in this transaction.

4.1.8 Pay and charge Seller for the CLTA Owner's Policy of Title Insurance in favor of Buyer (the liability amount of which shall equal the Purchase Price); pay and charge to Buyer the cost of extended coverage if elected by Buyer (and based on a survey obtained by Buyer at its cost) and any endorsements to the Title Policy requested by the Buyer (except for endorsements which Buyer and Seller agree are necessary to insure over a title matter objected to by Buyer, the cost of which shall be paid by Seller).

4.1.9 Seller shall pay all city and county transfer taxes (but there should be none as this is an exempt conveyance to a California public entity).

4.1.10 As soon as possible before the estimated closing date, prepare a preliminary settlement statement for the Escrow showing all costs and fees associated with this transaction, and the allocation thereof, as well as the Purchase Price and any pro-rations. If this Agreement is terminated as a result of default by either Buyer or the Seller, then the defaulting Party shall pay all cancellation fees imposed by the Escrow Holder. If this Agreement is terminated as a result of a failure condition as described in Section 5, through no fault of either Party, then each Party shall pay 50% of any cancellation fees imposed by the Escrow Holder.

4.1.11 Any amendments of, or supplements to, any Escrow instructions must be in writing and executed by the Party providing the same to Escrow Holder (it being understood that Buyer and Seller may deliver supplemental unilateral escrow instructions consistent with this Agreement).

5. Conditions to Closing. The following conditions are conditions precedent to the Parties' obligation to consummate the Closing on the Property:

5.1 Buyer's Conditions to Closing. The Buyer's obligations to consummate the transactions contemplated by this Agreement are subject to the satisfaction of the following conditions which are for Buyer's sole benefit on or prior to the dates/times designated below for the satisfaction of such conditions, or the date for Closing in the absence of a specified date/time:

5.1.1 Approval of Title Documents. Buyer has received a preliminary report dated March 3, 2025, issued by First American Title Insurance Company under Commitment Number NCS-1254240-ONT1. Buyer shall have sixty (60) days after the date of this Agreement to review title, and obtain and review an ALTA survey, and notify Seller and Escrow Holder in writing of Buyer's disapproval of any exceptions referenced in such preliminary report or survey ("Title Documents"). Failure of Buyer to disapprove any such exceptions within the aforementioned time limit shall be deemed to be an approval of such exceptions set forth in the Title Documents; however, all monetary liens, including deeds of trust, judgement liens, liens for property taxes, and liens for delinquent assessments shall be deemed disapproved and shall be removed by the close of escrow. Seller shall not further encumber the Property. In the event Buyer disapproves any exceptions set forth in the Title Documents, Seller shall have until the Closing Date to eliminate any disapproved exceptions, and if such exceptions are not eliminated, then Buyer may terminate this Agreement. If Buyer terminates this Agreement pursuant to this Section 5.1.1, then the Escrow shall be cancelled, any sums deposited by Buyer shall be returned to Buyer, and each party shall pay half of any escrow/title cancellation fees.

5.1.2 Issuance of Title Insurance. Seller shall convey title to the Property to Buyer by a Quitclaim Deed in the form of Exhibit 1 attached hereto. At the Close of Escrow, First American Title Insurance Company (the "Title Company"), shall issue through Escrow an Owner's Policy of Title Insurance ("Title Policy") with CLTA coverage (or if Buyer obtains an ALTA survey at its cost and delivers it to the Title Company, then extended coverage title insurance) with liability in the full amount of the Purchase Price, insuring fee simple title to the Property vested in Buyer subject only to the following exceptions (the "Permitted Exceptions"): (a) the standard printed exceptions set forth in the Title Policy; (b) prorated assessments, if any; (c) any exceptions which have been approved in writing by Buyer.

5.1.3 At or prior to the Closing, Seller shall have performed all of Seller's obligations herein that are to be performed prior to the Closing.

5.1.4 Seller's representations and warranties shall be true and correct as of the date of this Agreement and also as of the date of the Closing.

5.1.5 The physical condition of the Property shall be substantially the same at the Closing as on the date of execution of this Agreement, reasonable wear and tear

excepted, and Buyer shall have approved of the physical condition of the Property within sixty (60) days after the date of this Agreement, and Seller gives Buyer the right for Buyer and its consultants to enter the Property to so inspect, and Buyer shall indemnify, defend and hold Seller harmless from claims, liabilities, losses, damages, costs and expenses arising from such entries and inspections (excluding those that relate to matters discovered on inspection). If any such matters are not acceptable to Buyer, Buyer may terminate this Agreement by written notice to Seller within the 60 day period.

5.1.6 Seller must deliver to Buyer all keys, plans, permits, entitlements, warranties, service contracts, environmental reports, studies, surveys, approvals, and other documents in Seller's possession or control relating to the Property, including any information concerning the presence or absence of hazardous materials in, on under, or near the Property.

5.2 Seller Conditions to Closing. The Seller's obligations to consummate the transactions contemplated by this Agreement are subject to the satisfaction of the following conditions which are for Seller's sole benefit on or prior to the dates designated below for the satisfaction of such conditions, or the date for Closing in the absence of a specified date:

5.2.1 At or prior to the Closing, Buyer shall have performed all of Buyer's obligations herein that are to be performed prior to the Closing.

5.3 Failure of Condition. If any condition stated in this Agreement has not been eliminated or satisfied within the time limits and pursuant to the provisions of this Agreement through no fault of either Party (in the case of a default, the provisions of Section 9 shall govern), then the Parties, as their sole and exclusive remedy, shall have the right to either waive the condition in question, and proceed with the Closing, or in the alternative, terminate this Agreement. In the event of such termination as the result of the failure of a condition to Closing, all documents and funds shall be returned to the Party providing them, and neither Party shall have any further rights or obligations under this Agreement, except that Escrow and title cancellation fees shall be paid in accordance with this Agreement.

6. Condition of Property.

6.1 Subject to Buyer's inspection rights under Section 5.1.5 above, Buyer has investigated the Property's zoning and other building matters affecting the Property, and its condition, including but not limited to its suitability for Buyer's intended use, and has determined that it is suitable for Buyer's public use.

6.2 Buyer hereby acknowledges that, except as otherwise stated in this Agreement, Buyer is purchasing the Property in its existing "AS-IS" condition, without representation or warranty (express or implied) and subject to all matters of record (but not deeds of trust, judgment liens or other liens, and not any title exceptions disapproved by Buyer or created by Seller after the date hereof) and all defects and conditions, whether patent or latent, based solely on Buyer's own inspection, analysis and evaluation and not in reliance on any information provided by or on behalf of Seller.

7. Representations and Warranties.

7.1 The Parties represent and warrant to each other that as of the date hereof the following are true and correct (provided that representations and warranties of the Buyer are limited to the actual knowledge of the Buyer, and representations and warranties of the Seller are limited to the actual knowledge of the Executive Director of Seller and Ryan Aschenbrenner, Right of Way Manager of Seller):

7.1.1 No Party has received nor is it aware of any notification from the Department of Building and Safety, Health Department, or other such City, County or State authority having jurisdiction, requiring any work to be done on or affecting the Property.

7.1.2 No Party has received notice of any litigation, arbitrations, claims, violations from any agency, proceedings, or other actions, pending or threatened that arise out of the ownership or operation of the Property.

7.1.3 Each Party has the power, right, and authority to enter this Agreement and the instruments referenced herein, and to take all actions necessary to consummate the transaction contemplated by this Agreement.

7.1.4 The execution and delivery of this Agreement and the documents referenced herein, the incurrence of the obligation, the consummation of the transaction and the compliance with this Agreement and the documents referenced herein do not conflict with or result in the material breach of any term or condition of or constitute a default under any bond, note, or other evidence of indebtedness or any agreement, indenture, mortgage, deed of trust, loan, corporate documents or agreements, lease or other agreement or instrument to which any Party is a part or affecting the Property.

7.1.5 The person(s) executing this Agreement and the instruments referenced herein have the power, right, and actual authority to bind each respective Party to the terms and conditions of this Agreement.

7.1.6 No attachments, executions proceedings, assignments for the benefit of creditors, insolvency, bankruptcy, reorganization or other similar proceedings are pending or threatened against any Party or involving the Property.

7.1.7 No Party has entered any other agreement for the sale or transfer of the Property, and there are no rights of first refusal or option to purchase the Property, beyond those held by the Buyer.

7.1.8 Other than as set forth in the Title Documents, there are no other leases, subleases, occupancies, or tenancies pertaining to the Property, and no Party has any knowledge of any oral agreements with anyone with respect to the occupancy of the Property.

7.1.9 There are no existing service or maintenance agreements (oral or written) that will affect the Property subsequent to Closing.

7.1.10 No Party has any current actual knowledge of any hazardous materials affecting the Property.

8. Release by Buyer.

8.1 For valuable consideration, and except for any failure by Seller to disclose to Buyer any material fact known to Seller about the Property and not known to Buyer, Buyer hereby forever releases and fully discharges the Seller, and each of their predecessors and successors, and all of their officers, employees, agents, contractors, assignees, and representatives, from, any and all claims, demands, damages, causes of action, costs, and expenses (including without limitation, experts' and attorneys' fees), that the Buyer now, or in the future may have, of whatsoever kind of nature, whether known or unknown, suspected or unsuspected, present or potential, foreseen or unforeseen, fixed or contingent, arising from or in any way connected with the condition of the Property sold hereunder or the construction of the Project by Seller (collectively, "Claim"), including without limitation, any Claim suffered by reason of the theories of impairment of access, inverse condemnation, eminent domain, property damages, loss of income, loss of business goodwill, relocation assistance pursuant to Federal and/or State law and implementing regulations or otherwise.

8.2 It is Buyer's intention in executing this Agreement that it shall be effective as a bar to each and every Claim (excluding Claims based on any failure by Seller to disclose to Buyer any material fact known to Seller about the Property and not known to Buyer), and in furtherance of this intention Buyer waives and relinquishes all rights and benefits under Section 1542 of the California civil code, which provides:

> "A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release and that, if known by him or her, would have materially affected his or her settlement with the debtor or released party."

_____ / _____
Buyer's Initials

The foregoing acknowledgment and release shall survive the Closing as well as the recording of the Quitclaim Deed.

9. Default and Remedies.

9.1 Seller's Default. If the Close of Escrow shall fail to occur because of Seller's uncured default under this Agreement (which in no event such cure period shall be longer than ten (10) business days), Buyer may pursue an action for specific performance, or terminate this Agreement and sue for damages, and exercise any other remedy available to Buyer at law or in equity. No termination of escrow by Buyer following a breach by Seller shall be deemed to waive such breach or remedy otherwise available to Buyer.

9.2 Buyer's Default. If the Close of Escrow shall fail to occur because of Buyer's uncured default under this Agreement (which in no event such cure period shall be longer than ten (10) days), Seller may thereafter: (i) terminate this agreement; (ii) receive and retain $10,000 as liquidated damages if such default occurs after Buyer's approval of due diligence in Section 5.1.5; and (iii) exercise the other rights and remedies reserved by seller as provided in this Section. In the event Seller terminates this agreement by reason of Buyer's default, Buyer and Seller shall be relieved of any further obligation to each other with respect to this Agreement and the Property except for any obligations which expressly survive. It is expressly understood and agreed by Buyer and Seller: that it is extremely difficult and impractical to calculate and ascertain as of the effective date of this Agreement the actual damages which would be suffered in such event by Seller; and that the amount above is a reasonable estimate of the extent to which Seller may be damaged by Buyer's default in light of the difficulty the parties would have in determining Seller's actual damages as a result of such default by Buyer. Seller hereby waives the right to maintain and action for specific performance of Buyer's obligation to purchase the Property and Seller agrees that Seller can be adequately compensated in money damages if Buyer fails to purchase the property in breach of this agreement.

_____ _____

SELLER'S INITIALS BUYER'S INITIALS

10. Miscellaneous Provisions.

10.1 Advice of Counsel. Each of the Parties acknowledge that in connection with the negotiation and execution of this Agreement, they have each been represented by independent counsel of their own choosing and the Parties executed this Agreement after review by such independent counsel, or, if they were not so represented, said non-representation is and was the voluntary, intelligent and informed decision and election of any of the Parties not so represented; and, prior to executing this Agreement, each of the Parties has had an adequate opportunity to conduct an independent investigation of all the facts and circumstances with respect to the matters that are the subject of this Agreement.

10.2 Assignment. Neither this Agreement nor any interest herein shall be assignable by Buyer without Seller's prior written consent.

10.3 Entire Agreement. This Agreement constitutes the entire agreement between Buyer and Seller regarding the Property, and supersedes all prior discussions, negotiations and agreements between Buyer and Seller, whether oral or written. Neither Buyer nor Seller shall be bound by any understanding, agreement, promise, representation or stipulation concerning the Property, express or implied, not specified herein.

10.4 Time of the Essence. Time is of the essence with respect to all of the terms, conditions and obligations set forth herein.

10.5 Notices. Any notice required or permitted to be given under this Agreement shall be in writing and shall be addressed as set forth below, and shall be deemed to have been delivered when one (1) business day after deposit with a reputable overnight courier marked for

"next day" delivery, or on the date shown on the return receipt after deposit in U. S. Mail, certified or registered, postage prepaid return receipt requested after it has been returned.

To Buyer:	City of Fontana 8353 Sierra Ave Fontana, CA 92335 Attn: Jeffery Kim, Engineering Manager jkim@fontanaca.gov 909-350-6724
To Seller:	SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY 1170 West Third Street San Bernardino, CA 92410 Attn: Ryan Aschenbrenner

10.6 FIRPTA. The Foreign Investment in Real Property Tax Act (FIRPTA), IRC 1445, requires that every purchaser of U.S. real property must, unless an exemption applies, deduct and withhold from escrow proceeds ten percent (10%) of the gross sales price due to the property seller. The primary exemptions which might be applicable are: (a) the seller provides the buyer with an affidavit under penalty of perjury that the seller is not a "foreign person" as defined in FIRPTA, or (b) the seller provides the buyer with a "qualifying statement," as defined in FIRPTA, issued by the Internal Revenue Service. If required by Escrow Holder, Seller and Buyer agree to execute and deliver as appropriate any instrument, affidavit, statement, or a FIRPTA Certificate and to perform any acts reasonably necessary to carry out the provisions of FIRPTA and regulations promulgated there under.

10.7 Brokers. Seller and Buyer each warrant that they have had no dealings with any person, firm, broker or finder in connection with the negotiation of this Agreement and/or the consummation of the transactions contemplated herein and no broker or other person, firm or entity are entitled to any commission or finder's fee in connection with these transactions as the result of any dealings or acts of such Party. Buyer and Seller do each hereby agree to indemnify, defend, protect and hold the other harmless from and against any and all claims, liabilities, losses, damages, costs, or expenses based on or resulting from its (i.e., the indemnifying party's) communications with any broker, finder or other similar person or entity.

10.8 Governing Law. The validity, interpretation, enforceability, and performance of this Agreement shall be governed by and construed in accordance with the laws of the State of California.

10.9 Required Actions. The Parties hereto agree to and shall execute all reasonable instruments and documents and take all reasonable actions necessary to consummate the transaction contemplated by this Agreement.

10.10 Covenants. Seller covenants and agrees that after the date of the execution of this Agreement and through the Closing Date: (a) Seller shall comply with all laws, rules,

regulations and ordinances relating in any way to the Property; and (b) Seller shall not subject the Property or permit it to be subjected to any liens, encumbrances, covenants, conditions, restrictions, easements, rights of way or similar matters, except as otherwise set forth in the title report to be delivered to Buyer.

10.11 Severability. If any term, covenant or condition of this Agreement shall be held by a court of competent jurisdiction to be invalid or unenforceable, then the remainder of this Agreement shall not be affected and each remaining term, covenant and condition shall be valid and enforceable to the fullest extent permitted by law unless any of the stated purposes of this Agreement would be defeated.

10.12 Waivers. No waiver of any breach of any term, covenant or condition of this Agreement shall be deemed a waiver of any preceding or succeeding breach of that same of any other term, covenant or condition.

10.13 Successors and Assigns. This Agreement shall be binding on and inure to the benefit of the successors and assigns of the Parties.

10.14 Headings. Headings at the beginning of each Section are solely for the convenience of the Parties and are not a part of this Agreement. Whenever the context requires, the singular shall include the plural and the masculine shall include the feminine, and vice versa.

10.15 Survival. To the extent not required to be performed before the Closing Date or other cancellation of this Agreement, the representations and warranties of Seller contained in Section 7 shall survive the Closing Date for a period of 180 days or other cancellation of this Agreement.

10.16 No Third Party Beneficiaries. Nothing in this Agreement is intended to confer on any person or entity who is not a party to this Agreement any rights or remedies.

10.17 Amendment. Any amendments to this Agreement are effective only if made in writing and executed by Buyer and Seller.

10.18 Attorneys' Fees. If any Party brings an action or proceeding involving the Property whether founded in tort, contract or equity, or to declare rights hereunder the Prevailing Party, as defined herein, in any such proceeding, action, or appeal thereon, shall be entitled to reasonable attorneys' fees and expenses. "Prevailing Party" shall include, without limitation, a Party who substantially obtains or defeats the relief sought, as the case may be, whether by compromise, settlement, judgment, or the abandonment by the other Party of its claim or defense.

10.19 Days of Week. A "business day," as used herein, shall mean any day other than a Saturday, Sunday or holiday, as defined in Section 6700 of the California Government Code. If any date for performance herein falls on a day other than a business day, the time for such performance shall be extended to 5:00 p.m. on the next business day.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement.

Seller:

SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY

By: _____
Carolyn Schindler
Executive Director

APPROVED AS TO FORM:

_____
Julianna K. Tillquist, General Counsel

Buyer:

CITY OF FONTANA, a California corporation

By: _____
Matthew C. Ballantyne, City Manager

ATTEST:

_____
Germaine McClellan Key, City Clerk

APPROVED AS TO FORM:

_____
Ruben Duran, City Attorney

EXHIBIT 1 TO
PURCHASE AND SALE AGREEMENT
AND JOINT ESCROW INSTRUCTIONS

FORM OF QUITCLAIM DEED (WITH LEGAL DESCRIPTION)

(Attached.)

RECORDING REQUESTED BY,
AND WHEN RECORDED MAIL TO:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
Attn: Public Works Department

Portion of APN: 0191-291-19

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Documentary Transfer Tax: $0; exempt conveyance to a California public entity (a municipal corporation/city)

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the SAN BERNARDINO COUNTY TRANSPORTATION AUTHORITY, a county transportation authority pursuant to Public Utility Code §§ 130800 et seq. ("**GRANTOR**"), does hereby quitclaims to the CITY OF FONTANA, a California municipal corporation ("**GRANTEE**"), all of its right, title and interest in, under and to that certain real property described more particularly in Exhibit A and depicted in Exhibit B attached hereto and any and all improvements thereon, subject to the conditions attached hereto as Exhibit C.

IN WITNESS WHEREOF, GRANTOR has caused this Quitclaim Deed to be executed by its authorized representative as of the date specified below.

GRANTOR:

SAN BERNARDINO COUNTY
TRANSPORTATION AUTHORITY,
a county transportation authority pursuant to
Public Utility Code §§ 130800 et seq.

By: _____
Carolyn Schindler, Executive Director

Date: _____, 2026

Exhibit A to Quitclaim Deed

LEGAL DESCRIPTION

Parcel A:

That portion of land lying in Block Forty-Nine (49) of Fontana Townsite, per map recorded in Book 19 of Maps, Page 53, records of San Bernardino County, California, described as follows:

Commencing at the northeast corner of said Block 49, said line also being the southerly Right-of-Way line of Orange Way (40-foot half-width); thence South 89°44'00" West, a distance of 179.91 feet along the northerly line of said Block 49 and said southerly Right-of-Way line, to the **Point of Beginning**; thence South 00°16'00" East, a distance of 85.86 feet; thence South 89°53'10" West, a distance of 71.54 feet; thence North 00°06'50" West, a distance of 50.82 feet; thence North 24°48'42" West, a distance of 20.04 feet; thence North 46°35'04" East, a distance of 24.30 feet to said northerly line of Block 49 and said southerly Right-of-Way line; thence North 89°44'00" East, a distance of 62.00 feet along said northerly line of Block 49 and said southerly Right-of-Way line, to the **Point of Beginning.**

The land for Parcel A described herein contains approximately 6,194 square feet.

Affecting: APN 0191-291-19

See Exhibit "B" for a plat depicting the above described property.

This real property has been described by me, or under my direction, in conformance with the Professional Land Surveyor's Act.

Terry Renner, PLS 9762, Exp. 6-30-25

04/02/2025
Date

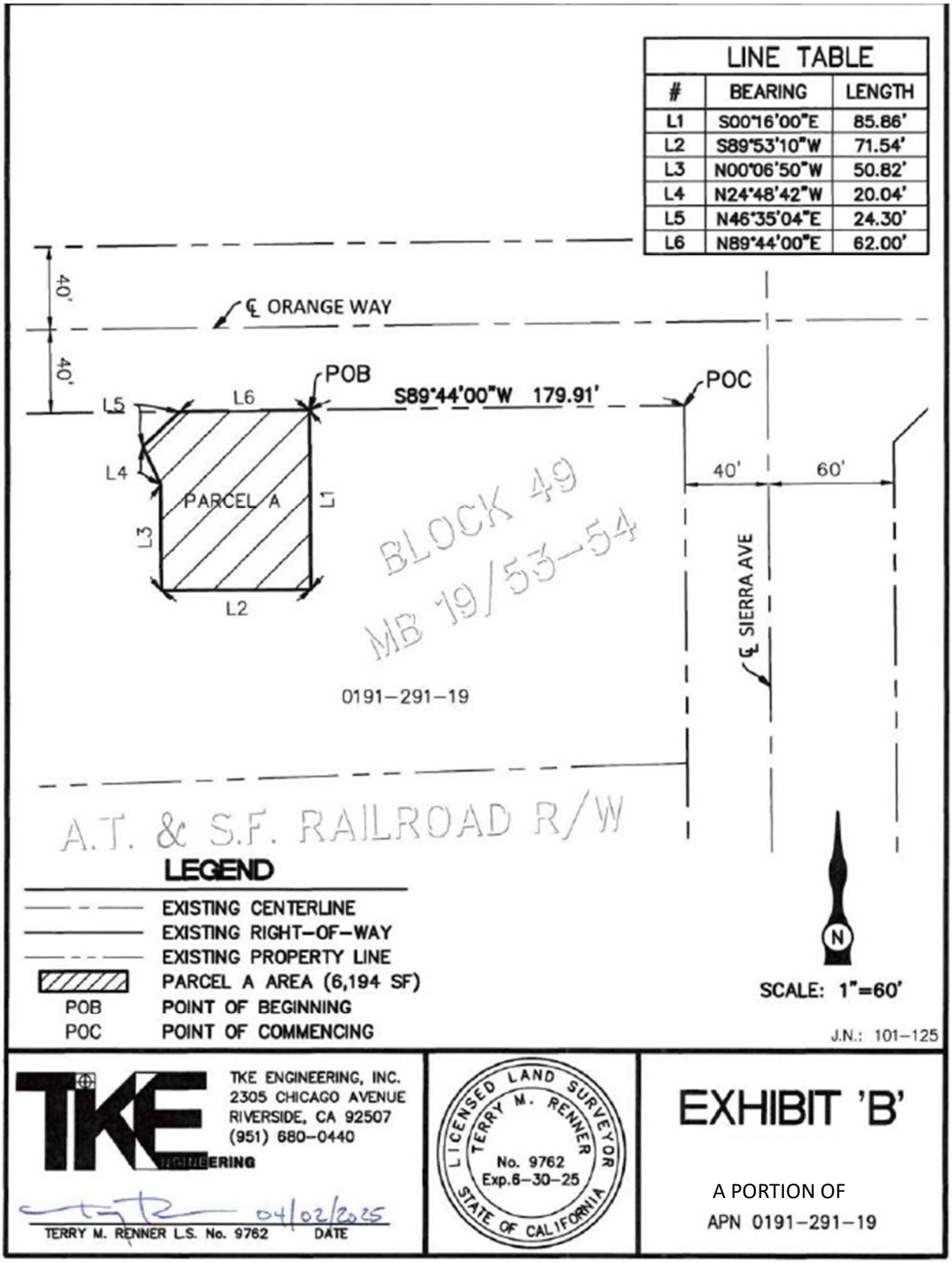

LINE TABLE
| BEARING | LENGTH
L1 | S00°16'00"E | 85.86'
L2 | S89°53'10"W | 71.54'
L3 | N00°06'50"W | 50.82'
L4 | N24°48'42"W | 20.04'
L5 | N46°35'04"E | 24.30'
L6 | N89°44'00"E | 62.00'
40'
℄ ORANGE WAY
40'
POB
POC
S89°44'00"W 179.91'
L5
L6
L4
PARCEL A
L1
L3
L2
40'
60'
BLOCK 49
MB 19/53-54
℄ SIERRA AVE
0191-291-19
A.T. & S.F. RAILROAD R/W
N
LEGEND
EXISTING CENTERLINE
EXISTING RIGHT-OF-WAY
EXISTING PROPERTY LINE
PARCEL A AREA (6,194 SF)
POB POINT OF BEGINNING
POC POINT OF COMMENCING
SCALE: 1"=60'
J.N.: 101-125
TKE ENGINEERING, INC.
2305 CHICAGO AVENUE
RIVERSIDE, CA 92507
(951) 680-0440
TKE ENGINEERING
04/02/2025
TERRY M. RENNER L.S. No. 9762 DATE
LICENSED LAND SURVEYOR
TERRY M. RENNER
No. 9762
Exp.6-30-25
STATE OF CALIFORNIA
EXHIBIT 'B'
A PORTION OF
APN 0191-291-19

Exhibit C to Quitclaim Deed

Grantor reserves to itself and its invitees the right to use restroom facilities located, constructed and maintained by the Grantee, and/or the Grantee's successors and assigns, on the property for the benefit of Grantor and invitees of the Grantor.

Furthermore, the Grantor conditions, and the Grantee covenants, that the Grantee, and their successors and assigns, shall maintain restrooms on the property which shall be made available to the Grantor pursuant to the foregoing reservation. For avoidance of doubt, the restroom use is not exclusive of any other use of the land.

Additionally, the Grantor conditions, and the Grantee covenants, that the Grantee, and their successors and assigns, shall maintain a police station or substation on the property. For avoidance of doubt, the police station or substation use is not exclusive of any other use of the land.

The foregoing rights and obligations shall be construed as covenants running with the land for the benefit of the Grantor and the Grantor's successors and assigns.

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of San Bernardino)

On _____, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

CERTIFICATE OF ACCEPTANCE

(Govt. Code § 27281)

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated _____ from the San Bernardino County Transportation Authority, a county transportation authority pursuant to the California Public Utilities Code Section 130800, et. seq., to the City of Fontana, a Municipal Corporation, is hereby accepted by the undersigned officer pursuant to authority conferred by Resolution 91-152 of the City Council, adopted on July 16, 1991, and the grantee consents to the recordation thereof by its duly authorized officer.

CITY OF FONTANA, a California municipal corporation

By: _____
City Manager
Matthew C. Ballantyne

VICINITY MAP

NOT TO SCALE

EXECUTIVE SUMMARY

Project Name	Metrolink Station
Property Address/Location	NEC Orange Way & Sierra Avenue, Fontana, California
Assessor's Parcel Number(s)	0191-291-19-0000
Owner of Record	San Bernardino County Transportation, per the Preliminary Title Report provided by First American Title Company, dated March 3, 2025.
Larger Parcel Size	223,741 square feet, or 5.1364 acres *Source: San Bernardino County Assessor's Records*
Zoning	The subject is located in the Form-Based Code (FBC), which is a mixed use zoning.
General Plan	The eastern portion of the subject property that is improved as a public park has a land designation of Recreational Facilities (P-R), and the remaining western side of the subject has a land designation of Public Facilities (P-PF)
Current Use	*Bus Station, and a public park*
Highest and Best Use of Larger Parcel (As Vacant) **(As Improved)**	*Future development of Multi-Family Residential* *Bus Station, and a public park*
Purpose of the Appraisal	To provide an opinion of Fair Market Value
Appraisal Assignment	The appraisal assignment is to develop an opinion of the fair market value of the larger parcel and property rights to be acquired for the project as of the date of value.
Client/Intended User(s)	The client of this assignment is the City of Fontana, which is also the intended user.
Intended Use	Assist the Intended User in developing an offer of compensation for the required real property rights.
Proposed Acquisition:	
Fee	6,194 Square Feet, 0.14 Acres

Opinion of Fair Market Value:

OPINION OF FAIR MARKET VALUE	
Total Permanent Acquisition (Land)	$111,492.00
Damages (Including Cost to Cure)	$0.00
Total	$111,492.00
Rounded	**$111,000**

Date of Inspection	April 30, 2025
Date of Value	April 30, 2025
Date of Report	May 14, 2025

File #: 26-1102
Agenda #: E.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Development Services

SUBJECT:
Authorize Operating funding to the Stage Red Enterprise Fund

RECOMMENDATION:
1. Approve funding for operating expenses to ASM Global in an amount not to exceed $1,685,413.

2. Amend the Memorandum of Understanding (MOU) for the inter-city loan between the City of Fontana General Fund, Capital Reinvestment (Fund 601), and the Stage Red Enterprise Fund, increasing the loan by $1,685,413 from $2,064,587 to $3,750,000.

COUNCIL GOALS:
- Promote economic development by pursuing business attraction, retention, and expansion.
- Practice sound fiscal management by living within our means while investing in the future.

DISCUSSION:
The City of Fontana has undertaken a comprehensive revitalization of Downtown Fontana, with the creation of an entertainment district serving as a primary component to attract visitors and support economic activity. Stage Red represents a keystone investment in establishing this district and activating the downtown core.

The opening of Stage Red in summer 2024, ahead of other planned developments, was a strategic decision to accelerate downtown recovery. Expansion of the event and show schedule has required significant City investment; however, early indicators demonstrate positive momentum, including the establishment of new businesses in the surrounding area. As additional development occurs and visitation increases, attendance at Stage Red is expected to grow, thereby reducing the need for ongoing subsidy.

For Operating Year 2027, staff recommend additional funding to support continued programming and operations. Specifically, staff propose allocating $1,500,000 from Capital Reinvestment (Fund 601) and $185,413 from the General Fund to the Stage Red Enterprise Account, for a total funding increase of $1,685,413.

The City has previously issued three operating loans; the table below summarizes these loans to the Stage Red Enterprise Account, including funding sources and amounts, resulting in a total outstanding balance of $2,064,587.

Stage Red Operating Loans Summary

Fiscal Year	Funding Source	Amount
2023-2024	General Fund	$750,000
2024-2025	Capital Reinvestment (Fund 601)	$1,000,000
2025-2026	Capital Reinvestment (Fund 601)	$314,587
Total Outstanding Balance	**$2,064,587**	

To sustain and expand programming in the current fiscal year, the operator requires total funding of $1,685,413 for events and operating expenses. The proposed funding structure reflects this need and ensures continued activation of Stage Red as a catalyst for downtown revitalization.

The City will advance funds to ASM Global as a Cash Flow Shortfall as follows:

- $100,000 upon City Council approval.
- Additional funding will be disbursed monthly, as needed, after review by city staff of monthly expense and income statements.

Such funds shall be deposited by the operator in the operating or payroll account(s) and used only to pay Operating Expenses.

FISCAL IMPACT:
The fiscal impact associated with the approval of this staff report is $1,500,000 from Capital Reinvestment (Fund 601 - Misc. Project #28001008) and $185,413 from the General Fund to the Stage Red Enterprise Account, for a total funding increase of $1,685,413. Appropriate budget adjustments will be included with the Fourth Quarter Budget Status Report. The $3,750,000 repayment of the loan will commence five (5) years from the Effective Date and Stage Red will repay three hundred and seventy-five thousand dollars ($375,000) annually beginning on or before June 30, 2029, with full repayment projected to occur on or before the date the agreement expires, which is June 30, 2038.

MOTION:
Approve staff recommendation.

AMENDMENT TO THE MEMORANDUM OF UNDERSTANDING CONCERNING THE REPAYMENT OF A LOAN ISSUED FROM THE CITY OF FONTANA GENERAL FUND ACCOUNT TO THE STAGE RED ENTERPRISE ACCOUNT FOR THE OPERATIONS OF STAGE RED FONTANA

This Amendment ("Amendment") is made and entered into this 14th day of July 2026, to amend the Memorandum of Understanding ("MOU") concerning the repayment of a loan issued from the City of Fontana General Fund Account ("General Fund") to the Stage Red Enterprise Account ("Stage Red Account") for the operations of Stage Red Fontana. The purpose of this Amendment is to reflect an increase in the total loan amount from the General Fund to the Stage Red Fund, a corresponding increase in the total repayment amount, and an adjustment to the repayment schedule.

WHEREAS, on July 14, 2026, the Fontana City Council approved an additional one million six hundred eighty-five thousand four hundred thirteen-dollar ($1,685,413) loan from the General Fund to the Stage Red Account; and

WHEREAS, the City of Fontana desires to amend the MOU to reflect an increase of one million six hundred eighty-five thousand four hundred thirteen-dollar ($1,685,413) to the existing Loan balance of two million sixty-four thousand five hundred eighty-seven dollars ($2,064,587), bringing the total loan amount to three million seven hundred fifty thousand dollars ($3,750,000), and to adjust the repayment schedule accordingly.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the MOU shall be amended as follows:

1. Section 2 "Purpose of MOU." Section 2 shall be amended to read as follows:

"The purpose of this MOU is to outline the terms and conditions of the five hundred thousand dollar ($500,000.00) loan issued on March 12, 2024, the two hundred fifty thousand dollar ($250,000) loan issued on July 16, 2024, a one million dollar ($1,000,000) loan issued on May 13, 2025, a three hundred fourteen thousand five hundred eighty seven dollar ($314,587) loan issued on January 13, 2026, and a one million six hundred eighty-five thousand four hundred thirteen-dollar ($1,685,413) loan issued on July 14, 2026 for a total loan amount to three million seven hundred fifty thousand dollars ($3,750,000), from the General Fund to the Stage Red Fund for operational purposes."

2. Section 4 "Repayment Provisions." Section 4 shall be amended to read as follows:

"On or before June 30, 2038, the Stage Red Account shall fully repay the Loan by tendering to the General fund the sum of three million seven hundred fifty thousand dollars ($3,750,000), which shall be delivered in the form of ten (10) payments, in accordance with the following payment schedule:

On or before June 30, 2029	Payment due: $375,000
On or before June 30, 2030	Payment due: $375,000
On or before June 30, 2031	Payment due: $375,000
On or before June 30, 2032	Payment due: $375,000
On or before June 30, 2033	Payment due: $375,000
On or before June 30, 2034	Payment due: $375,000
On or before June 30, 2035	Payment due: $375,000
On or before June 30, 2036	Payment due: $375,000
On or before June 30, 2037	Payment due: $375,000
On or before June 30, 2038	Payment due: $375,000

3. Section 5 "Acknowledgement of Payment in Full." Section 5 shall be amended to read as follows:

   "When the sum of three million seven hundred fifty thousand dollars ($3,750,000) is paid in accordance with Paragraph 4, the Loan will be fully repaid and no other sum for interest, penalties, fees or any other purposes will be due."

4. Except as expressly amended by this Amendment, all other terms and conditions of the original MOU shall remain in full force and effect.

IN WITNESS WHEREOF, the Agreement has been executed as of the date first written above.

(SIGNATURES ON THE NEXT PAGE)

CITY OF FONTANA GENERAL FUND

_____

Jessica Brown
Chief Financial Officer
Finance

STAGE RED ENTERPRISE FUND

_____

Phillip Burum
Deputy City Manager
Development Service

CITY OF FONTANA

_____

Matthew Ballantyne
City Manager

File #: 26-1103
Agenda #: F.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Award a Construction Contract for the West End Regional Navigation Center Project (Bid No. DE-26-222-SB)

RECOMMENDATION:
1. Approve and authorize the City Manager to award and enter into a construction contract not to exceed $14,620,100 that includes a 10% contingency with the lowest responsible/responsive bidder for the construction of the West End Regional Navigation Center Project (Bid No. DE-26-222-SB).

2. Appropriate $4,200,000.00 from fund 604 (Transitional Use Tax) to Project No. 37600084, West End Regional Navigation Center Project.

COUNCIL GOALS:
- To provide a diverse range of housing types and levels of affordability while addressing homelessness in the community by promoting diverse range of housing projects and levels of affordability.

- To provide a diverse range of housing types and levels of affordability while addressing homelessness in the community by address Homelessness through proactive programs, including the efforts of the COAST and MET teams.

- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.

- To invest in the City's infrastructure (streets, sewers, parks, etc.) by creating and promoting community through people, parks, and programs.

DISCUSSION:
The City of Fontana's Capital Improvement Budget includes the Regional Navigation Center Tenant Improvements Project ("Project"). The proposed tenant improvements will provide for the conversion of the existing industrial facility located at 11109 Jasmine Street, Fontana, CA 92337, into a Regional Navigation Center intended to house chronically homeless individuals in small dormitory-style living quarters, as well as provide individual living units for those requiring less intensive care. Improvements to the facility will include the construction of meeting and office spaces for occupants and counseling services, group and individual living areas, a reception lobby, commercial kitchen, food storage, restrooms, showers/baths, laundry facilities, dining hall, recreation areas, and all associated electrical, plumbing, HVAC, technology, and site improvements required to support the

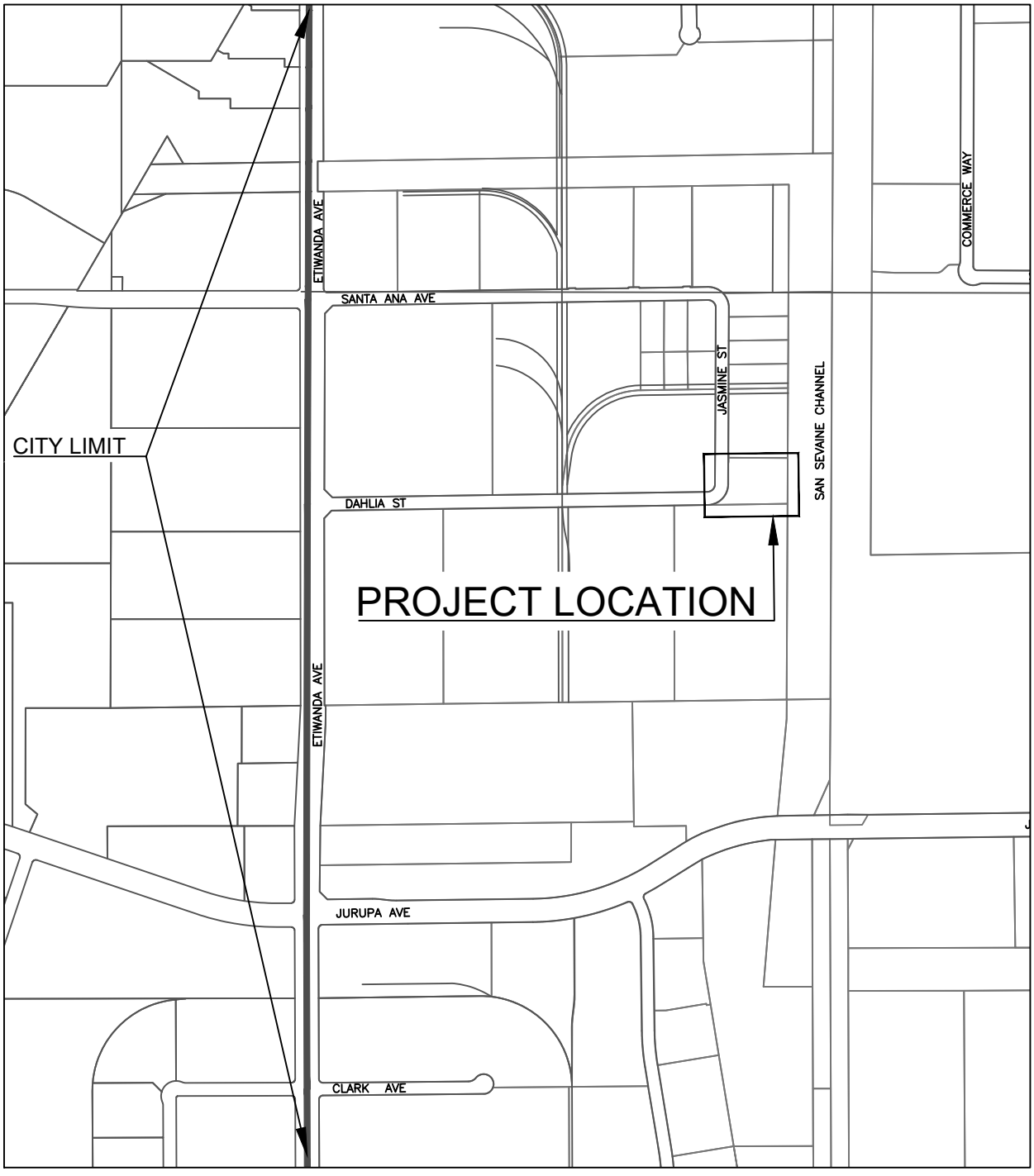
facility. It is estimated that the facility will house up to two hundred (200) chronically homeless individuals in dormitory-style accommodations and provide individual units for those requiring less intensive care. Final tenant occupancy and detailed space programming will continue to be refined during the design development process.

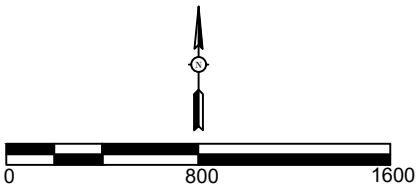
It is anticipated that the lowest responsible/responsive bidder will be determined shortly after the City Council's approval of this item. Staff is requesting that the City Manager be authorized to award and enter into a construction contract with the lowest responsive/responsible bidder in order to expedite the contract approval process and accommodate the project schedules. With this action, the City Council authorizes the City Manager to award the construction contract to the lowest responsive and responsible bidder, provided that the construction contract cost is within the project budget.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is estimated at $14,620,100.00. The available budget in Project No. 37600084 is $11,563,228.47. Considering all project expenses, an additional $4,200,000.00 is being requested in 37600084-604-8329 and is not included in the FY 2026 - 2027 budget. The request will be included in the next quarterly budget report.

MOTION:
Approve staff recommendation.

REGIONAL NAVIGATION CENTER TENANT IMPROVEMENT PROJECT





SCALE 1:800

Bid Results
West End Regional Navigation Center Project
DE-26-222-SB

1.	R.C. Construction Services Redlands, CA	$12,828,000.00
2.	First Trade Irvine, CA	$12,890,000.00
3.	ACC Contractors, Inc. Azusa, CA	$13,291,000.00
4.	Dalke and Sons Construction, Inc. Riverside, CA	$13,990,000.00
5.	Spec Construction Co., Inc. Ontario, CA	$14,169,100.00
6.	Newman Midland Corporation Long Beach, CA	$14,383,087.00
7.	Caliba, Inc. Anaheim, CA	$14,500,000.00
8.	CABD Construction, Inc. Sun Valley, CA	$14,577,000.00
9.	Swinerton Builders Santa Ana, CA	$14,855,000.00
10.	Builders United Las Vegas, NV	$14,977,700.00
11.	PCN3, Inc. Los Alamitos, CA	$15,384,000.00
12.	Angeles Contractor, Inc. City of Industry, CA	$16,622,000.00

13. Monet Construction, Inc. $17,125,000.00
Tujunga, CA

Submission

Bidder Details

Vendor Name	R.C. Construction Services
Address	700 New York St. Redlands, California 92374 United States
Respondee	Brooke Wollam
Respondee Title	Preconstruction Services
Phone	909-829-3688
Email	bids@rcconstruction.com
Vendor Type	CADIR
License #	716719
CADIR	1000002662

Submission Detail

Submission Format	Electronic
Submitted	07/01/2026 1:44 PM (PDT)
Delivery Method	
Responsive	
Submission Status	Submitted
Confirmation #	493150

Respondee Comment

Buyer Comment

Attachments

File Title	File Name	File Type
RCCS General Attachments.pdf	RCCS General Attachments.pdf	General Attachment
RCCS Bid Bond.pdf	RCCS Bid Bond.pdf	Bid Bond

Subcontractors

Showing 21 Subcontractors

Name & Address	Desc	License Num	CADIR	Amount	Type
ACE Fence Company 727 N Glendora Ave La Puente, California 91744	Fencing	996577	1000004092	$569,214.00	
BUILDER SERVICES GROUP INC 82585 Showcase Parkway #D104 INDIO, California 92203-9628	Insulation	1034361	1000054846	$199,450.00	
Cardinal Sheet Metal, Inc. 3184 Durahart Riverside, California 92507	Sheet Metal	720833	1000003451	$273,184.00	WBE
Floored tile & Stone 7200 Helena Place Fontana, California 92337	ceramic tile	791250	1000010695	$303,000.00	Local
Integral Electrical Engineering 3216 Castera Ave Glendale, California 91208	Electrical	976899	1000005073	$1,100,000.00	
K.E. Rodgers, Inc. 530 Texas St. Redlands, California 92374	Plumbing & Site Utilities	1000195	1000033832	$1,044,000.00	CADIR
KCB Towers, Inc P.O. Box 100 27260 Meines Street Highland, California 92346	Structural Steel	503206	1000001570	$287,860.00	
M ART CUSTOM WOOD DESIGN INC 7171 JURUPA AVE #11 RIVERSIDE, California 92504	Casework	1007662	1000635670	$209,432.00	
MAID FAST CONSTRUCTION 411 PARK RANCH PL. ESCONDIDO, California 92025	Painting & Wall Covering	956791	1000049946	$212,970.00	OSB, CADIR, MIC, DBE
MCKERNAN INC 605 E Stuart Avenue Redlands, California 92374	Doors/Frames/Harc	957421	1000002082	$550,000.00	
Michael W. Crowder, Inc. dba C & H 2530 S. Yale Street, Santa Ana, CA, 9 Santa Ana, California 92704-5226	Rough Carpentry	300253	1000005028	$395,100.00	
Otis Elevator 1332 N Miller Street Anaheim, California 92806	Elevator	7031	1000003571	$162,850.00	
PREFERRED CONSTRUCTION SPECI 1565 N Harmony Circle Anaheim, California 92807	Toilet Partitions / Accessories	707596	1000001530	$178,449.00	
Premier Culinary Solutions Inc 1530 S. Lewis St. Anaheim, California 92805	Food Service Equipment	1057430	1000456875	$369,874.00	
QUALCO FIRE PROTECTION 10310 Pioneer Blvd., #2 SANTA FE SPRINGS, California 90670	Fire Sprinklers	786012	1000006933	$160,299.00	
Rite-Way Roof Corporation 15425 Arrow Rt. Fontana, California 92335	Roofing	661941	1000001946	$628,117.00	Local

RoskoStar Hvac Inc 3130 Foothill Blvd., Unit 2 Unit A La Crescenta, California 91214	HVAC	1116065	2000011047	$998,000.00	WBE
SARK CUSTOM AWNINGS & WINDO 12832 MUSCATINE STREET PACOIMA, California 91204	Pre Fab Canopy	755504	1000033070	$140,510.00	
Sierra Lathing Company Inc 1189 West Leiske Dr Rialto, California 92376	Metal Framing/Gypsum/Fr	198103	1000004676	$1,514,340.00	
T3 CONTRACTORS CORP 17130 Van Buren Blvd #53 Riverside, California 92504	Demo	867365	1000002965	$383,600.00	OSB, CADIR
Upland Contracting, Inc. 1037 S. SULTANA AVENUE ONTARIO, California 91761	Rebar	481317	1000002198	$103,000.00	

Line Items

Discount Terms No Discount

Item #	Item Code	Type	Item Description	UOM	QTY	Unit Price	Line Total	Response	Comment
Section 1							**$12,828,000.00**		
1	1		DEMOLITION OF EXISTING IMPROVEMENTS, CONSTRUCTION OF TENANT IMPROVEMENTS FOR WEST END REGIONAL NAVIGATION CENTER AND ALL RELATED ON-SITE AND OFF-SITE IMPROVEMENTS	LS	1	$12,828,000.00	$12,828,000.00	Yes	

Line Item Subtotals

Section Title	Line Total
Section 1	**$12,828,000.00**
Grand Total	**$12,828,000.00**

File #: 26-1104
Agenda #: G.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Approve Amendment No. 1 to the Main Extension Contract with San Gabriel Valley Water Company

RECOMMENDATION:
1. Approve and authorize the City Manager to enter into Amendment No. 1 to the Main Extension Contract with San Gabriel Valley Water Company in the amount of $195,000.00.

2. Approve and authorize the City Manager to enter into future Amendments to the Main Extension Contract with San Gabriel Valley Water Company not to exceed $100,000.00.

COUNCIL GOALS:
- To improve public safety by increasing operational efficiency, visibility and availability.
- To improve public safety by maximizing fire and emergency medical service resources.

DISCUSSION:
On February 6, 2024, the Fontana Planning Commission approved MCN 22-137 for the construction of Fire Station 80, a 14,663 SF fire station, a 4,193 SF training center, and a 7,000 SF training tower on the northeast corner of Cherry Avenue and South Highland Avenue. To properly service the site with water, San Gabriel Valley Water Company (SGVWC) requested the execution of the Main Extension Contract to extend mainline water facilities from San Sevaine Road along South Highland Avenue.

On September 10, 2024, the City Council approved the Main Extension Contract with SGVWC. The proposed mainline extension improvements will consist of the installation of the extension of the main line pipe, one (1) fire hydrant, landscape service, domestic service, and fire service. The total estimated construction cost for these improvements was $1,721,240.00.

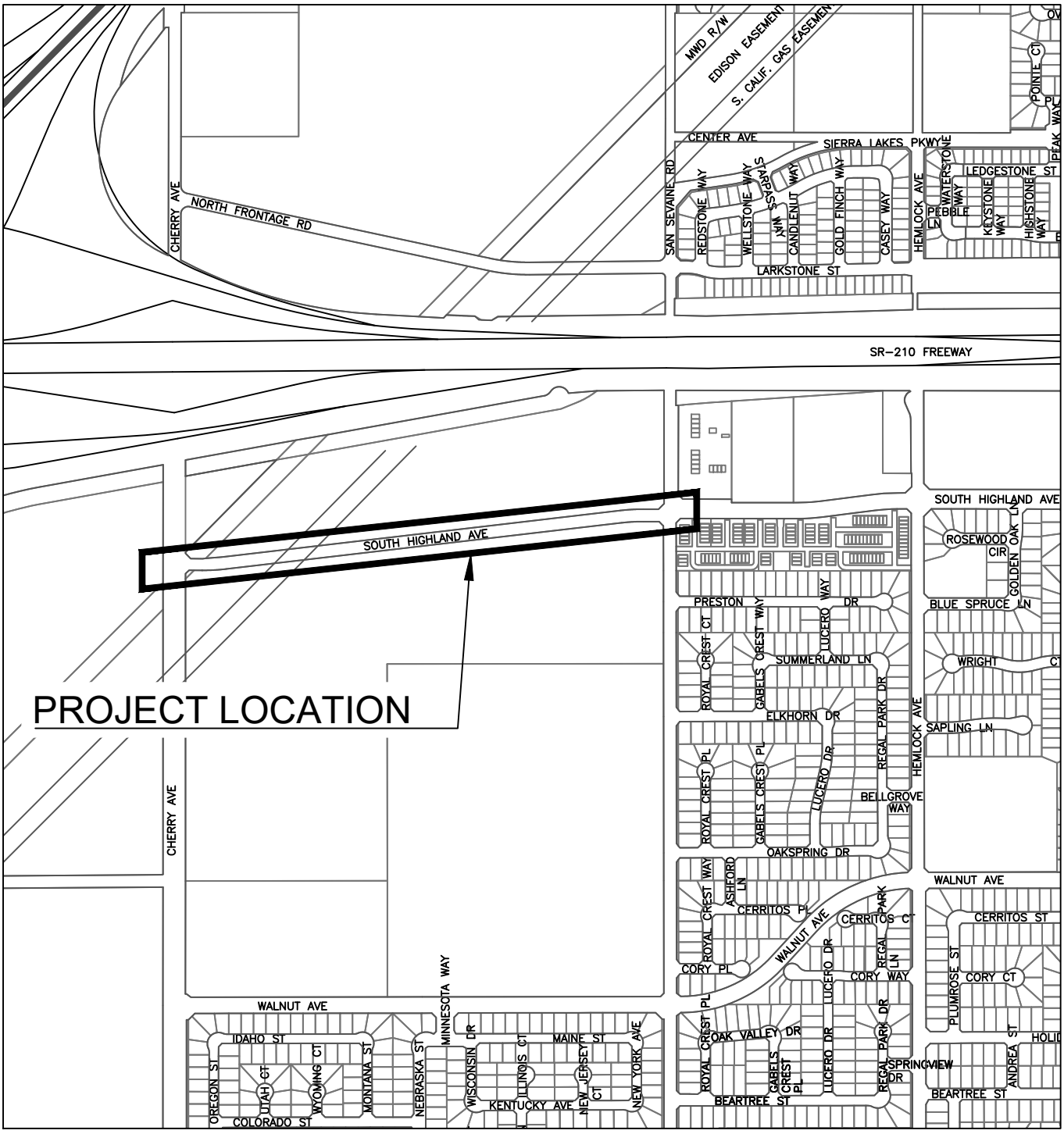
Amendment No. 1, in the amount of $195,000.00, includes additional items such as overhead, inspection services, and contingency. The agreed amount of Amendment No. 1 increases the total estimated construction cost to $1,916,240.00. Any amount not used during construction will be credited back to the City.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $195,000.00 and is included in the current FY 2026/2027 Budget in Fire Station No. 80 Project No. 37603385-610-A-8335.

MOTION:

Approve staff recommendation.

MAIN EXTENSION CONTRACT WITH THE SAN GABRIEL VALLEY WATER COMPANY



0 800 1600

SCALE 1:800

SAN GABRIEL VALLEY WATER COMPANY

June 22, 2026

Mr. Matthew C. Ballantyne
City Manager
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Subject: Installation of Water Facilities – Cost Estimate
6585 Cherry Avenue
Fontana, California
Our Job No. 7002F

Dear Mr. Ballantyne:

In accordance with your request, we have prepared plans, priced materials, and obtained contract labor proposals to install the water facilities required to serve the subject location. Our estimate of the cost to install those facilities and the required deposit are as follows:

Item	Estimated Cost
Main Extension	$1,315,090.00
Private Fire Service	167,610.00
Fire Hydrant Installation	28,350.00
Service Installation of one 4-inch domestic service with 3-inch meter	72,500.00
Service Installation of one 1-inch landscape service with 1-inch meter	5,040.00
Applicable Facilities Fees	132,650.00
Total estimated cost and required deposit	$1,721,240.00

ENGINEERING DEPARTMENT
15966 ARROW ROUTE • FONTANA, CALIFORNIA 92335 • (909) 201-7375 • Fax (909) 201-7377

Item	Estimated Cost
Less deposit previously received	(21,000.00)
Additional cost associated with cost increase due to the project schedule. Project was originally bid in 2024	195,000.00
Balance of estimated cost and required deposit	$1,895,240.00
Total Contract:	**$1,916,240.00**

Very truly yours,

Karolina Guzman
Engineering Manager

KG:sr

File #: 26-1105
Agenda #: H.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Approve Amendment No. 4 to Task Order No. 4 for Design Services with KOA, a Lochner Company, for the Sierra Avenue at Riverside Avenue Traffic Signal Project (SQ-87-DE-19)

RECOMMENDATION:
1. Approve and authorize the City Manager to enter into Amendment No. 4 to Task Order No. 4 with KOA, a Lochner Company, for the Sierra Avenue at Riverside Avenue Traffic Signal Project in the amount of $145,570.00, for a total task order amount of $293,470.00.

2. Authorize the City Manager to enter into any future amendments to the Task Order not exceeding $100,000.00.

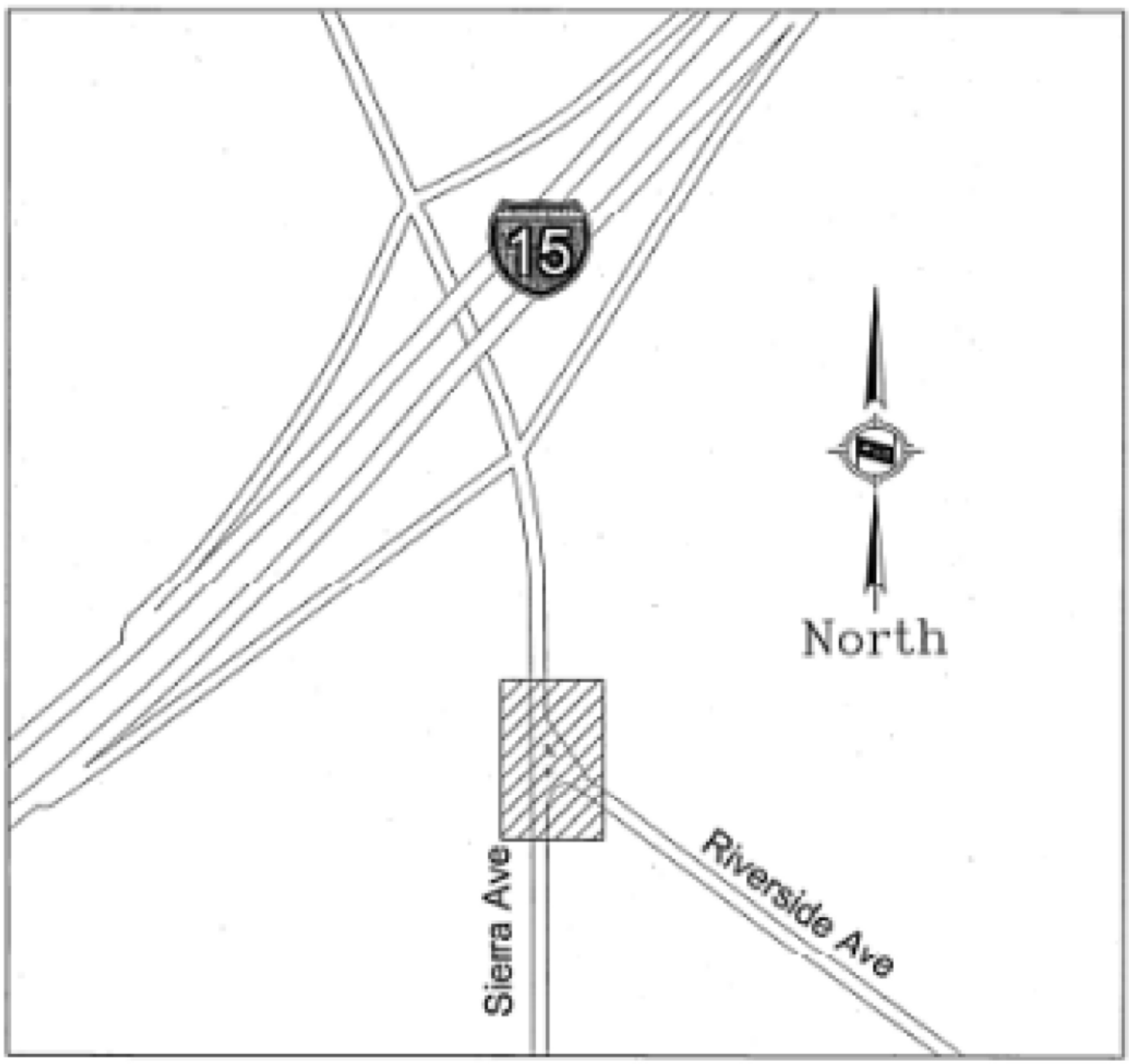
COUNCIL GOALS:
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by focusing on relief of traffic congestion.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.

DISCUSSION:
The proposed improvements for the Sierra Avenue at Riverside Avenue Traffic Signal Project include construction of a new traffic signal at the intersection of Sierra Avenue at Riverside Avenue. The implementation of a signal at this intersection will improve the flow of the traffic and enhance safety. Roadway widening, signage, and striping will also be improved with this project.

This Amendment No. 4 will permit KOA, a Lochner Company, to perform the additional scope changes to the project. These scope changes incorporate design changes, right-of-way determination, and potholing for the new traffic signal foundation locations.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $145,570.00 and is included in the current FY 2026/2027 Budget in the Sierra Avenue at Riverside Avenue Traffic Signal Project No. 37603329-601-A-8113.

MOTION:
Approve staff recommendation.



PROJECT SITE

VICINITY MAP

NOT TO SCALE

A LOCHNER COMPANY

2855 E Guasti Road, Suite 410 • Ontario, CA 91761
OFFICE 909.890.9693 • hwlochner.com

June 10, 2026

Estephany Monroy
Project Manager
City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Subject: City of Fontana- Scope and Fee for the Sierra Avenue and Riverside Avenue Intersection Redesign

Dear Estephany Monroy:

KOA (a Lochner company) is pleased to submit this scope and fee to provide engineering and design services for the City of Fontana- Sierra Avenue and Riverside Avenue Intersection Improvements Project. The City of Fontana approved the conceptual redesign of the intersection during a meeting on 4/30/2026 and would like to move forward to update the construction Plans, Specifications, Estimates (PS&E). Refer to **Attachment A** for the redesign layout that includes revisions discussed during that meeting.

SCOPE OF WORK

TASK 1 – PROJECT MANAGEMENT

This task will include the following items:

- Design, plan production and submittal oversight.
- Prepare monthly invoices with their respective progress reports.
- Conduct internal meetings as needed to resolve any project issues

TASK 2 – 90% DESIGN

Roadway Plans

KOA will use portions of the existing 100% Roadway Plans to prepare a new 90% Submittal and will retain the existing scale and orientation of the sheets. The Roadway Plans will update the following sheets:

- Title Sheet – 1 Sheet
- Typical Sections - 1 Sheet
- Road Details - 1 Sheet
- Street Improvement Plans and Profiles- 4 Sheets of 5 (includes 1 new sheet)
- Signing and Striping - 2 Sheets (of 4 Sheets)
- Traffic Signal Plans – 1 Sheet

Deliverables:

- Roadway Plans (90%) – 14 Sheets (10 Updated)

Specifications

KOA will answer technical questions and provide limited suggestions for the specifications prepared by the City.

Deliverables:

- Specifications at 90%

Cost Estimate

Cost Estimates will be prepared at 100% design stage. We will apply market construction costs for each bid item to the

quantities measured using a combination of available sources including Caltrans published data, recent bid prices from other local projects, and any other data provided for our use by the City. We will update the cost estimates based on the refinement of the quantities throughout the project.

Deliverables:

- Cost Estimate at 90%

TASK 3 – 100% DESIGN

Plans, Specifications and Estimates

KOA will submit electronic copies of the 100% plans, specifications and estimates to the City. The 100% plans will include all items listed in the 90% submittal.

Deliverables:

- Roadway Plans at 100%
- Specifications at 100%
- Cost Estimate at 100%

TASK 4 – OTHER SERVICES

Clearing Holes and Right-of-Way

- **Clearing hole services at up to four (4) locations (90%)**
  - KOA will sub-consult these services to T2 Utility Engineers, and they will perform the work specified in the proposal shown in **Attachment B**.

- **Right-of-Way Research and Legal Descriptions (90% and 100%)**
  - KOA will sub-consult these services to KDM Meridian. and they will perform the work specified in the scope of work shown in **Attachment C.**

SCOPE OF WORK ASSUMPTIONS & EXCLUSIONS

- All submittals will be made electronically.
- Any unforeseen scope of work items not described above will be considered as additional work and will be discussed with the City.
- Any significant changes on the scope will be treated as additional work and a new scope of work and fee will be negotiated with the City.

FEE ESTIMATE

KOA will perform the work specified in the scope above based on the fee below. See **Attachment D** for fee breakdown.

TASKS	FEE
1. Project Management	$13,510
2. 90% PS&E	$69,480
3. 100% PS&E	$35,760
4a. Clearing Holes (T2 Utility Engineers)	$18,070
4b. Right-of-way and Pothole Survey (KDM Meridian)	$8,750
TOTAL	**$145,570.00**

The budget is based upon the work scope and level of effort presented above and includes the cost of all related technical

and administrative services. The work scope is considered complete upon submittal of final documents by Lochner. Any additional services requested after document submittal will be considered as extra work and those fees will be negotiated prior to start of work and secured in writing.

WORK SCHEDULE

Refer to **Attachment E** for draft project schedule.

AUTHORIZATION

An amended professional service agreement shall be prepared and executed prior to work.

Sincerely,
KOA | A KOACompany

Kenneth Hawkins, PE
Principal | California Area Manager

FEE ESTIMATE - AMENDTMENT#2

CITY OF FONTANA

SIERRA AVE & RIVERSIDE AVE

ADDITIONAL BUDGET TO REDESIGN

DELIVERABLES	KOA Principal I	KOA Project Manager II Marlon Medina	KOA Engineer Associate II Raisa Baker	KOA Engineer Associate I Mathew Lara	KOA Project Services Coordinator II	KOA Total Hours	KOA Other Direct Costs	T2 Utility Engineers (Clearing Holes)	KDM Meridian (Right-of-way Pothole Survey)	TOTAL
Hourly Rates (Fully Burdened)	**$340.00**	**$270.00**	**$170.00**	**$145.00**	**$135.00**					
ADDITIONAL BUDGET REQUEST FOR 65%PS&E										
TASK 1: PROJECT MANAGEMENT										
General Project Management, Project/Document Controls/Progress Reports	4	40			10	54				$13,510.00
TASK 1 - SUBTOTAL	**4**	**40**			**10**	**54**				**$13,510.00**
TASK 2: 90% PS&E										
90% Sheets										
Title Sheet - 1 Sheet		2		6		8				$1,410.00
Typical Sections - 1 Sheet		2		8		10				$1,700.00
Road Details - 1 Sheet		2	16			18				$3,260.00
Street Improvement Plans and Profiles- 4 of 5 Sheets (1 New)	2	20	120	14		156				$28,510.00
Signing and Striping - 2 of 4 Sheets	2	4		64		70				$11,040.00
Traffic Signal - 1 Sheet	2	2	24	4		32				$5,880.00
Estimates		4		64		68				$10,360.00
Specifications (Technical)		12	24			36				$7,320.00
TASK 2- SUBTOTAL	**6**	**48**	**184**	**160**		**398**				**$69,480.00**
TASK 3: 100% PS&E										
100% Sheets										
Title Sheet - 1 Sheet		1		3		4				$705.00
Typical Sections - 1 Sheet		1		4		5				$850.00
Road Details - 1 Sheet		1	8			9				$1,630.00
Street Improvement Plans and Profiles- 4 of 5 Sheets (1 New)	2	10	60	7		79				$14,595.00
Signing and Striping - 2 of 4 Sheets	2	2		32		36				$5,860.00
Traffic Signal - 1 Sheet	2	1	12	2		17				$3,280.00
Estimates		2		32		34				$5,180.00
Specifications (Technical)		6	12			18				$3,660.00
TASK 3- SUBTOTAL	**6**	**24**	**92**	**80**		**202**				**$35,760.00**
TASK 4: Other										
T2 Utility Engineers (Clearing Holes)								$18,070.00		$18,070.00
KDM Meridian (Right-of-way Pothole Survey)									$8,750.00	$8,750.00
TASK 4 - SUBTOTAL										**$26,820.00**
GRAND TOTAL	**16**	**112**	**276**	**240**	**10**	**654**				**$145,570.00**

NTE

File #: 26-1106
Agenda #: I.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Award a Task Order for Geotechnical Observation, Materials Testing, and Special Inspection Services for Fire Station No. 80 - Training Center Project (Bid No. DE-24-195-SQ-16)

RECOMMENDATION:
1. Approve and authorize the City Manager to enter into the Task Order with Ninyo & Moore Geotechnical and Environmental Sciences Consultants, Inc. for Geotechnical Observation, Materials Testing, and Special Inspection services for the Fire Station No. 80 - Training Center Project (Bid No. DE-24-195-SQ-16) in the amount of $395,605.00.

2. Approve and authorize the City Manager to enter into future amendments to the Task Order for Geotechnical Observation, Materials Testing, and Special Inspection services for Fire Station No. 80 - Training Center Project not to exceed $100,000.00.

COUNCIL GOALS:
- To improve public safety by increasing operational efficiency, visibility and availability.
- To improve public safety by maximizing fire and emergency medical service resources.
- To improve public safety by minimizing impacts from disasters through emergency and disaster preparedness.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:
Fire Station No. 80 is a priority one project that involves the construction of a new fire station training center and tower simulator in the western area of the City limits. The proposed site is located at 6585 Cherry Avenue, on the northeast corner of Cherry Avenue and S. Highland Avenue. The new training center and tower simulator will be Phase 1 of the new Fire Station No. 80 Project while laying the foundation for the fire station at a later stage in Phase 2.

Staff released a request for proposals (RFP) for Geotechnical Engineering and Materials Testing Services to firms that are on the City's pre-qualified Engineering List (DE-24-195-SQ) by notifying firms through the City's online bid system. Three (3) prospective bidders downloaded the RFP documents. On May 28, 2026, proposals were received from two (2) firms interested in providing Geotechnical Observation, Materials Testing, and Special Inspection Services for the project. The

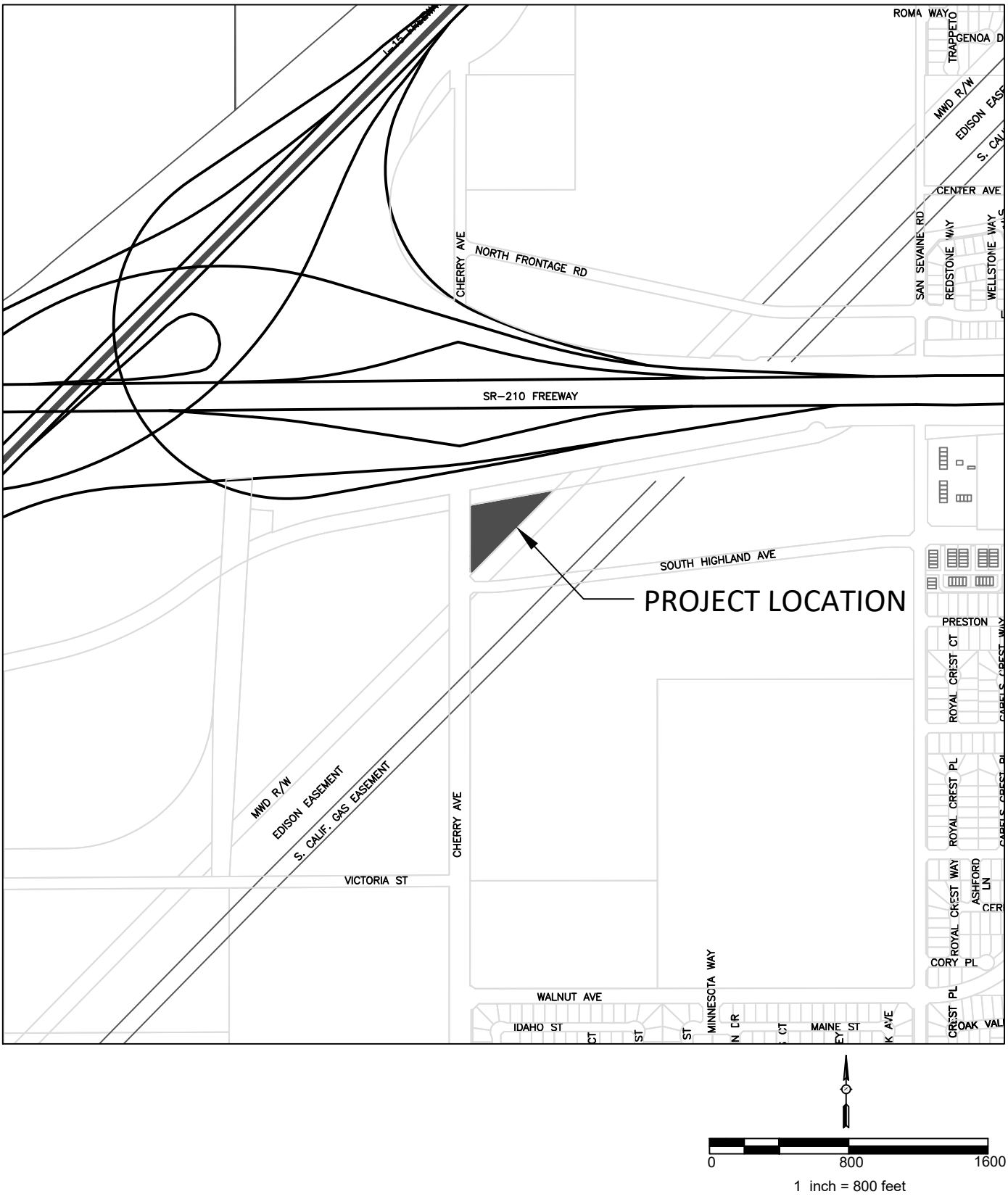
proposal costs ranged from $395,605.00 to $536,281.56.

As a result, staff is recommending the award of the Task Order to Ninyo & Moore Geotechnical and Environmental Sciences Consultants, Inc. for Geotechnical Observation, Materials Testing, and Special Inspection services based on being the best value to the City.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $395,605.00 for the full term of the construction contract. Funds are included in the Fiscal Year 2026-27 budget in 37603385-610-D-8112 funded by Fire Capital Project Fund (Fund 610). All future costs will be included in subsequent fiscal year budgets.

MOTION:
Approve staff recommendation.

FIRE STATION 80 TRAINING CENTER PROJECT



Ninyo & Moore
A SOCOTEC COMPANY

May 28, 2026
Proposal No. P04-05507

City of Fontana
Purchasing Office
8353 Sierra Avenue
Fontana, California 92335

Subject: Proposal to Provide Geotechnical Observation, Materials Testing and Special Inspection Services
Fire Station No. 80 Project
City of Fontana | DE-24-195-SQ-16 (Pre-Qualified List)

Ninyo & Moore Geotechnical and Environmental Sciences Consultants (Ninyo & Moore), is pleased to submit our proposal to provide the City of Fontana (City) with geotechnical observation, materials testing and special inspection services for the Fire Station No. 80 project. We have prepared this proposal based on the City's Proposal (RFP) DE-24-195-SQ-16 posted May 8, 2026 and Q&A Set 1 released via Addendum May 19, 2026. We fully understand the type of services the City requires, and are ready to meet your needs by making available a dedicated team of professionals who have the requisite experience and resources to successfully complete the project.

PROJECT APPROACH AND SCOPE OF SERVICES

Based on our understanding of the proposed construction, and our experience with similar projects, we propose to provide the following scope of services:

- Project coordination, management and technical support including review of the project plans and specifications, work scheduling, mix design review and distribution of test data.
- Regular distribution of test data and reports to the client approved distribution list.
- Attendance at pre-construction and progress meetings and as-requested field meetings.
- Field Technician services for observation, sampling and testing during site earthwork, building pad preparation, subgrade preparation, aggregate base, trench backfill and asphalt concrete pavement placement. Field density test will be performed to evaluate the Contractor's compaction efforts.
- Special Inspector services for inspection during structural concrete construction including inspection of formwork, as well as checking reinforcing steel size, grade, spacing and clearances.
- Field ACI Technician services for observation and sampling and testing of concrete, grout and mortar including checking slump, temperature, and molding of concrete cylinders for compression testing, as needed.
- Field Technician services for observation during batching of concrete at the concrete batch plant including checking batch weights and signing each delivery ticket.
- Field Technician services for sampling, tagging, and testing of construction materials, such as masonry block, reinforcing steel and high strength bolts (HSB).
- Special Inspector services for inspection and structural steel welding and bolting, as well as non-destructive testing of welds in accordance with the project documents.
- Special Inspector services for inspection and structural masonry construction including inspection during block placement and reinforcing steel installation. Grout cells will be inspected for cleanliness prior to grout placement. Continuous inspection during grout placement and consolidation.
- Pick-up and transportation of concrete, grout, mortar, prism, and block samples for testing at our laboratory.
- Preparation of progress reports and field memoranda to document the items inspected.
- Laboratory testing including, but not limited to soils, asphalt, rebar bend/tensile testing, HSB, anchors, masonry shear cores and concrete, grout, mortar, prism compressive strength testing.

- Environmental Services (If needed), for testing and reporting for import of soils.
- Preparation of the Final Compaction Report and Inspection and Materials Report which present our opinion of the construction observed and presents a summary of the test data results.

ASSUMPTIONS

Based on the construction schedule described above and our project understanding, the following assumptions have been made in the preparation of our scope of services:

- Our services will be coordinated and scheduled as requested by our client or client's authorized representative.
- Our services are subject to prevailing wage requirements.
- Upon award of the project, the client will provide in writing the DIR Project ID for the purposes of electronic certified payroll reporting and labor compliance.

ESTIMATED FEE

We propose to provide our services on a time-and-materials basis in accordance with the attached Schedule of Fees and Schedule of Fees for Laboratory Testing. Our estimated fee is based on the hours and units (level of effort) presented in the RFP. Our Cost Proposal Sheet is uploaded as a separate document.

Ninyo & Moore appreciates the opportunity to provide services on this project, and we look forward to working with you.

Respectfully submitted,
NINYO & MOORE

Alfred "Tino" Rodriguez
Principal/Construction Services

AR/klb

Attachments: **Project Team**
Project Experience
Schedule of Fees
Schedule of Fees for Laboratory Testing

PROJECT TEAM

We have carefully selected our project team to ensure that the City receives the dedicated, skilled staff with the required local experience, licenses, and communication skills that are necessary for the successful completion of the City's project.

Garreth Saiki, PE, GE ***Principal Engineer***

Mr. Garreth Saiki, PE, GE, a Principal Engineer and designated Principal-in-Charge for this contract. He is responsible for the overall performance of Ninyo & Moore's services and will ensure that the project manager has full support and the resources needed to successfully staff and manage this contract with the City. Mr. Saiki has a Bachelor's Degree in Civil Engineering and a Master's Degree in Geotechnical Engineering, both from the University of California, Berkeley, as well as a Master's Degree in Business Administration from the University of California, Davis. He is a California-registered Civil and Geotechnical Engineer with more than 40 years of experience, the past 28 years at Ninyo & Moore.

Mr. Jeffrey Dalgity, ***Project Manager***

Mr. Dalgity will serve as Project Manager, bringing over 30 years of experience providing geotechnical engineering, materials testing, and deputy inspection services for a wide range of public works projects. He offers extensive expertise in testing and inspection protocols, quality assurance, and project close-out requirements. His experience includes quality control and inspection of underground utilities, foundations, and shoring systems, including tie-back shoring and retaining wall construction. Mr. Dalgity also possesses comprehensive laboratory testing experience in concrete, soils, aggregates, and asphalt materials. In addition to his project management responsibilities, Mr. Dalgity provides technical oversight and training for both field and laboratory personnel, ensuring consistent adherence to project specifications and industry standards. He served as Project Manager for the City's Downtown Parking Structure and City Hall Renovation projects, demonstrating his ability to successfully lead complex municipal projects.

Mr. Alfredo "Tino" Rodriguez, ***Principal/Construction Services***

Mr. Alfredo "Tino" Rodriguez is Principal/Construction Services Manager and will provide oversight of our testing and inspection services in the field. Mr. Rodriguez has more than 40 years of experience, the past 30 years at Ninyo & Moore, in providing specialty inspection, geotechnical and materials testing services, as well construction management services. He has coordinated and supervised the field services for several essential service project contracts and is very experienced with various testing and inspection procedures and project close-out requirements. He also performs quality control and inspection for underground utility, foundation and shoring construction including inspection during tie-back shoring/wall construction.

Paul Medina, ***Lead Special Inspector***

In his role as Lead Inspector, Mr. Medina performs inspections of various project elements including concrete, prestressed concrete, post tensioned concrete, steel welding and bolting, masonry, spray-applied fireproofing, high-strength bolts, shotcrete, and fiber reinforced polymer. Mr. Medina also performs inspection at fabrication plants for structural steel and precast concrete. He obtains or prepares representative specimens of these materials to be tested in our certified laboratory. He assures that representative samples are obtained in accordance with the approved project documents and minimum frequencies. His observations and inspections are documented in detailed daily inspection report that is provided at the end of each work shift. He is also the project liaison with the governing Building Department field representatives. Mr. Medina maintains clear communication with the Project Manager, Project Architect (design professional), Contractor and Building Department regarding all aspects of the inspections and non-conformance items. At project completion, a formal Final Inspection Report is provided to the Building Official and client for final close-out of the project.

Clear, continuous communication *drives successful contract management. Ninyo & Moore assigns a dedicated Project Manager as the central point of contact, ensuring alignment with project goals, coordinating document distribution and inquiries during bidding and construction, and maintaining close collaboration with all team members. Communication is streamlined through phone, text, email, SharePoint, and DropBox.*

PROJECT EXPERIENCE

The following are detailed descriptions of Ninyo & Moore's relevant projects successfully completed by our staff in the last five (5) years that demonstrate our competence to perform work similar in scope and magnitude to that required for this project.

County of San Bernardino
Valley Communications Center, *San Bernardino, CA*

Ninyo & Moore provided materials testing and special inspection services for the San Bernardino County Valley Communications Center project in San Bernardino, California. The design-build project includes demolition, a new 75,000-square-foot three-story facility, parking, photovoltaic canopies, a 200-foot communications tower, and site improvements. The structure features a mat foundation, base isolators, and structural steel framing. Site work includes utilities, drainage systems, pavement, fencing, and solar canopies supported by caisson foundations. Ninyo & Moore performed specialty inspections for concrete, base isolators, masonry, and structural steel, along with materials testing for concrete, steel, and masonry.

City of Rancho Cucamonga
Fire Station 178, *Rancho Cucamonga, CA*

Ninyo & Moore provided geotechnical, materials testing, and specialty inspection services for the Fire Station No. 178 project in Rancho Cucamonga, California. The design-build project included construction of a 12,176-SF, two-story fire station; an 824-SF storage building; a 1,577-SF reserve storage building; a trash enclosure; and related site improvements. Work involved remedial grading and over-excavation for building pad preparation. Structural systems included concrete footings and slabs, masonry walls, structural steel framing, and wood components, varying by building. Site improvements included retaining walls, utilities, storm drain, bio-retention basins, paving, and landscaping. Ninyo & Moore's services included geotechnical observation; field and laboratory testing; and inspection of structural steel, concrete, masonry, and fabricated elements during construction, grading, backfill, paving, and foundation activities.

Port of Long Beach
Fireboat Station #20, *Long Beach, CA*

Ninyo & Moore provided geotechnical, materials testing, and specialty inspection services for the Port of Long Beach Fire Station No. 20 project at Pier D (Berths D50–51) in Long Beach, California. The project involved construction of a new two-story fire station and site improvements, including a fireboat bay enclosure, floating dock, piles, retaining walls, an emergency generator enclosure, underground utilities, fencing, and paving. Work also included installation of precast prestressed concrete piles. Services included geotechnical observation; field density testing during earthwork; and materials testing and special inspections for reinforced concrete, masonry, and structural steel. Ninyo & Moore also performed inspection and testing at the precast pile fabrication plant and provided project management and reporting, including preparation of the final compaction report.

SCHEDULE OF FEES

Schedule of Fees

Hourly Charges for Personnel

Professional Staff

Principal Engineer/Geologist/Environmental Scientist/Certified Industrial Hygienist	$ 250
Senior Engineer/Geologist/Environmental Scientist	$ 235
Senior Project Engineer/Geologist/Environmental Scientist	$ 220
Project Engineer/Geologist/Environmental Scientist	$ 210
Senior Staff Engineer/Geologist/Environmental Scientist	$ 200
Staff Engineer/Geologist/Environmental Scientist	$ 180
GIS Analyst	$ 160
Technical Illustrator/CAD Operator	$ 140

Field Staff

Certified Asbestos/Lead Technician	$ 220
Field Operations Manager	$ 150
Nondestructive Examination Technician (UT, MT, LP)	$ 145
Supervisory Technician	$ 140
Special Inspector (Concrete, Masonry, Structural Steel, Welding, and Fireproofing)	$ 135
Senior Technician	$ 135
Technician	$ 130

Administrative Staff

Information Specialist	$ 120
Geotechnical/Environmental/Laboratory Assistant	$ 120
Data Processor	$ 95

Other Charges

Concrete Coring Equipment (includes technician)	$ 190/hr
Anchor Load Test Equipment (includes technician)	$ 190/hr
GPR Equipment	$ 180/hr
Inclinometer	$ 100/hr
Hand Auger Equipment	$ 80/hr
Rebar Locator (Pachometer)	$ 25/hr
Vapor Emission Kit	$ 65/kit
Nuclear Density Gauge	$ 15/hr
X-Ray Fluorescence	$ 70/hr
PID/FID	$ 25/hr
Air Sampling Pump	$ 10/hr
Field Vehicle	$ 15/hr
Equipment	$ 15/hr
Expert Witness Testimony	$ 450/hr
Direct Expenses	Cost plus 15 %

Special equipment charges will be provided upon request.

Notes

Technicians and special inspectors, are charged at a 4-hour minimum, and 8-hour minimum for hours exceeding 4 hours. Overtime rates at 1.5 times the regular rates will be charged for work performed in excess of 8 hours in one day Monday through Friday and all day on Saturday. Rates at twice the regular rates will be charged for all work in excess of 12 hours in one day, all day Sunday and on holidays.

Our rates will be adjusted in conjunction with the increase in the Prevailing Wage Determination during the life of the project, as applicable.

The terms and conditions are included in Ninyo & Moore's Work Authorization and Agreement form.

Schedule of Fees for Laboratory Testing

SOILS

Atterberg Limits, D 4318, CT 204	$ 170
California Bearing Ratio (CBR), D 1883	$ 550
Chloride and Sulfate Content, CT 417 & CT 422	$ 175
Consolidation, D 2435, CT 219	$ 300
Consolidation, Hydro-Collapse only, D 2435	$ 150
Consolidation – Time Rate, D 2435, CT 219	$ 200
Direct Shear – Remolded, D 3080	$ 350
Direct Shear – Undisturbed, D 3080	$ 300
Durability Index, CT 229	$ 175
Expansion Index, D 4829, IBC 18-3	$ 190
Expansion Potential (Method A), D 4546	$ 170
Geofabric Tensile and Elongation Test, D 4632	$ 200
Hydraulic Conductivity, D 5084	$ 350
Hydrometer Analysis, D 6913, CT 203	$ 220
Moisture, Ash, & Organic Matter of Peat/Organic Soils	$ 120
Moisture Only, D 2216, CT 226	$ 35
Moisture and Density, D 2937	$ 45
Permeability, CH, D 2434, CT 220	$ 300
pH and Resistivity, CT 643	$ 175
Proctor Density D1557, D 698, CT 216, AASHTO T-180	$ 220
Proctor Density with Rock Correction D 1557	$ 340
R-value, D 2844, CT 301	$ 375
Sand Equivalent, D 2419, CT 217	$ 125
Sieve Analysis, D 6913, CT 202	$ 145
Sieve Analysis, 200 Wash, D 1140, CT 202	$ 100
Specific Gravity, D 854	$ 125
Thermal Resistivity (ASTM 5334, IEEE 442)	$ 925
Triaxial Shear, C.D, D 4767, T 297	$ 550
Triaxial Shear, C.U., w/pore pressure, D 4767, T 2297 per pt	$ 450
Triaxial Shear, C.U., w/o pore pressure, D 4767, T 2297 per pt	$ 350
Triaxial Shear, U.U., D 2850	$ 250
Unconfined Compression, D 2166, T 208	$ 180

MASONRY

Brick Absorption, 24-hour submersion, 5-hr boiling, 7-day, C 67	$ 70
Brick Compression Test, C 67	$ 55
Brick Efflorescence, C 67	$ 55
Brick Modulus of Rupture, C 67	$ 50
Brick Moisture as received, C 67	$ 45
Brick Saturation Coefficient, C 67	$ 60
Concrete Block Compression Test, 8x8x16, C 140	$ 70
Concrete Block Conformance Package, C 90	$ 500
Concrete Block Linear Shrinkage, C 426	$ 200
Concrete Block Unit Weight and Absorption, C 140	$ 70
Cores, Compression or Shear Bond, CA Code	$ 70
Masonry Grout, 3x3x6 prism compression, C 39	$ 45
Masonry Mortar, 2x4 cylinder compression, C 109	$ 35
Masonry Prism, half size, compression, C 1019	$ 120
Masonry Prism, Full size, compression, C 1019	$ 200

REINFORCING AND STRUCTURAL STEEL

Chemical Analysis, A 36, A 615	$ 135
Fireproofing Density Test, UBC 7-6	$ 90
Hardness Test, Rockwell, A 370	$ 80
High Strength Bolt, Nut & Washer Conformance, per assembly, A 325	$ 150
Mechanically Spliced Reinforcing Tensile Test, ACI	$ 175
Pre-Stress Strand (7 wire), A 416	$ 170
Reinforcing Tensile or Bend up to No. 11, A 615 & A 706	$ 75
Structural Steel Tensile Test: Up to 200,000 lbs., A 370	$ 90
Welded Reinforcing Tensile Test: Up to No. 11 bars, ACI	$ 80

CONCRETE

Compression Tests, 6x12 Cylinder, C 39	$ 35
Concrete Mix Design Review, Job Spec	$ 300
Concrete Mix Design, per Trial Batch, 6 cylinder, ACI	$ 850
Concrete Cores, Compression (excludes sampling), C 42	$ 120
Drying Shrinkage, C 157	$ 400
Flexural Test, C 78	$ 85
Flexural Test, C 293	$ 85
Flexural Test, CT 523	$ 95
Gunite/Shotcrete, Panels, 3 cut cores per panel and test, ACI	$ 275
Lightweight Concrete Fill, Compression, C 495	$ 80
Petrographic Analysis, C 856	$ 2,000
Restrained Expansion of Shrinkage Compensation	$ 450
Splitting Tensile Strength, C 496	$ 100
3x6 Grout, (CLSM), C 39	$ 55
2x2x2 Non-Shrink Grout, C 109	$ 55

ASPHALT

Air Voids, T 269	$ 85
Asphalt Mix Design, Caltrans (incl. Aggregate Quality)	$ 4,500
Asphalt Mix Design Review, Job Spec	$ 180
Dust Proportioning, CT LP-4	$ 85
Extraction, % Asphalt, including Gradation, D 2172, CT 382	$ 250
Extraction, % Asphalt without Gradation, D 2172, CT 382	$ 150
Film Stripping, CT 302	$ 120
Hveem Stability and Unit Weight D 1560, T 246, CT 366	$ 225
Marshall Stability, Flow and Unit Weight, T 245	$ 240
Maximum Theoretical Unit Weight, D 2041, CT 309	$ 150
Moisture Content, CT 370	$ 95
Moisture Susceptibility and Tensile Stress Ratio, T 238, CT 371	$ 1,000
Slurry Wet Track Abrasion, D 3910	$ 150
Superpave, Asphalt Mix Verification (incl. Aggregate Quality)	$ 4,900
Superpave, Gyratory Unit Wt., T 312	$ 100
Superpave, Hamburg Wheel, 20,000 passes, T 324	$ 1,000
Unit Weight sample or core, D 2726, CT 308	$ 100
Voids in Mineral Aggregate, (VMA) CT LP-2	$ 90
Voids filled with Asphalt, (VFA) CT LP-3	$ 90
Wax Density, D 1188	$ 140

AGGREGATES

Clay Lumps and Friable Particles, C 142	$ 180
Cleanness Value, CT 227	$ 180
Crushed Particles, CT 205	$ 175
Durability, Coarse or Fine, CT 229	$ 205
Fine Aggregate Angularity, ASTM C 1252, T 304, CT 234	$ 180
Flat and Elongated Particle, D 4791	$ 220
Lightweight Particles, C 123	$ 180
Los Angeles Abrasion, C 131 or C 535	$ 200
Material Finer than No. 200 Sieve by Washing, C 117	$ 90
Organic Impurities, C 40	$ 90
Potential Alkali Reactivity, Mortar Bar Method, Coarse, C 1260	$ 1,250
Potential Alkali Reactivity, Mortar Bar Method, Fine, C 1260	$ 950
Potential Reactivity of Aggregate (Chemical Method), C 289	$ 475
Sand Equivalent, T 176, CT 217	$ 125
Sieve Analysis, Coarse Aggregate, T 27, C 136	$ 120
Sieve Analysis, Fine Aggregate (including wash), T 27, C 136	$ 145
Sodium Sulfate Soundness, C 88	$ 450
Specific Gravity and Absorption, Coarse, C 127, CT 206	$ 115
Specific Gravity and Absorption, Fine, C 128, CT 207	$ 175

ROOFING

Roofing Tile Absorption, (set of 5), C 67	$ 250
Roofing Tile Strength Test, (set of 5), C 67	$ 250

Special preparation of standard test specimens will be charged at the technician's hourly rate.
Ninyo & Moore is accredited to perform the AASHTO equivalent of many ASTM test procedures.

(SUBMIT ONLINE)

COST PROPOSAL---SCHEDULE GEOTECHNICAL & INSPECTION SERVICES

Fire Station No. 80

PROPOSAL ITEM NO.	WORK ACTIVITY DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT RATE	TOTAL
	Field				
1	Grading Observation & Testing	280	HR	$ 145.00	$ 40,600.00
2	Compaction Testing	600	HR	$ 145.00	$ 87,000.00
3	Reinforced Concrete Inspection, Sampling & Testing	240	HR	$ 145.00	$ 34,800.00
	Laboratory Testing & Engineering				$ -
4	Grading Observation - Maximum Density Testing for Soils (ASTM D1557)	6	EA	$ 220.00	$ 1,320.00
5	Compaction Testing	35	EA	$ 1.00	$ 35.00
6	A/C Paving - HVEEM Stability Test for Asphalt	2	EA	$ 225.00	$ 450.00
7	Concrete Compression Strength Testing (Each test shall include four 6"x12")	30	EA	$ 35.00	$ 1,050.00
8	Concrete Compression Strength Testing (4x8)	96	EA	$ 35.00	$ 3,360.00
9	Tension & Bend Rebar, Post Installed Anchors	24	EA	$ 75.00	$ 1,800.00
10	Welding - High Strength Bolt, Nut, Washer Testing	4	EA	$ 150.00	$ 600.00
11	Masonry - Block (ASTM C90)	1	EA	$ 500.00	$ 500.00
12	Masonry - Mortar Compression Test	10	EA	$ 35.00	$ 350.00
13	Masonry - Grout Compressive Testing	10	EA	$ 35.00	$ 350.00
14	Masonry - Core (Shear)	1	EA	$ 70.00	$ 70.00
15	Masonry - Core (Compression)	1	EA	$ 70.00	$ 70.00
16	Nondestructive Testing - UT	8	EA	$ 10.00	$ 80.00
17	Design Mix Verification (Periodic)	5	EA	$ 150.00	$ 750.00
18	Verification of In-Situ Concrete Strength (Periodic)	4	EA	$ 100.00	$ 400.00
	SPECIAL INSPECTION SERVICES				$ -
19	Special Inspection - Welding	88	HR	$ 145.00	$ 12,760.00
20	Special Inspection - Masonry	240	HR	$ 145.00	$ 34,800.00
21	Special Inspection - Concrete (IBC Section 1705.3)	320	HR	$ 145.00	$ 46,400.00
22	Steel - Shop Inspection	320	HR	$ 145.00	$ 46,400.00
23	Special Inspection - Soils (CBC 1705A.6)	80	HR	$ 145.00	$ 11,600.00
24	Over-Excavation Observation & Fill Approval	80	HR	$ 145.00	$ 11,600.00
25	Underground Water Tank Backfill Inspection & Compaction Testing	32	HR	$ 145.00	$ 4,640.00
26	Imported Fill Material Testing & Approval (Per Source)	3	EA	$ 300.00	$ 900.00
27	Special Inspection - Structural Wood (CBC 1705A.5)	80	HR	$ 145.00	$ 11,600.00
28	Nelson / End-Welded Stud Inspection & Bend Testing (CBC 2213A.2)	12	EA	$ 145.00	$ 1,740.00
29	Infiltration System Subgrade Testing & Percolation Testing	4	EA	$ 145.00	$ 580.00
30	Contaminated Soils Assessment, Field Screening & Disposal Protocol (Contingency)	1	LS	$ 5,000.00	$ 5,000.00
	OFFICE		Subtotal		$ 361,605.00
31	Project Management (Duration for the entire project)	1	LS		$ 30,000.00
32	Certified Payroll Administration (Duration for the entire project)	1	LS		$ 1,000.00
33	Prepare Test Results Summary Report (Separate from onsite summary report)	1	LS		$ 3,000.00

Field	**$162,400.0000**
Laboratory Testing & Engineering	**$11,185.0000**
SPECIAL INSPECTION SERVICES	**$188,020.0000**
OFFICE	**$34,000.0000**
Grand Total	**$395,605.0000**

File #: 26-1107
Agenda #: J.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Approve and Authorize the City Manager to enter into a Maintenance Agreement to Establish Maintenance Obligations and Certain Rights Incidental to the Public Right-of-Way with HDO4, LLC

RECOMMENDATION:
Approve and authorize the City Manager to enter into a Landscape Maintenance Agreement to establish maintenance obligations and certain rights incidental to the public right-of-way along John Previti Avenue and Citrus Avenue.

COUNCIL GOALS:

- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:
On July 27, 2021, the City Council approved MCN20-099, SPA Amendment No. 21-004, TPM21-003 (TPM No. 20237), and Design Review No. 21-002. To adhere to the Specific Plan requirements, the developer is required to construct various improvements along John Previti Avenue and Citrus Avenue.

As part of these improvements, the developer, HDO4, LLC, has expressed a desire to maintain the landscaped median and trees within the public right-of-way along John Previti Avenue and Citrus Avenue, within their project boundary. The proposed Landscape Maintenance Agreement will establish the landscape maintenance obligations for these areas.

FISCAL IMPACT:
There is no fiscal impact associated with the approval of this item.

MOTION:
Approve staff recommendation.

RECORDING REQUESTED BY:

Orange Coast Title Company
2151 E Convention Center Way, Suite 230
Ontario, CA 91764

WHEN RECORDED RETURN TO:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
Attn: Gia Kim, City Engineer

Space Above This Line For Recorder's Use

MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT (***"Agreement"***) is made and entered into as of this _____ day of _____, 2026, by and between HDO4, LLC, a Delaware limited liability company (***"Developer"***), and the CITY OF FONTANA (the ***"City"***). Developer and the City may be referred to herein individually as a **"Party"** or collectively as the **"Parties."**

RECITALS:

A. Developer is the owner of certain real property located at Assessor's Parcel Number (APN) 0226-075-60 in the City of Fontana, County of San Bernardino, State of California, which is more particularly described in **Exhibit "A,"** attached hereto and incorporated herein by reference (the ***"Developer Property"***). Developer has or intends to construct Commercial units on the Developer Property.

B. City and Developer wish to establish maintenance obligations and certain rights incidental to the public right-of-way (***"ROW"***) near portions of the Developer Property as shown in **Exhibit "B,"** attached hereto and incorporated herein by reference.

C. The Developer Property and ROW are part of a larger project (***"Project"***) which includes that real property described in **Exhibit "C,"** attached hereto and incorporated by reference. The remainder of the Project is currently in development, and the Parties anticipate it to be developed pursuant to the terms of a certain 2020 Disposition Agreement, dated July 2, 2020 (the **"*DDA*"**).

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

1. **Maintenance Obligations**.

A. Developer Maintenance Area. ***"Developer Maintenance Area"*** means those portions of the parkway landscape areas within the ROW which are generally depicted on **Exhibit "B."** The ***"Developer Maintained Improvements"*** means street trees, landscaping, and associated irrigation improvements within the Developer Maintenance Area. Developer shall perform the following with respect to the Developer Maintenance Area:

(i) Keep the Developer Maintenance Area reasonably free of plant and landscape debris.

(ii) Repair damage to the Developer Maintenance Areas due to the elements and ordinary wear and tear.

(iii) Pursuant to Section 4 below, Developer shall Maintain and replace the street trees and landscaping within the Developer Maintenance Area. In addition, the replacement of any Street trees must be approved in writing by the City.

(iv) Maintain proper weed abatement within the Developer Maintenance Areas and corresponding ROW in accordance with the approved plans and all City landscape standards and specifications.

B. City Responsibility. Maintenance and repair of Sidewalks, curb ramps, and curb and gutters shall be the responsibility of the City upon expiration of the one (1) year warranty period and the written acceptance of the improvements by the City.

2. **Termination of Developer Maintenance Obligation**. Developer shall have the ongoing maintenance obligation of the Developer Maintenance Areas until such time as the City, in its sole and absolute discretion, elects to maintain such area, at which time the applicable area shall no longer constitute a part of the Developer Maintenance Area. In such event, the City shall provide a notice of termination of the Developer Maintenance Areas in writing to Developer.

3. **Use of ROW**. The Parties agree that neither Party shall have the right to erect any structure or conduct any activity within the ROW which will unreasonably inhibit or impair the use of the ROW described in this Agreement. The ROW shall be accessible by the general public.

4. **Right of City to Remedy Failure of Maintenance Obligation**. If Developer fails to comply with the provisions of this Agreement, including any failure to maintain the Developer Maintenance Areas and/or the Developer Maintained Improvements, as set forth above, then the City may deliver written notice to Developer identifying the specific defects regarding the maintenance of the Developer Maintenance Areas or Developer Maintained Improvements ("***Defects Notice***"). The Defects Notice shall specify the date by which Developer must remedy the specific defects identified in the Defects Notice in order to avoid action by the City, which date, except in the case of an emergency situation, shall be no less than fifteen (15) days from the Developer's actual receipt of the Defects Notice. If the City determines a hazardous situation exists which must be remedied immediately (***"emergency situation"***), then the City shall have the right to immediately enter into the Developer Maintenance Areas to address and resolve the emergency, after which the City will seek reimbursement in accordance with this section.

If Developer fails to correct the specific defects identified in the Defects Notice within the time period specified in the Defects Notice, the City shall have the right to remedy the specific defects identified in the Defects Notice. Developer hereby grants the City, or its assignees, the right of access, ingress and egress upon and across the Developer Maintenance Area as may be necessary to complete such remedial work. The City may retain, as its election, its own contractors, or the Developer's contractors, or other third party maintenance company to complete the remedial work, provided that all such contractors shall be appropriately licensed (if a license is required for the performance of the remedial work) and, such contractors are employees of the City, maintain workers compensation insurance, automobile insurance, and general commercial liability insurance with limits and terms acceptable to Developer and on which Developer is named as an additional insured . Except in an

emergency situation, during which remedial or repair work may be performed at any time to address the emergency, all remedial work shall be performed between the hours of 7:00 a.m. and 6:00 p.m. in a manner that minimizes any inconvenience to the residents of the Developer Property. Any costs incurred by the City for the remedial work needed to remedy the specific defects identified in the Defects Notice shall, unless patently unreasonable, be borne solely by the Developer. The City shall provide a written itemized invoice and back-up documentation for such costs (*e.g.*, documentation evidencing the number of worker hours spent performing the remedial work, receipts for the purchase of any materials or lease of any equipment needed to perform the remedial work, mechanics' lien releases, etc.) to Developer within thirty (30) days' after the completion of the remedial work. Developer shall remit payment to the City within thirty (30) days from Developer's receipt of the invoice and back-up documentation. The Parties agree that any remedial work undertaken by the City under this section shall not terminate the maintenance obligations of Developer under this Agreement.

5. **Indemnification**. Developer hereby covenants and agrees to indemnify, defend (with legal counsel selected by the City), and hold City, its officials, officers, agents, and employees harmless from and against any and all claims, damages (including damage to property and injury to persons), demands, losses, obligations, judgments, liabilities, costs and expenses (including, without limitation, attorneys' and other fees) arising from or in any way connected to any injury to persons or damage to property caused by the negligence or willful misconduct of Developer or its agents during any installation, repair or maintenance activities by Developer or its contractors or agents in the Developer Maintenance Area. City hereby covenants and agrees to indemnify, defend (with legal counsel selected by City and reasonably acceptable to Developer), and hold Developer, its members and their officers, members, agents, and employees harmless from and against any and all claims, damages (including damage to property and injury to persons), demands, losses, obligations, judgments, liabilities, costs and expenses (including, without limitation, attorneys' and other fees) arising from or in any way connected any injury to persons or damage to property caused by the negligence or willful misconduct of City or its agents during any installation or maintenance activities in the ROW.

6. **Future CFD**. Developer and City agree that the ROW is intended to benefit the entire Project, so as other portions of the Project are developed, the owners of such parcels should be obligated to contribute to the ROW maintenance costs. Therefore, as part of the conditions of approval for the other parcels in the Project, the City shall assist with the initiation and execution the necessary procedures for the establishment of a Community Facilities District ("***CFD***") which will own and maintain the ROW, and at such time, Developer shall also participate in such CFD and shall reasonably cooperate in the formation of such CFD. Only upon the successful formation of the CFD and transfer of the maintenance obligations described herein to the CFD, shall this Agreement terminate upon written approval by the City. Notwithstanding the foregoing, the City agrees that the conditions of approval for any parcel within the Property which is owned by Developer or an affiliate of Developer (***"Affiliate Property"***) shall allow for the amendment of this Agreement in order to include the Affiliate Property as part of the Developer Property instead of requiring the formation and annexation into a CFD.

7. **Successors and Assigns**. This Agreement shall run with the land and shall be binding upon and shall insure to the benefit of the heirs, executors, administrators, successors and assigns of the Developer and the City. The covenants, conditions and restrictions set forth in this Agreement shall constitute equitable servitudes which shall run with the land. Except as expressly stated in this Agreement, there are no third party beneficiaries with the right to enforce this Agreement.

8. **Affected and Benefited Land**. The land (***"Affected Land"***) affected by the covenants contained in this Agreement is the Developer Property and the ROW. The land (***"Benefited Land"***) benefited by the covenants contained in this Agreement is the Developer Property and the ROW.

9. **Notices**. Unless otherwise provided in this Agreement, all notices, demands, or other communications given pursuant to the terms of this Agreement shall be in writing and shall be deemed to have been given and received upon personal delivery or as of the second business day after mailing in the United States by registered or certified mail, return receipt requested, postage prepaid, addressed as follows or to such other address or to such other person (*e.g.*, Association or the Association's property manager) as either party may designate in a written notice to the other party:

If to Developer:

VENTANA 257, LLC
c/o The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, CA 91764
Attn: Andrew Wennerstrom
Telephone: (909) 354-8010
awennerstrom@theprevitigroup.com

With a Copy to:

HDO4, LLC
c/o The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, CA 91764
Attn: Steven B. Imhoof, Esq.
Telephone (909) 354-8085
simhoof@theprevitigroup.com

If to City:

CITY OF FONTANA
8353 Sierra Avenue
Fontana, CA 92335
Attn: Gia Kim, City Engineer
Telephone: (909) 350-7613
gkim@fontanaca.gov

With a Copy to:

Best Best & Krieger LLP
28554 E. Guasti Road, Suite 400
Ontario, CA 91761
Attn: Ruben Duran, City Attorney
Telephone: (909) 989-8584
Ruben.duran@bbklaw.com

10. **Lender Protection**. Nothing in this Agreement shall be construed as giving any party priority over the rights of beneficiaries of first deeds of trust encumbering any portion of the Developer Property. No breach of this Agreement shall invalidate the lien of any first deed of trust encumbering the Developer Property.

11. **Headings**. The titles or headings of the sections of this Agreement are not a part of the Agreement and shall have no effect upon the construction of or interpretation of this Agreement.

12. **Execution in Counterpart**. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

[Signature Page on Following Page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first set forth above.

CITY OF FONTANA

By:_____
Matthew C. Ballantyne
City Manager

Attest:

By:_____
Germaine Key, City Clerk

Approved as to form:

_____
Best Best & Krieger LLP
City Attorney

By:_____
Phillip Burum, Deputy City Manager
Development Services Organization

By:_____
Gia Kim
City Engineer

VENTANA 257, LLC

By:_____
Richard Munkvold
Chief Financial Officer

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Public (SEAL)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
)
COUNTY OF _____)

On _____, before me, _____, a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

_____

Notary Public (SEAL)

EXHIBIT "A"

DEVELOPER PROPERTY

(PA 2 Site Plan)

SHEET 3 OF 3
DATE OF SURVEY: JULY, 2024

PARCEL MAP NO. 20949

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
BEING A SUBDIVISION OF PARCEL 4 OF PARCEL MAP NO. 20327 RECORDED IN BOOK 256, PAGES 37 THROUGH 40 OF PARCEL MAPS IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

KURT R. TROXELL L.S. 7854 FUSCOE ENGINEERING, INC. JULY, 2024

CSRC CORS STATION "P575"
LATITUDE=N34°12'55.83198"
LONGITUDE=W117°32'31.73063"
CALIFORNIA STATE PLANE
COORDINATE SYSTEM OF 1983,
CCS83, ZONE V (2011.00 EPOCH)
N=1901125.144
E=6703084.664

GPS TIE
N55°50'34"W
31382.36' (GRID)

BASE OF BEARINGS
N07°19'20"W 498.34' (GRID)

10340
N=1884888.242
E=6726948.115

PROJECT SITE

10338
N=1883530.921
E=6725547.581

GPS TIE
N41°30'42"E
30569.68' (GRID)

CSRC CORS STATION "EWPP"
LATITUDE=N34°06'15.10195"
LONGITUDE=W117°31'32.05963"
CALIFORNIA STATE PLANE
COORDINATE SYSTEM OF 1983,
CCS83, ZONE V (2011.00 EPOCH)
N=1860639.668
E=6705296.884

GPS CONTROL SCHEME
NOT TO SCALE

CITRUS AVENUE

PARCEL 1

DETAIL "C"
SCALE: 1" = 20

INTERSTATE-15 FREEWAY

PARCEL 1
106,276 SQ. FT/2.440 AC.

PARCEL 2
88,622 SQ. FT/2.034 AC.

PARCEL 3
119,160 SQ. FT/2.742 AC.

PARCEL 4
103,688 SQ. FT/2.380 AC.

JOHN PREVITI AVENUE

PARCEL MAP NO. 20327
P.M.B. 256/37-40

SEE DETAIL "B" HEREON

SEE DETAIL "C" HEREON

10340
10338
10339
10337
10336

Δ=02°52'07" L=495.21
Δ=02°17'40" R=825.10 L=1082.23'
Δ=02°21'05" L=410.03'
Δ=01°02'28" L=178.99'
Δ=02°17'15" L=11.47'
Δ=11°45'30" R=2942.33' L=603.85'
Δ=09°28'15" L=486.36'
Δ=09°36'11" L=68.79'
Δ=19°46'46" R=877.00' L=303.52'
Δ=14°39'14" L=103.53'
Δ=28°41'35" L=211.96'
Δ=44°11'49" R=409.00 L=315.50'
Δ=44°11'49" R=375.00 L=289.27'
Δ=45°24'27" R=375.00' L=297.19'
Δ=45°24'27" R=409.00' L=324.14'

N43°09'21"W (R)
N44°11'50"W 215.37'
N44°48'11"E 266.12'
N46°29'04"W (R)
N53°30'56"W 226.64'
N53°30'00"W (R)
N55°57'19"W (R)
N89°17'34"E 408.53'
N00°23'44"E 1.47'
N89°36'16"W 34.00'
N00°23'44"E 1.47'
N14°30'14"W (R)
N90°00'00"E 11.71'
N40°46'16"W (R)
N38°20'49"W
N13°39'09"W 243.84'
N45°17'48"E 32.36'
N90°00'00"E 43.30'
N00°03'58"E 363.74'
N89°34'16"W (R)
N37°54'09"W (R)
N38°07'36"W (R)
N86°47'45"W (R)
N24°44'11"E 12.75'
N89°24'02"W 13.34'
N00°35'58"E 12.00'
N89°24'02"W 8.32'
N00°35'58"E 21.70'
N89°24'02"W 6.63'
N00°35'58"E 8.60'
N62°18'00"W 21.12'
N79°12'23"E (R) 12.57'

455.02'
N45°43'11"E 630.22'
175.16'
539.47'
100.63'
5.69'
36.67'
L=67.79'

80 0 40 80 160
SCALE 1" = 80

N69°34'16"W (R)
PARCEL 1
10' (B)
6' (B)
2' (B)
43.00'
17.00'
N01°25'58"E
5.00'
15'
2.00'
CITRUS AVENUE
DETAIL "B"
SCALE: 1" = 10

LINE TABLE		
NO.	BEARING	DISTANCE
L6	N89°58'00"E	10.95'
L7	N89°58'00"E	45.00'
L8	N24°44'11"E	12.75'
L9	N89°24'02"W	13.34'
L10	N00°35'58"E	12.00'
L11	N89°24'02"W	8.32'
L12	N00°35'58"E	21.70'
L13	N89°24'02"W	6.63'
L14	N00°35'58"E	8.60'
L15	N62°18'00"W	21.12'

EASEMENT NOTES:

(A) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED SEPTEMBER 6, 2006 AS INSTRUMENT NO. 2006-609356, OFFICIAL RECORDS.

(B) AN EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES PER DOCUMENT RECORDED APRIL 10, 2025 AS INSTRUMENT NO. 2025 0077116, OFFICIAL RECORDS.

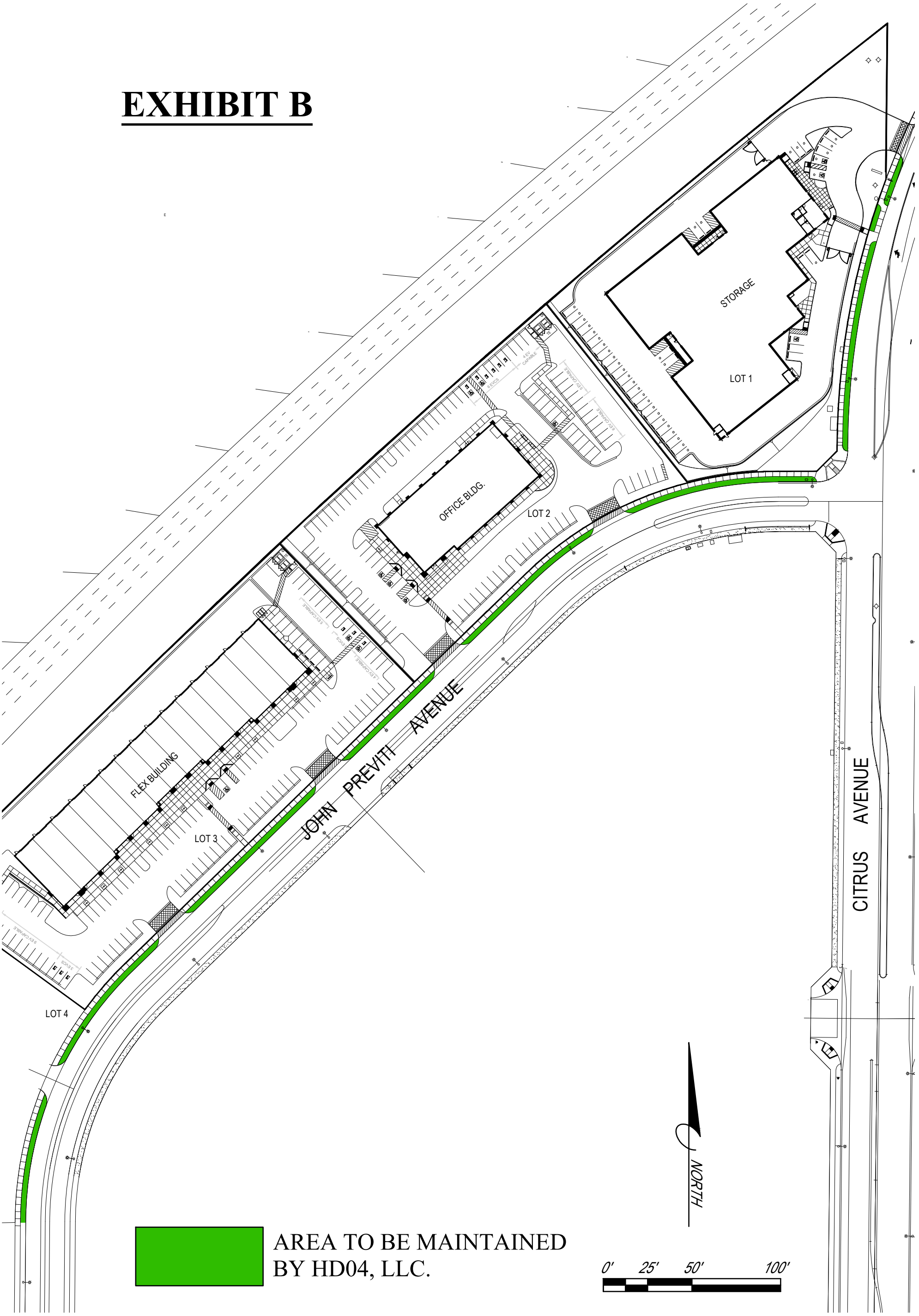
(C) AN EASEMENT TO CITY OF FONTANA FOR PUBLIC STREET BY DEED RECORDED MARCH 7, 1892 IN BOOK "A" PAGE 174 OF BOARD OF SUPERVISORS MINUTES FOR SAN BERNARDINO COUNTY.

EXHIBIT "B"

DEVELOPER MAINTENANCE AREA

(PA 2 Landscape Plan)

EXHIBIT B



AREA TO BE MAINTAINED BY HD04, LLC.

EXHIBIT "C"

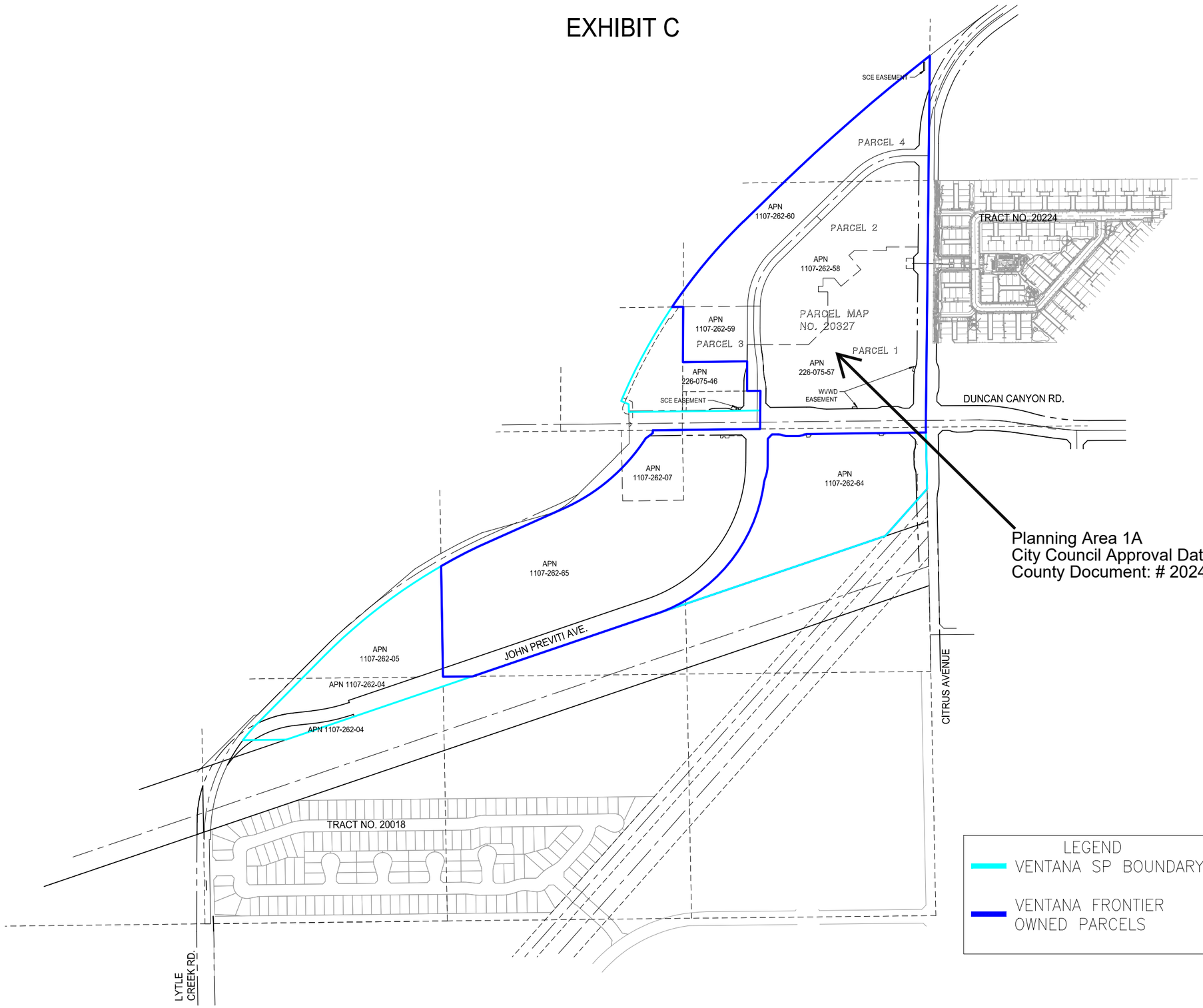
LEGAL DESCRIPTION OF REMAINDER OF THE PROJECT

(Site Overview)

APNs:
0226-075-57-0000
0226-075-58-0000
0226-075-59-0000
1107-262-65-0000
1107-262-07-0000
1107-262-04-0000
1107-262-05-0000
0226-075-46-0000

VENTANA OVERALL SITE EXHIBIT

EXHIBIT C



Planning Area 1A
City Council Approval Date: 10-8-24
County Document: # 2024-0255288

LEGEND
VENTANA SP BOUNDARY
VENTANA FRONTIER OWNED PARCELS

SCALE:
1"=250'

FUSCOE ENGINEERING
FULL CIRCLE THINKING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

\1855\DOC\EXHIBITS\1855-004-VENTANA SITE OVERVIEWLDWG (04-30-2025 11:47:09AM) Plotted by: LFigueroa

VENTANA LEGAL DESCRIPTIONS

APN: 0226-075-57

Parcel 1, in the City of Fontana, County of San Bernardino, State of California, as shown on map filed in Book 258, Pages 37-48 of Parcel Maps, in the Office of the County Recorder of said County.

APN: 0226-075-58

Parcel 2, in the City of Fontana, County of San Bernardino, State of California, as shown on map filed in Book 258, Pages 37-48 of Parcel Maps, in the Office of the County Recorder of said County.

APN: 0226-075-59

Parcel 3, in the City of Fontana, County of San Bernardino, State of California, as shown on map filed in Book 258, Pages 37-48 of Parcel Maps, in the Office of the County Recorder of said County.

APN 1107-262-65

The North One-half of the Northeast one-quarter of Section 24, Township 1 North, Range 6 west, San Bernardino base and meridian, in the City of Fontana, County of San Bernardino, State of California.

Excepting therefrom the Northerly 380 feet of the Easterly 330 feet of said Northwest one-quarter of said Northeast one-quarter of said Section 24.

Also excepting therefrom that portion lying East and Southeasterly of the West and Northwesterly right-of-way of John Previti Avenue, granted to the City of Fontana by deed recorded February 24, 2022, by Doc. No. 2022-0073488, official records of said county.

Also excepting therefrom that portion lying Northerly of the Southerly right-of-way of Duncan Canyon road, Granted to the City of Fontana by deed recorded October 19, 2021, by Doc. No. 2021-0473028, official records of said county.

Also excepting therefrom that portion of land described in final order of condemnation by the State of California, recorded September 10, 1976, in book 9009, page 656, official records of said county.

Also shown as Parcel B on Certificate of Compliance for a Lot Line Adjustment recorded 11/14/24 as Doc. No. 2024-0272517, official records of said County.

Together with that portion of the vacated road conveyed by the City of Fontana to HDO4, LLC, in the Quitclaim Deed recorded on April 2, 2025 as Instrument No. 2025-0071224 of Official Records in the Office of the County recorder of said County.

APN: 1107-262-07
The Northerly 380 feet of the Easterly 330 feet of the Northwest ¼ of the Northeast ¼ of Section 24, Township 1 North, Range 6 West, San Bernardino Meridian, in the City of Fontana, County of San Bernardino, State of California, according to the official plat of said land.

Excepting therefrom that portion described in the deed to the State of California recorded March 17, 1975 in Book 8636, Page 3, Official Records, records of said County.

APN: 1107-262-04

The North half of the North half of the Southeast quarter of the Northwest quarter, and the North half of the North half of the Southwest quarter of the Northeast quarter of Section 24, Township 1 North, Range 6 West, San Bernardino Base and Meridian, according to United States Government Township plat thereof.

Excepting therefrom that portion of' land conveyed to Southern Surplus Realty Co., a California Corporation by grant deed recorded August 7, 1973, in Book 8241, Page 46, Official Records, San Bernardino County, California.

Also excepting therefrom that portion of land conveyed to the State of California by grant deed recorded November 13, 1974, in Book 8556 Page 107, Official Records San Bernardino County, California.

Excepting therefrom an undivided 1/2 interest in oil, gas and other hydrocarbons and minerals now or at any time hereafter situate therein and thereunder, without the right by the grantor to enter upon the surface of, in, under or across the same, the subsurface to a depth of 500 feet measured in a vertical direction from the earth surface of said land for the exploration, developing, extracting or removing any oil, gas or other hydrocarbons or minerals found therein, as reserved in the deed from Cucamonga Winery, a Corporation, to Frank Sinatra, recorded May 16, 1956, in Book 3939, Page 504, Official Records.

APN: 1107-262-05

The Northeast 1/4 of the Northwest 1/4 of Section 24, Township 1 North, Range 6 West, San Bernardino Meridian, in the City of Fontana, County of San Bernardino, State of California, according to the Official Plat of said land approved by the Surveyor General.

Except therefrom that portion conveyed to San Bernardino County Flood Control District by Final Order of Condemnation, Case No. 152410, Superior Court of the State of California, recorded July 10, 1972 in Book 7973, Page 492, Official Records.

Also except therefrom that portion lying northwesterly of the southeasterly line of the land conveyed to the State of California, acting by and through the Department of Transportation by Final Order of Condemnation, Case No. 162631, Superior Court of the State of California, recorded July 20, 1976 in Book 8846, Page 698, Official Records.

APN: 0226-075-46

Parcel “B”

That portion of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 and a portion of the Southeast 1/4 of the Southeast 1/4, both of Section 13, Township 1 North, Range 6 West, San Bernardino Meridian, according to Government Survey, in the City of Fontana, County of San Bernardino, State of California, further described as follows:

Said portion of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 13, is described as follows:

The Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13, excepting therefrom, that portion conveyed to the State of California by deed recorded January 31, 1974 in Book 8359, Page 17, Official Records, described as follows:

Commencing at a 3/4 inch iron pipe marking the South 1/4 corner of said Section 13; thence North 89°21'55" East along the South line of said Section 13, 657.90 feet to the West line of said Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 and the point of beginning; thence North 00°22'13" East along said West line, 660.00 feet to the North line of said Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4; thence North 89°22'00" East along said North line, 594.97 feet to a point on a non-tangent curve, said curve being concave Southeasterly; with a radius of 2942.00 feet; thence Southwesterly along said curve from a tangent bearing of South 33°55’56" West, 596.43 feet through a central angle of 11°36'56”, to the beginning of a tangent compound curve to the left, with a radius of 50.00 feet; thence Southeasterly along said curve, 92.61 feet through a central angle of 106°07'27", thence South 83°48'27” East, 145.45 feet; thence North 89°21'56" East, 154.46 feet to the East line of said Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4; thence South 00°26'36" West along said East line, 51.49 feet to said South line of Section 13; thence South 89°21'55" West along said South line, 658.09 feet to the true point of beginning.

Also except therefrom, that portion of the Easterly 299.26 feet of the Southerly 100.20 feet of said Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 as

measured from the Southerly line of said Section 13 also being the centerline of Duncan Canyon Road, as conveyed to the City of Fontana for street, highway and public utility purposes by grant deed, recorded June 4, 2010 as Instrument No. concurrent herewith, Official Records.

Also except therefrom, all oil, gas and other hydrocarbon substances below a depth of 500 feet below the surface of said land without the right of surface entry from said land for any purpose.

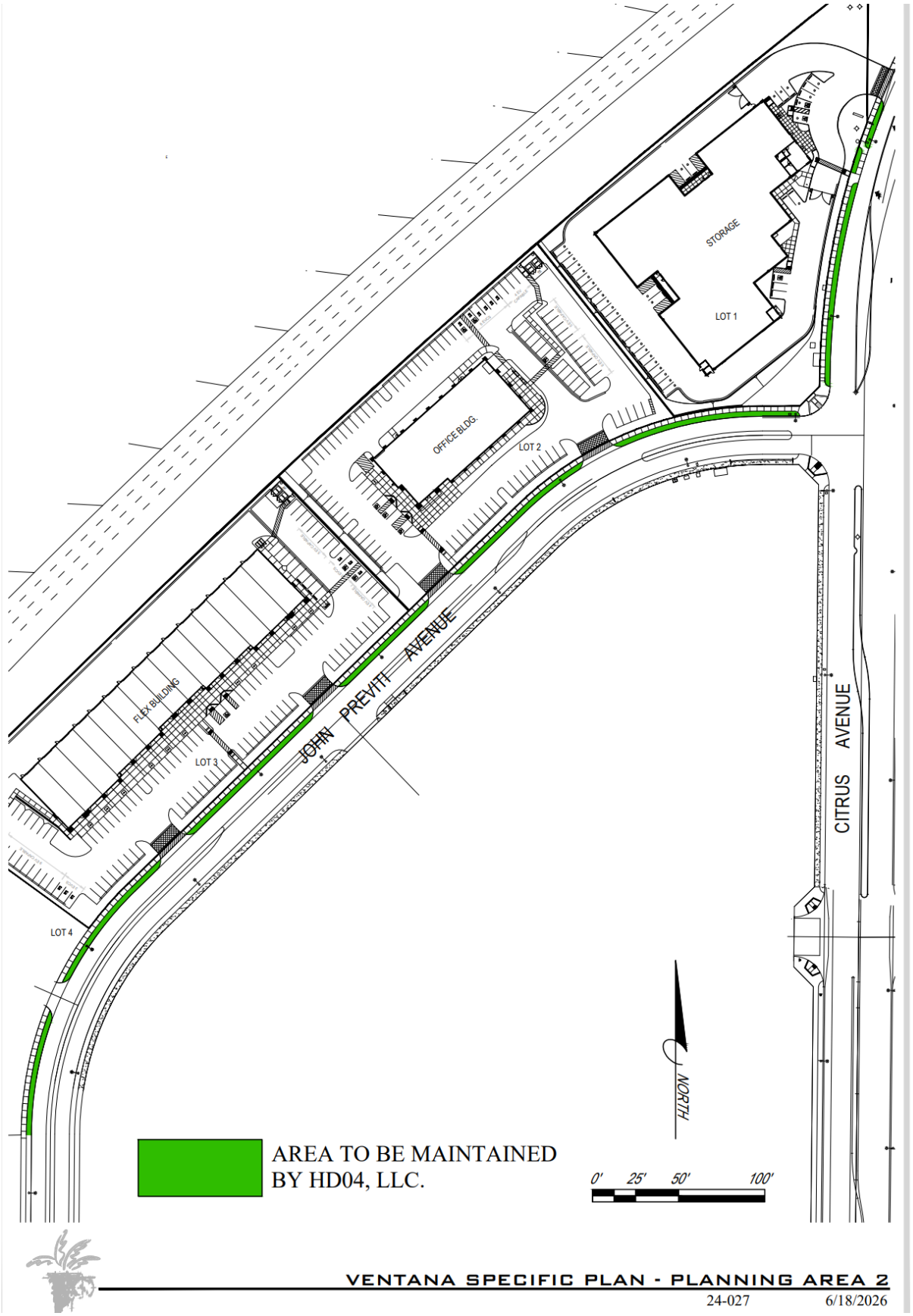
Said portion of the Southeast 1/4 of the Southeast 1/4 of Section 13 is described as follows:

Beginning at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 13, thence North 89°21'55° East along the South line of said Section 13, 420.75 feet; thence North 00°26'36" East parallel with the West line of said Southeast 1/4 of the Southeast 1/4, 206.25 feet, thence South 89°21'55" West parallel with the South line of said Section 13, 72.50 feet; thence North 00°26'36" East parallel with the West line of said Southeast 1/4 of the Southeast 1/4, 159.87 feet; thence South 89°21'55" West parallel with the South line of said Section 13, 348.25 feet to the West line of said Southeast 1/4 of the Southeast 1/4; thence South 00°26'36" West along said West line, 366.12 feet to the point of beginning.

Excepting therefrom, the Southerly 100.20 feet as measured from the Southerly line of said Section 13 also being the centerline of Duncan Canyon Road, as conveyed to the City of Fontana for street, highway and public utility purposes by grant deed, recorded June 4, 2010 as Instrument No. concurrent herewith, Official Records.

END

Vicinity Map



File #: 26-1108
Agenda #: K.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Community Services

SUBJECT:
Approve the purchase order to Oriental Trading Company to support materials/supplies for the Fontana Expanded Learning Program's school sites.

RECOMMENDATION:
1. Authorize to procure Teaching Aids: Instructional and Classroom Supplies utilizing the Purchasing Policy and Procedure Manual Section 3.1.5 Non-Competitive Proposal - Purchased by Another Agency.

2. Authorize Purchasing Division to procure and use the Education Services Center, Region 2 Agency Contract 26-27 E000 to purchase the Instructional and Classroom Supplies.

3. Authorize the purchase order to Oriental Trading Company for FY 2026/2027 in the amount of $200,000 to support materials/supplies for the Fontana Expanded Learning Program's school sites.

COUNCIL GOALS:
- Practice sound fiscal management by living within our means while investing in the future.
- Create and maintain a dynamic team by supporting the decisions of the majority once made.

DISCUSSION:
Background Summary
The City of Fontana is currently in its eighteenth year of collaboration with the Fontana Unified School District as the Fontana Expanded Program (FELP) provider. The Fontana Expanded Learning Program is an After School Education and Safety (ASES) grant and Expanded Learning Opportunities Program funded program.
The Fontana Expanded Learning Program provides physical education, enrichment lessons, homework support and 21st Century Skill lessons to meet the program requirements as well as align with the districts' efforts to prepare students to engage their world and make healthy choices.

Recommendation
To ensure the program can purchase and meet the need for materials and supplies at the thirty-three FELP sites, the Fontana Expanded Learning Program is recommending the opening of purchase orders to Oriental Trading Company. Oriental Trading Company will support the program needs for materials and supplies allowing the program to access high quality academic/educational

materials/supplies.
Oriental Trading Company offers a wide range of materials, such as educational materials, classroom organization and decoration materials for a variety of ages and grades. Due to the various programming needs Oriental Trading Company provides, staff is recommending the City to open a purchase order with Oriental Trading Company.

FISCAL IMPACT:
The program is budgeted in the adopted FY 2026/2027 Community Services Department operating budget as designed by the FUSD Operating Agreement. The cost of the curriculum is $200,000 and will be funded from Budget Unit #38624101 in the Fontana Expanded Learning Program Account # 8010.

The City, per the Operating Agreement with the Fontana Unified School District, will be reimbursed in an amount not to exceed $200,000 per year for services provided to the grant-funded after school program.

MOTION:
Approve Purchase Order with Oriental Trading Company to support the purchasing of materials/supplies for the Fontana Expanded Learning Program's school sites.

Supplier Award

26-27 6E000

Teaching Aids: Instructional/Classroom Supplies

Award Date: 4/16/26

Oriental Trading Company

Contact Information

Contact: Sherri Fitzpatrick
Address: GoodBuy Purchasing Cooperative
ESC Region 2
2-09
209 N. Water St.
Corpus Christi, TX 78401-2528
Phone: 1 (361) 561-8481
Fax: (361) 561-8535
Email: sherri.fitzpatrick@esc2.us

Oriental Trading Company

OTC Brands,Inc

Contact: Crystal Witthuhn
Address: 4206 S 108 St
Omaha, NE 68137
Phone: (800) 228-0038
Fax: (800) 869-2351
Toll Free: (800) 228-0038
Email: npsbids@oriental.com

Award Lines

1 Please submit any discounts being offered to our members. You may add notes as needed.

Quantity: 1 UOM: EA Unit price: 5% Total: 5%

Item Note:

Enter the catalog title, or Universal Resource Locator (URL) if catalog is available online, for each catalog to be included in this bid along with the discount percentage from list price, if any. **Catalog/Price list or URL MUST be included or proposal will not be considered.**

Add Notes

File #: 26-1109
Agenda #: L.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Community Services

SUBJECT:
Approve the purchase order of Millu curriculum to support the Fontana Expanded Learning Program's school sites.

RECOMMENDATION:
1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies Procedures 3.1.5 for Single Source/Sole Source method.

2. Approve the purchase order in the amount of $144,172.31 with Millu curriculum to support character and social emotional development enrichment for the Fontana Expanded Learning Program's school sites.

COUNCIL GOALS:
- Increase citizen involvement by promoting healthy lifestyle opportunities to residents of all ages.
- Enhance the local environment for future generations and create a healthy economic and environmental future by encouraging healthy eating, regular physical activity, and responsible individual choices.

DISCUSSION:
Background Summary
The City of Fontana is currently in its eighteenth year of collaboration with the Fontana Unified School District as the Fontana Expanded Program (FELP) provider. The Fontana Expanded Learning Program is an After School Education and Safety (ASES) grant and Expanded Learning Opportunities Program funded program. The Fontana Expanded Learning Program provides physical education, enrichment lessons, homework support and 21st Century Skill lessons to meet the program requirements as well as align with the districts' efforts to prepare students to engage their world and make healthy choices.

Recommendation
To ensure the program provides quality programming at all FELP sites, the Fontana Expanded Learning Program is recommending the opening of purchase orders for Millu. Millu will support the program's quality character development and social emotional learning programming by providing learning and engaging materials for participants.
Millu offers a curriculum and materials that is accessible for both participants and staff. Due to the large scale of curriculum and material needs Millu provides, staff is recommending the City to open a

purchase order with Millu.

This curriculum is unique and Millu is the only curriculum that meets the grant requirements. Purchasing Policy 3.1.5 allows a sole source purchase when no competitive advantage would be gained from unique services that are only available from one source.

FISCAL IMPACT:
The program is budgeted in the adopted FY 2026/2027 Community Services Department operating budget as designed by the FUSD Operating Agreement. The cost of the curriculum is $144,172.31 and will be funded from Budget Unit #38624101 in the Fontana Expanded Learning Program Account # 8010.

The City, per the Operating Agreement with the Fontana Unified School District, will be reimbursed in an amount not to exceed $144,172.31 per year for these services provided to the grant-funded after school program.

MOTION:
Approve the purchase order of Millu curriculum to support the Fontana Expanded Learning Program's school sites.

QUOTE: UNIQUEVERSE PRODUCT PACKAGE

33 Sites | 132 Staff | 3,000 Students

Item	Details	Quantity	Unit Price	Total
Uniqueverse Student Kit	1 per student	3000	$40	$120,000
Facilitator's Guides	1 per staff	132	$40	$5280
Affirmation Cards	10 students per deck	165	$35	$5,775
SUBTOTAL				$131,055
Shipping				$1,650.00
Sales Tax 8.75%				$11,467.31
TOTAL				**$144,172.31**

*Quote includes shipping and tax based on City of Fontana shipping address

File #: 26-1110
Agenda #: M.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Community Services

SUBJECT:
Approve a contract with Active Education to support physical education component for the Fontana Expanded Learning Program's school sites.

RECOMMENDATION:

1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies 3.1.5 for Single Source/Sole Source method.

2. Approve a contract in the amount of $180,180.00 with Active Education to support physical education component for the Fontana Expanded Learning Program's school sites.

3. Authorize the City Manager to enter into the agreement and any future amendments.

COUNCIL GOALS:

- Improve public safety by emphasizing community-oriented policing, community involvement, and youth programs.

- Enhance the local environment for future generations and create a healthy economic and environmental future by encouraging healthy eating, regular physical activity, and responsible individual choices.

DISCUSSION:

Background Summary

The City of Fontana is currently in its eighteenth year of collaboration with the Fontana Unified School District as the Fontana Expanded Program (FELP) provider. The Fontana Expanded Learning Program is an After School Education and Safety (ASES) grant and Expanded Learning Opportunities Program funded program. The Fontana Expanded Learning Program provides physical education, enrichment lessons, homework support and 21st Century Skill lessons to meet the program requirements as well as align with the districts' efforts to prepare students to engage their world and make healthy choices.

Recommendation

To support the program's physical education component at twenty-eight (28) elementary and five (5) middle school sites, the Fontana Expanded Learning Program is recommending to contract with Active Education. Active Education will support the program by providing high quality sports clinics to

support the physical development and sportsmanship of FELP participants. Due to the program needs, staff is recommending the City to open a purchase order with Active Education.

This curriculum is unique due to Active Education and is only available through the company that meets grant requirements. Purchasing Policy 3.1.5 allows a sole source purchase when no competitive advantage would be gained from unique services that are only available from one source.

FISCAL IMPACT:
The program is budgeted in the adopted FY 2026/2027 Community Services Department operating budget as designed by the FUSD Operating Agreement. The cost of the curriculum is $180,180 and will be funded from Budget Unit #38624101 in the Fontana Expanded Learning Program Account # 8130.

The City, per the Operating Agreement with the Fontana Unified School District, will be reimbursed in an amount not to exceed $180,180 per year for these services provided to the grant-funded after school program.

MOTION:
Approve a contract with Active Education to support physical education component for the Fontana Expanded Learning Program's school sites.

CITY OF FONTANA
PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into as of August, 2026 by and between the City of Fontana, a public agency organized and operating under the laws of the State of California with its principal place of business at 8353 Sierra Avenue, Fontana, California 92335 ("City"), and Active Education, a Limited Liability Company with its principal place of business at PO Box 1838, Redlands, CA 92373 (hereinafter referred to as "Consultant"). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties" in this Agreement.

RECITALS

A. City is a public agency of the State of California and is in need of professional services for the following project:
Active Edcuation
(hereinafter referred to as "the Project").

B. Consultant is duly licensed and has the necessary qualifications to provide such services.

C. The Parties desire by this Agreement to establish the terms for City to retain Consultant to provide the services described herein.

AGREEMENT

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. Services.

Consultant shall provide the City with the services described in the Scope of Services attached hereto as Exhibit "A." The Services are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibit attached hereto and incorporated herein by reference, and all applicable local, state and federal laws, rules and regulations.

2. Compensation.

a. Subject to paragraph 2(b) below, the City shall pay for such services in accordance with the Schedule of Charges set forth in Exhibit "A."

b. In no event shall the total amount paid for services rendered by Consultant under this Agreement exceed the sum of $180,180. This amount is to cover all printing and related costs, and the City will not pay any additional fees for printing expenses. Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis.

3. Additional Work.

If changes in the work seem merited by Consultant or the City, and informal consultations with the other party indicate that a change is warranted, it shall be processed in the following manner: a letter outlining the changes shall be forwarded to the City by Consultant with a statement of estimated changes in fee or time schedule. An amendment to this Agreement shall be prepared by the City and executed by both Parties before performance of such services, or the City will not be required to pay for the changes in the scope of work. Such amendment shall not render ineffective or invalidate unaffected portions of this Agreement.

4. Maintenance of Records.

Books, documents, papers, accounting records, and other evidence pertaining to costs incurred shall be maintained by Consultant and made available at all reasonable times during the contract period and for four (4) years from the date of final payment under the contract for inspection by City.

5. Term:

The term of this Agreement shall be from execution of contract to May 28, 2027, unless earlier terminated as provided herein. The Parties may, by mutual, written consent, extend the term of this Agreement if necessary to complete the Project. Consultant shall perform its services in a prompt and timely manner within the term of this Agreement and shall commence performance upon receipt of written notice from the City to proceed ("Notice to Proceed"). The Notice to Proceed shall set forth the date of commencement of work.

6. Delays in Performance.

a. Neither City nor Consultant shall be considered in default of this Agreement for delays in performance caused by circumstances beyond the reasonable control of the non-performing party. For purposes of this Agreement, such circumstances include but are not limited to, abnormal weather conditions; floods; earthquakes; fire; epidemics; war; riots and other civil disturbances; strikes, lockouts, work slowdowns, and other labor disturbances; sabotage or judicial restraint.

b. Should such circumstances occur, the non-performing party shall, within a reasonable time of being prevented from performing, give written notice to the other party describing the circumstances preventing continued performance and the efforts being made to resume performance of this Agreement.

7. Compliance with Law.

a. Consultant shall comply with all applicable laws, ordinances, codes and regulations of the federal, state and local government, including Cal/OSHA requirements.

b. If required, Consultant shall assist the City, as requested, in obtaining and maintaining all permits required of Consultant by federal, state and local regulatory agencies.

c. If applicable, Consultant is responsible for all costs of clean up and/ or removal of hazardous and toxic substances spilled as a result of his or her services or operations performed under this Agreement.

8. Standard of Care

Consultant's services will be performed in accordance with generally accepted professional practices and principles and in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions.

9. Assignment and Subconsultant

Consultant shall not assign, sublet, or transfer this Agreement or any rights under or interest in this Agreement without the written consent of the City, which may be withheld for any reason. Any attempt to so assign or so transfer without such consent shall be void and without legal effect and shall constitute grounds for termination. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement. Nothing contained herein shall prevent Consultant from employing independent associates, and subconsultants as Consultant may deem appropriate to assist in the performance of services hereunder.

10. Independent Contractor

Consultant is retained as an independent contractor and is not an employee of City. No employee or agent of Consultant shall become an employee of City. The work to be performed shall be in accordance with the work described in this Agreement, subject to such directions and amendments from City as herein provided.

11. Insurance. Consultant shall not commence work for the City until it has provided evidence satisfactory to the City it has secured all insurance required under this section. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has secured all insurance required under this section.

a. Commercial General Liability

(i) The Consultant shall take out and maintain, during the performance of all work under this Agreement, in amounts not less than specified herein, Commercial General Liability Insurance, in a form and with insurance companies acceptable to the City.

(ii) Coverage for Commercial General Liability insurance shall be at least as broad as the following:

(1) Insurance Services Office Commercial General Liability coverage (Occurrence Form CG 00 01) or exact equivalent.

(iii) Commercial General Liability Insurance must include coverage for the following:

(1) Bodily Injury and Property Damage
(2) Personal Injury/Advertising Injury
(3) Premises/Operations Liability
(4) Products/Completed Operations Liability
(5) Aggregate Limits that Apply per Project
(6) Explosion, Collapse and Underground (UCX) exclusion deleted
(7) Contractual Liability with respect to this Agreement

(8) Property Damage
(9) Independent Contractors Coverage

(iv) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; (3) products/completed operations liability; or (4) contain any other exclusion contrary to the Agreement.

(v) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status using ISO endorsement forms CG 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage.

(vi) The general liability program may utilize either deductibles or provide coverage excess of a self-insured retention, subject to written approval by the City, and provided that such deductibles shall not apply to the City as an additional insured.

b. Automobile Liability

(i) At all times during the performance of the work under this Agreement, the Consultant shall maintain Automobile Liability Insurance for bodily injury and property damage including coverage for owned, non-owned and hired vehicles, in a form and with insurance companies acceptable to the City.

(ii) Coverage for automobile liability insurance shall be at least as broad as Insurance Services Office Form Number CA 00 01 covering automobile liability (Coverage Symbol 1, any auto).

(iii) The policy shall give City, its officials, officers, employees, agents and City designated volunteers additional insured status.

(iv) Subject to written approval by the City, the automobile liability program may utilize deductibles, provided that such deductibles shall not apply to the City as an additional insured, but not a self-insured retention.

c. Workers' Compensation/Employer's Liability

(i) Consultant certifies that he/she is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers' compensation or to undertake self-insurance in accordance with the provisions of that code, and he/she will comply with such provisions before commencing work under this Agreement.

(ii) To the extent Consultant has employees at any time during the term of this Agreement, at all times during the performance of the work under this Agreement, the Consultant shall maintain full compensation insurance for all persons employed directly by him/her to carry out the work contemplated under this Agreement, all in accordance with the "Workers' Compensation and Insurance Act," Division IV of the Labor Code of the State of California and any acts amendatory thereof, and Employer's Liability Coverage in amounts indicated herein. Consultant shall require all subconsultants to obtain and maintain, for the period required by this Agreement, workers' compensation coverage of the same type and limits as specified in this section.

d. Professional Liability (Errors and Omissions)

At all times during the performance of the work under this Agreement the Consultant shall maintain professional liability or Errors and Omissions insurance appropriate to its profession, in a form and with insurance companies acceptable to the City and in an amount indicated herein. This insurance shall be endorsed to include contractual liability applicable to this Agreement and shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and must include a provision establishing the insurer's duty to defend.

e. Minimum Policy Limits Required

(i) The following insurance limits are required for the Agreement:

	Combined Single Limit
Commercial General Liability	$1,000,000 per occurrence/ $2,000,000 aggregate for bodily injury, personal injury, and property damage
Automobile Liability	$1,000,000 combined single limit
Employer's Liability	$1,000,000 per accident or disease
Professional Liability	$1,000,000 per claim and aggregate (errors and omissions)

(ii) Defense costs shall be payable in addition to the limits.

(iii) Requirements of specific coverage or limits contained in this section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. Any available coverage shall be provided to the parties required to be named as Additional Insured pursuant to this Agreement.

f. Evidence Required

Prior to execution of the Agreement, the Consultant shall file with the City evidence of insurance from an insurer or insurers certifying to the coverage of all insurance required herein. Such evidence shall include original copies of the ISO CG 00 01 (or insurer's equivalent) signed by the insurer's representative and Certificate of Insurance (Acord Form 25-S or equivalent), together with required endorsements. All evidence of insurance shall be signed by a properly authorized officer, agent, or qualified representative of the insurer and shall certify the names of the insured, any additional insureds, where appropriate, the type and amount of the insurance, the location and operations to which the insurance applies, and the expiration date of such insurance.

g. Policy Provisions Required

(i) Consultant shall provide the City at least thirty (30) days prior written notice of cancellation of any policy required by this Agreement, except that the

Consultant shall provide at least ten (10) days prior written notice of cancellation of any such policy due to non-payment of premium. If any of the required coverage is cancelled or expires during the term of this Agreement, the Consultant shall deliver renewal certificate(s) including the General Liability Additional Insured Endorsement to the City at least ten (10) days prior to the effective date of cancellation or expiration.

(ii) The Commercial General Liability Policy and Automobile Policy shall each contain a provision stating that Consultant's policy is primary insurance and that any insurance, self-insurance or other coverage maintained by the City or any named insureds shall not be called upon to contribute to any loss.

(iii) The retroactive date (if any) of each policy is to be no later than the effective date of this Agreement. Consultant shall maintain such coverage continuously for a period of at least three years after the completion of the work under this Agreement. Consultant shall purchase a one (1) year extended reporting period A) if the retroactive date is advanced past the effective date of this Agreement; B) if the policy is cancelled or not renewed; or C) if the policy is replaced by another claims-made policy with a retroactive date subsequent to the effective date of this Agreement.

(iv) All required insurance coverages, except for the professional liability coverage, shall contain or be endorsed to provide a waiver of subrogation in favor of the City, its officials, officers, employees, agents, and volunteers or shall specifically allow Consultant or others providing insurance evidence in compliance with these specifications to waive their right of recovery prior to a loss. Consultant hereby waives its own right of recovery against City, and shall require similar written express waivers and insurance clauses from each of its subconsultants.

(v) The limits set forth herein shall apply separately to each insured against whom claims are made or suits are brought, except with respect to the limits of liability. Further the limits set forth herein shall not be construed to relieve the Consultant from liability in excess of such coverage, nor shall it limit the Consultant's indemnification obligations to the City and shall not preclude the City from taking such other actions available to the City under other provisions of the Agreement or law.

h. Qualifying Insurers

(i) All policies required shall be issued by acceptable insurance companies, as determined by the City, which satisfy the following minimum requirements:

(1) Each such policy shall be from a company or companies with a current A.M. Best's rating of no less than A:VII and admitted to transact in the business of insurance in the State of California, or otherwise allowed to place insurance through surplus line brokers under applicable provisions of the California Insurance Code or any federal law.

i. Additional Insurance Provisions

(i) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by the City, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(ii) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, City has the right but not the duty to obtain the insurance it deems necessary and any premium paid by City will be promptly reimbursed by Consultant or City will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, City may cancel this Agreement.

(iii) The City may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(iv) Neither the City nor any of its officials, officers, employees, agents or volunteers shall be personally responsible for any liability arising under or by virtue of this Agreement.

j. Subconsultant Insurance Requirements. Consultant shall not allow any subcontractors or subconsultants to commence work on any subcontract until they have provided evidence satisfactory to the City that they have secured all insurance required under this section. Policies of commercial general liability insurance provided by such subcontractors or subconsultants shall be endorsed to name the City as an additional insured using ISO form CG 20 38 04 13 or an endorsement providing the exact same coverage. If requested by Consultant, City may approve different scopes or minimum limits of insurance for particular subcontractors or subconsultants.

12. Indemnification.

a. To the fullest extent permitted by law, Consultant shall defend (with counsel of City's choosing), indemnify and hold the City, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, the City, its officials, officers, employees, agents, or volunteers.

b. If Consultant's obligation to defend, indemnify, and/or hold harmless arises out of Consultant's performance of "design professional" services (as that term is defined under Civil Code section 2782.8), then, and only to the extent required by Civil Code section 2782.8, which is fully incorporated herein, Consultant's indemnification obligation shall be limited to claims that arise out of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant, and, upon Consultant obtaining a final adjudication by a court of competent jurisdiction, Consultant's liability for such claim, including the cost to defend, shall not exceed the Consultant's proportionate percentage of fault.

13. California Labor Code Requirements.

a. Consultant is aware of the requirements of California Labor Code Sections 1720 et seq. and 1770 et seq., which require the payment of prevailing wage rates and the performance of other requirements on certain "public works" and "maintenance" projects

("Prevailing Wage Laws"). If the services are being performed as part of an applicable "public works" or "maintenance" project, as defined by the Prevailing Wage Laws, and if the total compensation is $1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claims, liabilities, costs, penalties or interest arising out of any failure or alleged failure to comply with the Prevailing Wage Laws. It shall be mandatory upon the Consultant and all subconsultants to comply with all California Labor Code provisions, which include but are not limited to prevailing wages (Labor Code Sections 1771, 1774 and 1775), employment of apprentices (Labor Code Section 1777.5), certified payroll records (Labor Code Sections 1771.4 and 1776), hours of labor (Labor Code Sections 1813 and 1815) and debarment of contractors and subcontractors (Labor Code Section 1777.1). The requirement to submit certified payroll records directly to the Labor Commissioner under Labor Code section 1771.4 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Section 1771.4.

b. If the services are being performed as part of an applicable "public works" or "maintenance" project, then pursuant to Labor Code Sections 1725.5 and 1771.1, the Consultant and all subconsultants performing such services must be registered with the Department of Industrial Relations. Consultant shall maintain registration for the duration of the Project and require the same of any subconsultants, as applicable. Notwithstanding the foregoing, the contractor registration requirements mandated by Labor Code Sections 1725.5 and 1771.1 shall not apply to work performed on a public works project that is exempt pursuant to the small project exemption specified in Labor Code Sections 1725.5 and 1771.1.

c. This Agreement may also be subject to compliance monitoring and enforcement by the Department of Industrial Relations. It shall be Consultant's sole responsibility to comply with all applicable registration and labor compliance requirements. Any stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor that affect Consultant's performance of services, including any delay, shall be Consultant's sole responsibility. Any delay arising out of or resulting from such stop orders shall be considered Consultant caused delay and shall not be compensable by the City. Consultant shall defend, indemnify and hold the City, its officials, officers, employees and agents free and harmless from any claim or liability arising out of stop orders issued by the Department of Industrial Relations against Consultant or any subcontractor.

14. Verification of Employment Eligibility.

By executing this Agreement, Consultant verifies that it fully complies with all requirements and restrictions of state and federal law respecting the employment of undocumented aliens, including, but not limited to, the Immigration Reform and Control Act of 1986, as may be amended from time to time, and shall require all subconsultants and sub-subconsultants to comply with the same.

15. Reserved

16. Laws and Venue.

This Agreement shall be interpreted in accordance with the laws of the State of California. If any action is brought to interpret or enforce any term of this Agreement, the action shall be brought in a state or federal court situated in the County of San Bernardino, State of California.

17 Termination or Abandonment

a. City has the right to terminate or abandon any portion or all of the work under this Agreement by giving ten (10) calendar days written notice to Consultant. In such event, City shall be immediately given title and possession to all original field notes, drawings and specifications, written reports and other documents produced or developed for that portion of the work completed and/or being abandoned. City shall pay Consultant the reasonable value of services rendered for any portion of the work completed prior to termination. If said termination occurs prior to completion of any task for the Project for which a payment request has not been received, the charge for services performed during such task shall be the reasonable value of such services, based on an amount mutually agreed to by City and Consultant of the portion of such task completed but not paid prior to said termination. City shall not be liable for any costs other than the charges or portions thereof which are specified herein. Consultant shall not be entitled to payment for unperformed services, and shall not be entitled to damages or compensation for termination of work.

b. Consultant may terminate its obligation to provide further services under this Agreement upon thirty (30) calendar days' written notice to City only in the event of substantial failure by City to perform in accordance with the terms of this Agreement through no fault of Consultant.

18 Documents. Except as otherwise provided in "Termination or Abandonment," above, all original field notes, written reports, Drawings and Specifications and other documents, produced or developed for the Project shall, upon payment in full for the services described in this Agreement, be furnished to and become the property of the City.

19. Organization

Consultant shall assign Lee Hartley as Project Manager. The Project Manager shall not be removed from the Project or reassigned without the prior written consent of the City.

20. Limitation of Agreement.

This Agreement is limited to and includes only the work included in the Project described above.

21. Notice

Any notice or instrument required to be given or delivered by this Agreement may be given or delivered by depositing the same in any United States Post Office, certified mail, return receipt requested, postage prepaid, addressed to:

CITY:
City of Fontana
8353 Sierra Avenue
Fontana, California 92335
Attn: Sergio Barragan
sbarragan@fontanaca.gov

CONSULTANT:
Active Education
PO Box 1838
Redlands, CA 92373
Attn: Lee Hartley
lee.hartley@activeeducatior

and shall be effective upon receipt thereof.

22. Third Party Rights

Nothing in this Agreement shall be construed to give any rights or benefits to anyone other than the City and the Consultant.

23. Equal Opportunity Employment.

Consultant represents that it is an equal opportunity employer and that it shall not discriminate against any employee or applicant for employment because of race, religion, color, national origin, ancestry, sex, age or other interests protected by the State or Federal Constitutions. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination.

24. Entire Agreement

This Agreement, with its exhibits, represents the entire understanding of City and Consultant as to those matters contained herein, and supersedes and cancels any prior or contemporaneous oral or written understanding, promises or representations with respect to those matters covered hereunder. Each Party acknowledges that no representations, inducements, promises or agreements have been made by any person which are not incorporated herein, and that any other agreements shall be void. This Agreement may not be modified or altered except in writing signed by both Parties hereto. This is an integrated Agreement.

25. Severability

The unenforceability, invalidity or illegality of any provision(s) of this Agreement shall not render the remaining provisions unenforceable, invalid or illegal.

26. Successors and Assigns

This Agreement shall be binding upon and shall inure to the benefit of the successors in interest, executors, administrators and assigns of each Party to this Agreement. However, Consultant shall not assign or transfer by operation of law or otherwise any or all of its rights, burdens, duties or obligations without the prior written consent of City. Any attempted assignment without such consent shall be invalid and void.

27. Non-Waiver

None of the provisions of this Agreement shall be considered waived by either Party, unless such waiver is specifically specified in writing.

28. Time of Essence

Time is of the essence for each and every provision of this Agreement.

29. City's Right to Employ Other Consultants

City reserves its right to employ other consultants, including engineers, in connection with this Project or other projects.

30. Prohibited Interests

Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, City shall have the right to rescind this Agreement without liability. For the term of this Agreement, no director, official, officer or employee of City, during the term of his or her service with City, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

[SIGNATURES ON FOLLOWING PAGE]

SIGNATURE PAGE FOR PROFESSIONAL SERVICES AGREEMENT

CITY OF FONTANA

By: _____
Matthew C. Ballantyne
City Manager

Attest:

By: _____
Germaine McClellan Key
City Clerk

By: _____
Phillip Burum
Deputy City Manager

Approved as to form:

_____
Best Best & Krieger LLP
City Attorney

_____
Daniel Schneider
Community Services Director

VENDOR NAME.

By: _____
Active Education
Lee Hartley

By: _____
_____
_____

IN COMPLIANCE WITH CONTRACT INSURANCE REQUIREMENTS

By: _____
Rakesha L. Voss
Human Resources & Risk Management Director

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

_____
Jessica Brown
Chief Financial Officer

_____
Sid Lambert
Purchasing Manager

EXHIBIT A

Scope of Services

EXHIBIT "A"
SCOPE OF SERVICES

The Contractor, **Active Education,** shall provide the City with a structured soccer program for the Fontana Expanded Learning Program school sites. The soccer program will focus on the sports fundamentals and fitness. The program will emphasize the development of skill development as well as Positive Behavior Interventions and Supports' (PBIS) best practices. The program will be conducted within nine (9) months, with in-person visits scheduled to begin on **execution of contract** and conclude by **May 28, 2027**.

- The contractor will service:
  - Provide Sports Clinics to 33 Fontana Expanded Learning Program sites.
- Schedule
  - 26 weeks
  - Number of services provided 4 days per week
  - Program days: Tuesday to Friday
  - Between 12pm-5pm

- Programming
  - Total number of sessions: 429
  - Participants will receive structured soccer/sports clinics teaching the fundamentals of the sport and fitness.
  - Activities will encompass fun and healthy activities with an emphasis on social and emotional learning and PBIS best practices.

- For all visits, the City of Fontana shall provide:
  - Calendar schedule for activities/visits.
  - Use of facility space.
  - Contractor shall work directly with FELP staff regarding facility/equipment needs.

- The Contractor shall provide the City with the following:
  - The Contractor agrees to provide a valid City of Fontana Business License no less than 30 days before the performance to guarantee payment for the following services.
  - Completion of fingerprinting and background checks for participating staff.
  - Completion of Mandated Reporter Training through Vector Solutions.
- The City reserves the right to cancel or reschedule any single event date listed on the contract, with or without cause, upon thirty (30) days' notice given in writing.
- Contractor will be funded through the **Expanded Learning Opportunities Program (ELO- P).**
- The Contractor **shall be paid within thirty (30) days of services rendered** as follows:

May 28, 2027
$180,180 (ELO- P Funded Schools)
$180,180 (Total)

Contractor shall perform all services under this agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the state of California. Contractor represents and maintains that it is skilled in the professional calling necessary to perform the services.

The Standard Engagement Agreement and attached Terms and Conditions are hereby acknowledged and made a part of the agreement between the parties. The City reserves the right to broadcast, televise and photograph the above group for the purpose of advertisement.

The City reserves the right to cancel the event at their own discretion in the event of rain, lightning, high winds and/or any unforeseen weather conditions. In the event that the Contractor is set-up and ready to perform when the event is cancelled the Contractor will be paid 50% of their fee. If the event is cancelled prior to arrival and set-up the Contractor may be offered an alternative performance date at the same pay rate.

ACTIVE EDUCATION

After-School Program Proposal

City of Fontana 2026–2027

Soccer + Fitness & Multi-Sport Program

Submitted by: Lee Hartley | Operations Manager, Active Education | February 2026

Summary

Active Education is pleased to submit this proposal to renew our district-wide after-school programming partnership with the City of Fontana for the 2026–2027 academic year. We don't just deliver programs - we build and operate the systems that keep them running consistently, safely, and at a high standard across every school site, every session day.

This proposal outlines a single, continuous program running 26 weeks across the full school year. The program has a deliberate developmental arc: soccer & multi-sports in the fall to establish foundations and engagement, broadening progressively into athletics and multi-sport enrichment through the spring. Every session - regardless of semester or sport - is built around the Four Pillars of physical, technical, tactical, and psychosocial development, with structured engagement activities and SEL-aligned coaching throughout.

Across 33 FUSD school sites, the program is designed to provide:

- **High-participation structured physical activity each session day**
- **Skill development through progressive station-based instruction**
- **Positive school-day support through SEL/PBIS-aligned coaching and proactive communication**

The program will serve up to 120 students per site per session day across 33 FUSD schools, supported by 3+ trained instructors per site, a dedicated Program Manager, and Lead Instructors providing quality oversight year-round. Our 2025–2026 program is currently active and on track. Site feedback is strong, staff are showing up prepared, and our operations infrastructure ensures issues are caught and resolved before they affect schools. That same backbone is what we are committing to for 2026–2027.

Our Partnership with City of Fontana

Active Education has been serving the FUSD students through structured after-school athletic programming since 2022, and the current 2025–2026 program reflects the standard we hold ourselves to: teams staffed on time, sites prepared, and school partners kept in the loop. Survey feedback will be compiled throughout the program and shared with the district. In the meantime, here is what we are hearing directly from the field so far:

> *"Everything has been going smooth for us at Almond. Our students are enjoying the coaches and activities, with no big issues so far. Coach Angeles has been very awesome, kind, and very supportive… All of our students have loved [the coaches]. We're very grateful to have you guys here."*
>
> **- Arturo Iglesias-Castaneda, Site Coordinator • Almond School**

> *"Hi, everything went great, the kids loved it! Your staff was great as well!"*
>
> **- Elvia Salazar, Site Coordinator • Oleander School**

This kind of feedback - from site staff who interact with our coaches every week - reflects our standard: coaches who are coached themselves, programs that are reviewed regularly, and a management structure that keeps quality consistent whether it's week one or week twelve.

Program Snapshot 26-27

Program Delivery	26 weeks of instruction total
Per School	13 total session days across Fall and Spring rotations
Grades	K-8
Schedule Window	August 2026 – June 2027 (with open weeks weather & make-ups)
Session Length	2 hours per session day
Staffing	3+ instructors per session day
Daily Capacity	Up to 120 students per site, per day, delivered in two 1-hour sessions
Total Schools	33 FUSD school sites
Session Days	Tuesday – Friday (Mondays reserved for holidays, weather reschedules & make-ups)
Session Start Time	As early as 3:00 PM, adjusted per school bell schedule

Daily Session Model

Each 2-hour session is structured around a station rotation model. Three instructors each manage a dedicated station while student groups rotate through - keeping energy high, ensuring individual attention, and developing skills across multiple contexts within a single session. This structure applies consistently across both fall and spring programming.

	Session 1 — Hour 1	Session 2 — Hour 2
Student Groups	3 groups of up to 20 students	3 groups of up to 20 students
Students per Session	Up to 60 students	Up to 60 students
Staff-to-Student Ratio (1-8)	1 instructor per 20 students	1 instructor per 20 students
Staff-to-Student Ratio (K)	1 instructor per 10 students	1 instructor per 10 students
Daily Site Total	Up to 120 students per site	

Station Rotation Model

Each instructor owns one station for the session. Student groups rotate through all three stations within the hour, each station targeting a different developmental focus. The station content shifts across fall and spring to reflect the program's progression - but the structure stays the same so students and school staff always know what to expect.

Station	Focus	Example Activities
Station 1 - Skill Development	Technique and movement pattern development	Soccer foot skills, basketball dribbling passing, throwing and catching mechanics
Station 2 - Team Game	Strategy, communication, and teamwork	Small-sided matches, Olympic Handball, Capture the Flag, cooperative challenges
Station 3 - Cardio / Engagement	High-energy movement and active participation	Tag games, relay races, fitness challenges, running games

Every station is coached, not supervised. Instructors actively teach, reinforce positive behavior, and build the program culture throughout. Between sessions, instructors reset their stations and the next group of up to 60 students rotates in.

Year Schedule & District Rotation Model

The 2026–2027 program runs as a single continuous program across the full school year. The fall and spring season represent two phases of one program, not two separate offerings. Schools rotate through the program in two cohorts across each season, with make-up weeks built into the calendar from day one.

Fall 2026 — Soccer-Led & Multi-Sports

Program Window	August 2026 through December 2026 break
Session Days	6 session days per school
Daily Schedule	4-5 schools serviced per day (16-17 schools per week)
Rotation	16 schools in Cohort 1, then 17 schools in Cohort 2
Program Window	12 weeks total
Flex Weeks	5 weeks reserved for inclement weather, site closures, & make-ups
Emphasis	Soccer-led foundation in opening sessions, broadening to basketball, throwing & catching, and multi-sport games in later sessions

Spring 2027 — Athletics & Multi-Sport Enrichment

Program Window	January 2027 through June 2027
Session Days	7 session days per school
Rotation	16 schools in Cohort 1, then 17 schools in Cohort 2
Program Window	14 weeks total
Flex Weeks	5 weeks reserved for inclement weather, site closures, & make-ups
Emphasis	Athletics, fitness, and broader multi-sport variety building on the foundation established in the fall, including international sports

Every school receives its full session count. Make-up weeks are built into the calendar from the start - there is no end-of-season scramble to recover missed days. The rotation model is designed so that scheduling is predictable for schools and manageable for our operations team.

See Draft Schedule - Fontana 2026/27 Schedule Draft

Program Content & Curriculum

Active Education is a specialized provider of structured physical activity, sports, and social-emotional learning. We are not just a sports program - we are a comprehensive youth development program that uses diverse activities to build confidence, physical literacy, conflict resolution skills, and a lifelong love of movement.

Our curriculum is structured and coach-ready. Every instructor walks onto a site with a clear plan - activities are purposeful, progressions are deliberate, and the coaching culture is consistent whether it's session one or session thirteen. All curriculum can be tailored to meet FUSD's specific school or district priorities.

The Four Pillars — The Constant Across Every Session

Regardless of sport, season, or school site, every Active Education session is built around four developmental pillars. These are the standards we coach to and evaluate against. The sport is the vehicle. The pillars are the destination.

Physical	Technical	Tactical	Psychosocial
Fitness through fun activities, high-repetition movement, and sustained cardiovascular engagement throughout every session.	Skill development through engaging, progressive games - dribbling, passing, throwing, catching, agility, and coordination.	Game understanding through competitive play, strategy challenges, and decision-making activities that develop sports intelligence.	Character and culture through team building, leadership roles, conflict resolution, SEL vocabulary, and positive reinforcement.

Fall Curriculum — Soccer-Led Foundation

Soccer is the anchor of the fall program. It engages students quickly, builds a shared athletic language across the group, and develops the fundamental movement skills that transfer directly into every sport that follows. Building on the excitement around the **2026 World Cup being hosted in the USA, Mexico and Canada**, soccer gives us an immediate hook and a platform for teaching skills that extend far beyond the field.

Opening sessions focus on establishing the foundation:

- *Ball mastery: dribbling, passing, control, movement, and spatial awareness*
- *Small-sided games and mini-matches that build individual confidence and team cohesion*
- *Active Zone culture established: expectations owned by students from day one*
- *SEL focus: sportsmanship, communication, fair play, and leadership through Captain roles*

As sessions progress, the program broadens to incorporate:

- *Basketball & Kickball: passing, kicking, dribbling, shooting, and team play*
- *Handball & Tag - throwing and catching: hand-eye coordination, accuracy, and cooperative game formats*
- *Multi-sport team games that build on physical and tactical skills already developed*
- *Every session continues to hit all Four Pillars through structured station activities*

Spring Curriculum — Athletics & Multi-Sport Enrichment

The spring program builds on the foundation established in the fall and broadens the experience significantly. Students who have developed movement fundamentals, team habits, and a positive program culture are now ready for greater variety and challenge. The spring lens shifts toward Olympic athletics, fitness, and a wide range of sport experiences - traditional and non-traditional - that level the playing field for students of all athletic abilities. **Gearing up for the Olympics in LA 2028!**

- *Track & field style athletics: sprints, long jump, relay races, and throwing challenges*
- *Fitness and cardio-based games: high-energy activities that build endurance and physical confidence*
- *International and non-traditional sports: activities that create new opportunities to succeed*
- *Cooperative and competitive team games: Olympic-style formats that celebrate effort and positive culture*
- *SEL focus: perseverance, respect, healthy competition, teamwork, and leadership*
- *Every session continues to hit all Four Pillars through structured station activities*

The curriculum outlined here is a starting point, not a ceiling. We are happy to collaboratively with the City of Fontana to adjust content, emphasis, or activity selection at any point in the program year.

Age-Appropriate Session Design

Sessions are adapted by grade level to ensure students are appropriately challenged and engaged. The Four Pillars and station structure apply at every level - what changes is the complexity of the activities, the coaching expectations, and the level of student autonomy.

Grade Band	Focus & Approach
Grades K–3	Skill-building through fun, structured games. Short coaching cues, teamwork routines, emotional regulation, and clear boundaries to keep play organized and active.
Grades 4–5	More complex gameplay with strategy and small-group competition. Higher-skill progressions (throw/catch, foot skills), leadership opportunities, and team concepts.
Grades 6–8	Deeper understanding of offense/defense concepts, advanced skill progressions, leadership roles, strategy and decision-making, with more game-realistic competitive play.

Staffing, Quality & Compliance

Our operations model is built around one standard: every site, every session, every week should look and feel the same. That consistency doesn't happen by accident, it comes from the systems we have in place before a coach ever steps onto a field.

Staffing & Coverage

- *All staff complete required FUSD background checks before working with any students*
- *All staff complete mandated reporter training in compliance with California law*
- *All staff complete Active Education's internal onboarding and coach preparation requirements*
- *All staff have completed Active Education Live-Scan, Mandated Reporter Training, Concussion Training and provided a negative TB test*
- *A dedicated Program Manager oversees scheduling, coverage, and day-to-day execution across all 33 sites, reporting directly to Lee Hartley*

Coaching Methodology: Active Praise

All Active Education coaches are trained in Active Praise - our CORE coaching methodology. Active Praise is a structured framework that turns games into powerful learning experiences, maximizes student engagement, and embeds SEL and PBIS-aligned behavior management directly into the flow of play. It is proactive and positive, not reactive and punitive.

- *Coaches run dynamic, movement-rich games that keep students actively involved and on-task*
- *Positive behavior is targeted and reinforced in real time - during the game, not after it*
- *Games are delivered using a clear, step-by-step system that gives coaches confidence and students structure*
- *PBIS and SEL language are woven seamlessly into coaching cues, transitions, and activity design*
- *Coaches use the "Power of Voice" - an Excited & Enthusiastic voice for energy and motivation, and a Calm & Slow voice for instruction and de-escalation*
- *Games stay fresh through varied skills, challenges, and conditions that sustain participation and prevent disengagement*

Safe & Supportive Environment

Every Active Education session, at every school, every week, begins with our “Active Zone” Routine. Students recite our four expectations aloud together before play begins. This creates a consistent psychological safety net across all 33 sites and establishes shared ownership of the environment from the first minute.

Active Zone Expectation	What It Means in Practice
Be Safe	No pushing, shoving, hitting, or kicking. Coaches enforce this immediately and consistently.
Be Respectful	Listen and follow directions. Students practice this through Captain roles and group huddles.
Be Responsible	Use equipment properly and play games the right way. Students are held to this standard with positive redirection.
Have Fun	Enjoy playing - smile, be positive, be kind, and help others have fun. This is the culture we build every day.

When behavior concerns arise, coaches follow a clear, tiered response: redirection → brief separation → restorative conversation → site communication. Conflicts are supported with coached problem-solving language and simple tools that give students a fair, structured way to resolve disagreements without blame. Example - rock, paper, scissors + winner makes open minded decision on what happens next.

Program Quality & Standards

- Lead Instructors work directly with their staff cohort to ensure quality stays consistent across all sites
- Coaches are evaluated against a clear standard of what good programming looks like and supported when that standard isn’t met
- Curriculum is delivered with a plan - coaches arrive prepared, not improvising - see 25/26 curriculum - https://www.activeeducation.com/fontana
- Regular Program Manager and Lead Instructor meetings identify any areas or staff that need support
- Program Managers monitor session delivery and escalate concerns before they become problems

Safety, Incident Reporting & Risk Management

- All staff are trained in Active Education's incident reporting procedures and understand their mandated reporter obligations
- Program Managers and Lead Instructors maintain constant dialogue and open communication with site coordinators - supporting their staff and students, sharing any incident information, and encouraging student participation
- Any safety incident or concern is documented, reported, and communicated to school leadership promptly
- We operate on a proactive communication standard: any safety incident, behavioral concern, or program disruption is communicated to the site point of contact the same day.
- Risk is managed at the program level - protocols are in place, followed, and reinforced continuously throughout the year

Program Investment

The following outlines the complete cost structure for the 2026–2027 program across all 33 FUSD school sites. All staffing, equipment, program management, and quality oversight are included.

Cost Item	Rate	Total
Per 2-hour session day (3+ staff)	$420 per day	—
Per school (13 session days)	$5,460 per school	—
Full program - 33 schools	33 schools × 13 days = 429 session days	**$180,180**

Everything Is Included

- All coaching equipment: soccer balls, mini goals, foam balls, cones, domes, bibs, and all multi-sport activity supplies
- Full staffing coverage, including overage of staff to cover any coach absence
- Dedicated Program Manager overseeing all 33 sites: scheduling, delivery, and district communication
- X4 Lead Instructor quality reviews and coaching support across all sites throughout the year
- All compliance requirements: Insurance, FUSD background checks, mandated reporter training, and Active Education onboarding for every staff member

Program Impact & Measurement

We believe measurement should be simple enough to actually use and honest enough to be worth using. Our approach is not about generating reports for the sake of it. It is about maintaining a clear, ongoing conversation with FUSD sites so that both sides know how the program is performing, and both sides can act on what they learn.

What We Track

- Student participation and engagement: are students showing up, staying active, and invested in the program?
- Session delivery quality: are coaches arriving prepared, running structured activities, and maintaining the Active Zone culture consistently?
- Behavior and incident trends: are issues being caught early, handled correctly, and communicated to schools without delay?
- Site satisfaction: are school coordinators and site staff feeling supported, informed, and confident in the program?
- Staff performance: our instructors are evaluated each month, and held to the high standards

How We Report Incidents

Measurement at Active Education is built into the rhythm of how we operate, not bolted on at the end of the year. FUSD gets regular visibility into program performance through a simple, consistent communication structure:

Frequency	What FUSD Receives if any incidents
After session	Any incident, concern, or highlight communicated to the site coordinator same day - no surprises
Within 24 hours	Incident report filed with site coordinator, district liaison and City of Fontana providing details of the incident
Follow-up 24-48 hours	Connect with district liaison to follow up on the incident plus any recommended adjustments that need to be followed moving forward
Upon request	Staff evaluation results, KPI reviews, and site-specific data at any point in the year
End of each season	Survey & summary of program performance, site feedback, and any recommended adjustments for the following season

A Two-Way Conversation

We bring data to FUSD. FUSD brings feedback to us. That exchange is how the program stays honest and keeps improving. If something is not working at a specific school - whether it's a staffing issue, an activity that's not resonating, or a site coordination challenge - we want to be informed early and address it fast.

Our Program Manager is the point of contact for exactly this kind of feedback, and is empowered to make adjustments without waiting for the end of a season.

End-of-season site staff surveys provide a broader snapshot of program health. Results are shared with the City of Fontana and used directly to inform the following season's plan. Live survey data from the current 2025–2026 program year is available upon request.

Check out survey data from 2024/25: CLICK HERE

Next Steps

Active Education is ready to move forward and committed to making this a smooth, well-coordinated process for FUSD. To finalize the 2026–2027 program, we are prepared to:

- *Align on the district-wide rotation schedule and confirm individual school times*
- *Finalize and distribute the full program calendar to all participating sites*
- *Coordinate staffing assignments and complete all compliance requirements ahead of the program start*
- *Address any questions from district leadership, site coordinators, or school principals*
- *Modify any program elements to better reflect FUSD's goals and priorities for the coming year*

We are proud of what we have built together with the City of Fontana, and we are committed to continuing to earn that partnership every session day. Active Education will show up prepared, communicate clearly, and deliver a program that FUSD students and school partners can count on.

Lee Hartley
Operations Manager | Active Education
lee.hartley@activeeducation.com | 909-363-5945

File #: 26-1111
Agenda #: N.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Approve Task Order for Engineering Design Services for the O'Day Short Elementary Safe Routes to School Project

RECOMMENDATION:
1. Approve and authorize the City Manager to enter into a Task Order in a not-to-exceed amount of $106,798.20 with Onward Engineering for Engineering Design Services for the O'Day Short Elementary Safe Routes to School Project, Request for Proposals DE-24-195-SQ-15.

2. Approve and authorize the City Manager to enter into any future amendments to the Task Order in a not-to-exceed amount of $100,000.00.

3. Authorize the City Manager to enter into any and all utility agreements, utility easements, and any related items on behalf of the City of Fontana for the O'Day Short Elementary Safe Routes to School Project.

COUNCIL GOALS:
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:
The O'Day Short Elementary Safe Routes to School Project will consist of constructing sidewalk, access return ramps, curb and gutter, asphalt concrete pavement, driveway approaches, and restoring all areas and improvements to pre-construction conditions.

On November 5, 2025, the San Bernardino County Transportation Authority (SBCTA) Board of Directors approved funding in the amount of $250,000.00 from the Transportation Development Act (TDA) Article 3 Bicycle and Pedestrian Facilities Program for the O'Day Short Elementary Safe Routes to School Project. On February 10, 2026, the City Council approved the adoption of Resolution No. 2026-002, authorizing the submittal and request for reimbursement(s) for the TDA Article 3 funds for the O'Day Short Elementary Safe Routes to School Project in the amount of $250,000.00, and that the Public Works Director/City Engineer is authorized to certify project completion.

Engineering staff solicited a Request for Proposals (RFP) for Engineering Design Services by

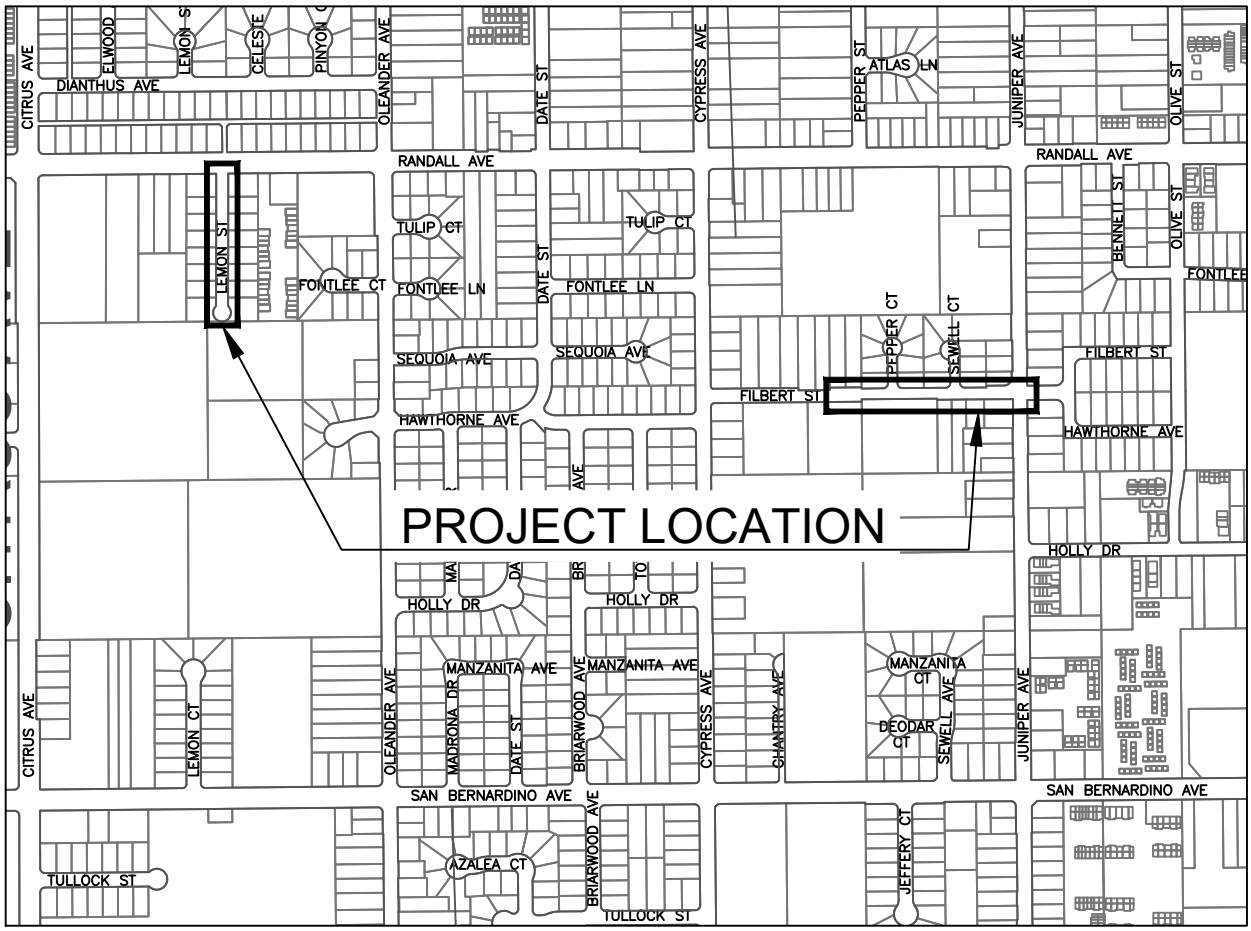
notifying the City's three (3) pre-qualified firms through the Purchasing Office. Three (3) prospective bidders downloaded the RFP documents. On May 21, 2026, proposals were received from three (3) firms interested in providing design services for the project. The proposals received for the project ranged from $96,754.00 to $136,325.00. Proposals were evaluated and ranked in accordance with City policies and procedures.

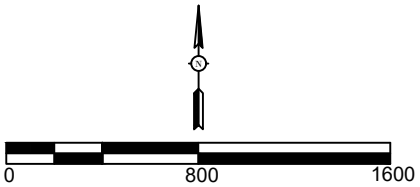
Engineering staff recommends that the City Council approve a Task Order Agreement in the amount of $106,798.20 with Onward Engineering for design services for the O'Day Short Elementary Safe Routes to School Project. Although Onward Engineering was not the firm with the lowest cost proposal, they were selected for their thorough scope and understanding of the project in all the main areas that were listed in the RFP released by the City. Additionally, Onward Engineering identified conflicts that the City may run into and provided solutions that will contribute to the success of the project. Lastly, Onward Engineering proposed an adequate and timely schedule for the completion of the design phase for the project.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item for the O'Day Short Elementary Safe Routes to School Project is $64,666.31 in Project No. 37600050-241-B-8113 and $42,131.89 in Project No. 37600050-303-B-8113 and is included in the FY 2026-2027 budget.

MOTION:
Approve staff recommendation.

RANDALL/PEPPER/FONTANA (O'DAY SHORT) ELEMENTARY SRTS PROJECT





SCALE 1:800

Ranking

O'Day Short Elementary Safe Routes to School Project (DE-24-195-SQ-15)

Firms	Rank
Onward Engineering Anaheim, CA	1
H&R Green Corona, CA	2
Engineering Resources of Southern California Redlands, CA	3

Onward Engineering
300 S. Harbor Blvd., Suite 814
Anaheim, CA 92805
(714) 533.3050 I www.oe-eng.com

City of Fontana
Attn: Sid Lambert
16860 Valencia Ave,
Fontana, CA 92335

May 21st, 2026

SUBJECT: DESIGN SERVICES FOR FONTANA/RANDALL/PEPPER (O'DAY SHORT) SRTS PROJECT AND TED J. PORTER ELEMENTARY SRTS PROJECT

Onward Engineering (OE) is pleased to submit this proposal to provide professional civil engineering design services for the City of Fontana on two projects (1) 's Fontana/Randall/Pepper (O'Day Short) Safe Routes to School Project (2) and Ted J. Porter Elementary Safe Routes to School Project.. We understand that the City's objective is to close sidewalk gaps near school walking routes, improve pedestrian connectivity, and create ADA-compliant pathways that separate students and pedestrians from vehicular travel lanes.

Our team understands that successful delivery of this project requires more than filling sidewalk gaps. The design must balance ADA compliance, residential driveway conformance, drainage, AC pavement restoration, visible utility appurtenance adjustments, constructability, and protection of residential access. OE will use a focused PS&E approach tailored to the City's 2027 construction bidding goal, the required 60% submittal within 90 calendar days of Notice to Proceed, and the City's clarified scope items from Addendum 1 / Question Set 1.

If selected, we will deliver a biddable, constructible sidewalk-gap closure project that improves school-route safety while minimizing impacts to adjacent residents, utilities, drainage, and the City's schedule.

PROJECT UNDERSTANDING

The City is advancing two Safe Routes to School projects funded through SBCTA's TDA Article 3 Grant Program. The project areas are residential neighborhoods with sidewalk gaps in close proximity to schools. The improvements are intended to provide dedicated pedestrian facilities where students and residents currently experience discontinuous walkway conditions.

Project	Project Limits	Primary Design Focus
O'Day Short SRTS	- A) Lemon Street (south of Randall) - B) Filbert Street (from Cypress Avenue to Juniper Avenue)	A) New sidewalk, residential driveway conforms, AC pavement restoration, visible utility adjustments. B) Sidewalk-gap closure, street improvement plans, drainage/ grade conforms, minor signing/striping as required.
Ted J. Porter Elementary SRTS	South side of Upland Avenue, Frankfort Avenue to Locust Avenue	Continuous ADA route, access return ramps/curb returns, driveway conforms, positive drainage and AC restoration.

ITEMS INTEGRATED INTO OUR APPROACH

- Rendering of what OE envisions, ADA compliant curb ramp and proposed sidewalk creating separate pathways for pedestrians and improving connectivity for school children.

ASSUMPTIONS

- Geotechnical investigation and pavement recommendations are not provided by the City; pavement design will follow City standards.
- Subsurface potholing is not anticipated; utility research will rely on records, field-visible appurtenances, and utility coordination.
- We assume 2 rounds of comments at the 60%, 1 round at the 90%, and 1 round at the 100%. Additional rounds of comments will be a separate design change request.
- Pavement restoration will use City standard pavement sections in lieu of project-specific geotechnical recommendations.

SITE-SPECIFIC ISSUES AND SOLUTIONS

Issue	Why It Matters	OE Response
Driveway conformance	Residential access must be maintained while providing an ADA-compliant pedestrian route.	Use Civil 3D surface modeling, spot elevations, and early City review of constrained driveways.
Drainage and grading	New curb/gutter/sidewalk can change surface runoff patterns and create low points.	Review longitudinal/cross slopes, identify ponding risk, and design localized conforms to maintain positive drainage.
Utility appurtenances	Meters, valves, poles, signs, mailboxes, and vaults can obstruct sidewalk or ramp grades.	Inventory visible conflicts and show protect-in-place, adjust-to-grade, or relocation coordination notes on plans.
Right-of-way/private improvements	Fences, walls, irrigation, and landscaping may be near the proposed sidewalk footprint.	Plot available ROW data and notify City early if a frontage condition requires City direction.
Biddability	Ambiguous AC limits, driveway limits, or utility notes can create change orders.	Prepare clear bid items, construction notes, details, cross sections, and quantity backup at each submittal.

DETAILED WORK PLAN AND DELIVERABLES

Task	Description	Deliverables
1. Project Management/ QA-QC	Kickoff meeting, progress coordination, schedule tracking, invoices, monthly reports, comment resolution meetings, and project-specific QA/QC.	Meeting agendas/minutes, schedule updates, progress reports, QA/QC review documentation.
2. Records Research	Review City records, public records portal information, utility records, ROW data, standard plans, and City boilerplate specifications.	Compiled record data, base plan reference files, utility/contact matrix.
3. Survey / Control	Perform topographic survey and survey control per RFP, including 120-foot-wide topo, 1-foot contours, and 25-foot cross sections.	Topo basemap, survey control plan, CAD files, survey data.
4. Utility Research	Identify existing visible utilities and request available utility information; potholing excluded unless later authorized.	Utility record plan information, conflict notes, utility correspondence log.
5. Site Evaluation	Field review after basemap development to confirm driveway, ADA, drainage, pavement, utility, and residential frontage constraints.	Site photos, field notes, design issue log.
6. 60% PS&E	Prepare 60% street improvement plans and preliminary estimate within 90 calendar days of NTP.	60% plans, cross sections, preliminary estimate.
7. 90% PS&E	Address 60% comments and advance design; prepare draft specifications and updated estimate.	90% plans, specifications, estimate, comment matrix.
8. Final PS&E	Address 90% comments and prepare final bid-ready PS&E package.	Signed/sealed plans, final specifications, final estimate, CAD/PDF/Word/Excel files.
9. Bid/Construction Support	Provide limited support when requested, including RFIs, submittal review, clarifications, and design changes.	Responses to RFIs/submittals, addenda support, design clarifications.
10. Record Drawings	Prepare record drawings based on contractor-provided as-built redlines after construction.	Record drawing PDFs and CAD files.

TEAM, RELEVANT EXPERIENCE, AND SCHEDULE

PROPOSED TEAM

QA/QC MANAGER

DELFINO "CHINO" CONSUNJI - PE

BS: Civil Engineering
PE: Professional Engineer, **#57908**
Former City Engineer/Director of Public Works: Downey, West Covina, Brea, Norwalk

PROJECT MANAGER

NICHOLAS WOO - PE

BS: Civil Engineering, Cal Poly Pomona
PE: Professional Engineer **#9834**
TECH: Civil 3D, Bluebeam, MS Project
FOCUS: Roadway Design & ADA Compliance

PROJECT ENGINEERS & SUB-CONSULTANT

LEAD CIVIL ENGINEER

KLEIN MARINESCU

BS: Civil Engineering,
-California State University, Fullerton
EIT Certificate, Passed FE Exam 2024
TECH: AutoCAD Civil 3D, Excel, Word, Outlook, and Bluebeam

SUB-CONSULTANT

CL SURVEYING & MAPPING

LAM LE, PLS, President - Certified **#38284**
•(909) 484-4200 - lam@cl-survey.com
•400 E. Rincon Street, Ste. 202, Corona, CA 92879

Role	Proposed Staff / Responsibility
Project Engineer	RYAN DENNIS - P. ENG.
Project Engineer	DAYTON LOWE
Project Engineer	DAVID LORIA
Project Engineer	YASH GUPTA
Project Engineer	RYAN DENNIS - P. ENG.
Project Engineer	WIKKI VIKAS
Project Engineer	PAVAN POHEKAR
Project Engineer	ABI SINGH

MOST RELEVANT PROJECT EXPERIENCE

FONTANA — **RANDALL AVENUE STREET IMPROVEMENT PROJECT**

OE provided design engineering services to the City of Fontana on the Randall Avenue Street Improvement Project, located at Randall Avenue, from Citrus Avenue to Catawba Avenue. The purpose of the project was to rehabilitate approximately 1,300 linear feet (0.25 miles) of pavement on Randall Avenue and close curb, gutter, and sidewalk gap on the north side of the street. The project also included redesign of 6 curb ramps on the south side of the street to meet ADA requirements. The street varied in width but primarily consisted of one eastbound lane, two westbound lanes, and parking lanes on both sides of the street. Surrounding land use consisted primarily of residential zones and Citrus Elementary School on the south side of the street.

JURUPA VALLEY — **MIRA LOMA AGATE & GRANITE HILL AREA SAFE ROUTES TO SCHOOL (CIP 23108/23109/23110)**

OE provided professional design engineering services to the City of Jurupa Valley for 3 Safe Routes to Schools (SRTS) projects, which included the Mira Loma Area SRTS Sidewalk Gap Closure Project at 15,680 ft long; the Granite Hill Area SRTS Sidewalk Gap Closure Project at 10,370 ft; and the Agate Street Complete Streets Project at 2,350 ft long, totaling approximately 28,400 linear feet (or 5.4 miles) of safety and sidewalk improvements. Design components included pavement repairs; curb, gutter and sidewalk; signing and striping; ADA curb ramp and driveway construction; pedestrian safety improvements; and storm drain improvements which required curb opening catch basin inlet elevtion adjustments and relocation and alignment with the new gutters, culvert abandonment and surface runoff rediverting, followed by developing a Water Quality Management Plan for the City. Additionally, utility appurtenances, adjustments and relocations were extensive, involving trees, street signs, manholes, fire hydrants, fences, mailboxes, pipeline risers, vaults, utility cabinets and poles, gas and water

meters, curbs, driveways, and safety bollards, with third party utility owners such as SCE requiring long lead times for relocations. Impacted utility owners were engaged early in the design process for coordination when the responsibility to relocate fell on the utility owner. OE also performed a Topographic Survey.

• Reference: Paul Toor, PE, Director of Public Works/City Engineer - (951) 332-6464 - ptoor@jurupavalley.org - 8930 Limonite Avenue, Jurupa Valley, CA 92509 • Date of the project: 2024 • Status of the project: Completed

CORONA — SIDEWALK GAP CLOSURE AT EAST CHASE DRIVE AND SMITH AVENUE

OE provided engineering design services for the City of Corona on the Sidewalk Gap Closure Project located at East Chase Drive and Smith Avenue. The purpose of the project was to construct approximately 1,400 linear feet (0.27 miles) of ADA accessible sidewalk along the following streets: (1) Chase Drive between Gilbert Avenue and Thacker Drive; (2) Thacker Drive from Mid-block to Chase Drive; and (3) Smith Avenue between SR-91 freeway and Pleasant View Avenue. The project was funded by the Agreement for Funding Under SB 821 Bicycle and Pedestrian Facilities Program, Agreement No. 22-62-058-00, entered into between the City and the Riverside County Transportation Commission (RCTC) and was subject to all Federal and State requirements. OE's design work included closing sidewalk gaps and designing ADA compliant curb ramps and driveways to improve accessibility, safety, and mobility for pedestrians.

• Reference: Gerardo Sanabria, Associate Engineer - (951) 736-2266 - gerardo.sanabria@coronaca.gov
400 S. Vicentia Avenue, Corona, CA. 92882 • Date of the project: 2023-2024 • Status of the project: Completed

EL MONTE — DURFEE AVENUE & RAMONA BOULEVARD SIDEWALK IMPROVEMENTS PROJECT

OE provided the City of El Monte with design engineering services for the Durfee Avenue & Ramona Boulevard Sidewalk Improvements Project (CIP No. 002). The project limits included two areas. The first was south side of Ramona Boulevard, between the eastern city limit - west side of San Gabriel River Trail – and Durfee Avenue (1,115 linear feet). The second location was on both sides of Durfee Avenue, between Ramona Boulevard and the address of 4000 Durfee Avenue (2,525 linear feet). The project had five main objectives. (1) reconstruct sidewalks, driveways, and curb ramps within project limits as necessary to comply with current ADA requirements. (2) identify surface utilities preventing ADA compliance and provide design alternatives that include constructing around the interfering utilities or relocating them. (3) evaluate existing infrastructure (sidewalks, driveways, and curb ramps) for adherence to current ADA requirements. (4) construct new ADA compliant sidewalk where absent. (5) ensure all improvements are constructed within the existing right-of-way.

• Reference: Jimmy Chung, PE, Associate Civil Engineer - (626) 580-2058 - jchung@elmonteca.gov
11333 Valley Boulevard, El Monte, CA 91731-3293 • Date of the project: 2019 • Status of the project: Completed

CHINO HILLS — LOS SERRANOS WIDENING AND SIDEWALK IMPROVEMENT PROJECT

OE provided full Design Engineering services for the Los Serranos Infrastructure - ATP Project. The proposed project limits included the widening of ten rural residential streets in the Los Serranos area of Chino Hills. The project limits are located just west of the 71-freeway towards the east end of the City of Chino Hills. The project locations are surrounded by single family residential homes. The project is funded through the Active Transportation Program Project. Currently the Los Serranos area is very rural. The project limits include very minimal curb, gutter, and sidewalk. The ATP grant proposed provided funding for curb, gutter, and sidewalk on one side of each of the ten streets. The design included widening one side of the street on ten street segments within the City of Chino Hills.

• Reference: Tad Garrety - (909) 364-2722 - tgarrety@chinohills.org - 4000 City Center Drive, Chino Hills, CA 91709
• Date of the project: 2016-2017 • Status of the project: Completed

Thank you,

Muhammad Ataya, MPA
Vice President, Onward Engineering

SCHEDULE

ID	TASKS	DAYS	BEGIN	END
	PHASE 1	31	8/3/26	9/14/26
1	Kick-Off Meeting	1	8/3/26	8/3/26
2	Data Research and Review	8	8/4/26	8/13/26
3	Topographic Survey	8	8/6/26	8/17/26
4	Utility Research and Coordination (First Notice)	8	8/4/26	8/13/26
5	Geotechnical Investigation (Optional)	30	8/4/26	9/14/26
6	Base Maps	5	8/18/26	8/24/26
7	Site Evaluation	1	8/25/26	8/25/26
	PHASE 2	66	8/25/26	11/24/26
8	30% Plans and Estimate	15	8/25/26	9/14/26
9	Submit 30% Plans and Estimate to City	1	9/15/26	9/15/26
10	City Review of 30% Plans and Estimate	10	9/16/26	9/29/26
11	60% Plans and Estimate	30	9/30/26	11/10/26
12	Utility Research and Coordination (Second Notice)	2	11/11/26	11/12/26
13	Submit 60% Plans and Estimate to City	1	11/11/26	11/11/26
14	City Review of 60% Plans and Estimate	10	11/11/26	11/24/26
	PHASE 3	25	9/16/26	10/20/26
15	90% PS&E	20	11/25/26	12/22/26
16	Utility Research and Coordination (Final Notice)	2	12/23/26	12/24/26
17	Submit 90% PS&E to City	1	12/23/26	12/23/26
18	City Review of 90% PS&E	10	12/23/26	1/5/27
19	100% PS&E	15	1/6/27	1/26/27
20	Submit 100% PS&E to City	1	1/27/27	1/27/27
	PHASE 4		TBD	TBD
21	Bid and Construction Support		TBD	TBD

Onward Engineering | Design Smarter. Build Better.

FEE PROPOSAL — O'DAY SHORT SRTS PROJECT FEE PROPOSAL

		ONWARD ENGINEERING						SUB-CONSULTANT		
		QA/QC MANAGER $200.00 HOURLY	PROJECT MANAGER $180.00 HOURLY	PROJECT ENGINEER $140.00 HOURLY	PARTY CHIEF $180.00 HOURLY	OE TOTAL HOURS	OE SUB-TOTAL COST	CL SURVEY LUMP SUM	SUB-CONSULTANT SUB-TOTAL COST	GRAND TOTAL COST
PHASE 1										**PHASE 1**
1	Meetings	2	8	2		12	$2,120.00			$2,120.00
2	Research & Review		2	2		4	$640.00			$640.00
3	Utility Notification		4	14		18	$2,680.00			$2,680.00
SUB-TOTAL		2	14	18		34	$5,440.00			$5,440.00
PHASE 2										**PHASE 2**
4	Drone Mapping				14	14	$2,520.00			$2,520.00
5	Topographic Survey		4			4	$720.00	$34,518.20	$34,518.20	$35,238.20
6	Base Sheet Preparation		4	16		20	$2,960.00			$2,960.00
7	Site Evaluation		1	4		5	$740.00			$740.00
SUB-TOTAL			9	20	14	43	$6,940.00	$34,518.20	$34,518.20	$41,458.20
PHASE 3										**PHASE 3**
8	60% Plans & Estimate	4	28	150		182	$26,840.00			$26,840.00
9	90% PS&E	2	40	76		118	$18,240.00			$18,240.00
10	100% PS&E	1	20	41		62	$9,540.00			$9,540.00
SUB-TOTAL		7	88	267		362	$54,620.00			$54,620.00
PHASE 4										**PHASE 4**
11	Bid Support		6	4		10	$1,640.00			$1,640.00
12	Construction Support		14	8		22	$3,640.00			$3,640.00
SUB-TOTAL			20	12		32	$5,280.00			$5,280.00
TOTAL HOURS AND COSTS		9	131	317	14	471	$72,280.00	$34,518.20	$34,518.20	$106,798.20

Onward Engineering | Design Smarter. Build Better.

File #: 26-1113
Agenda #: O.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Development Services

SUBJECT:
Declaring Surplus Land - Property located at Arrow Blvd & Tokay Ave (APN 0232-171-17)

RECOMMENDATION:

1. Approve **Resolution No. 2026-069,** declaring that the City-owned property on Arrow Blvd & Tokay Ave (Assessor's Parcel Number 0232-171-17) is "Surplus Land" pursuant to the Surplus Land Act, Government Code Section 54220 Et Seq.; and approving the form of Notice of Availability.

2. Authorize the City Manager and/or his designee(s) to take all actions necessary or appropriate to comply with the Surplus Land Act.

COUNCIL GOALS:

- To practice sound fiscal management by living within our means while investing in the future.
- To invest in the city's infrastructure (streets, sewers, parks, etc.) by improving the aesthetics of the community.
- To preserve the local environment for generations to come and to create a healthy economic and environmental future by creating communities and neighborhoods that are attractive, safe, and convenient for walkers and cyclists.

DISCUSSION:
The City of Fontana acquired the subject parcel located at the intersection of Arrow Boulevard and Tokay Avenue (Assessor's Parcel Number 0232-171-17) as part of the council's plan to address homelessness in the city, with the intention of developing a homeless wellness center. The parcel is approximately 3.5 acres and is designated as I-L (Light Industrial) under the City's General Plan and includes an overlay that allows for temporary and permanent housing for the previously homeless.

Due to an updated plan for addressing homelessness regionally with the County of San Bernardino and several nearby cities, the property is no longer necessary for City purposes. As such, the City intends to initiate the Surplus Land Act process in compliance with Government Code Section 54220 et seq. Should no interest be received from affordable housing developers, or if good-faith negotiations do not result in a mutually acceptable agreement, the City may pursue disposition of the property through lease or sale to a user with a use compatible with the surrounding industrial corridor.

By approving the attached Resolution, the City Council will formally declare the property as "surplus

land" pursuant to Government Code Section 54221.

Prior to disposition, the City is required to comply with the Surplus Land Act, which mandates a public and stakeholder engagement process. This includes issuing a Notice of Availability ("NOA") to designated entities, primarily via electronic notification, and providing a 60-day period for interested parties such as affordable housing developers and public agencies to submit a notice of interest.

In accordance with the Surplus Land Act, the City must engage in good-faith negotiations for a minimum of 90 days with any qualified entity that submits a valid notice of interest. The Act is intended to prioritize the development of affordable housing and address statewide housing needs. Additionally, the City must comply with reporting requirements to the California Department of Housing and Community Development, which may impose penalties for noncompliance.

This action initiates the surplus land disposition process and enables staff to evaluate potential interest from qualified entities. Upon completion of the required process, the City may proceed with marketing the property to the general public.

Approval of the Resolution will allow the City to commence the Surplus Land Act process by issuing the NOA to all entities entitled to receive notice under state law. Future disposition of the property is anticipated to support continued economic activity consistent with the Light Industrial designation along the Arrow Boulevard corridor.

FISCAL IMPACT:
There is no fiscal impact associated with the approval of this item.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-069

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DECLARING THAT THE CITY OWNED PARCEL KNOWN AS ASSESSOR'S PARCEL NUMBER 0232-171-17-0000, AS "SURPLUS LAND" PURSUANT TO THE SURPLUS LAND ACT, GOVERNMENT CODE SECTION 54220 SEQ.; APPROVING FORM OF NOTICE OF AVAILABILITY; AND AUTHORIZING THE CITY MANAGER AND HIS DESIGNEE(S) TO TAKE ALL ACTIONS NECESSARY TO COMPLY WITH THE SURPLUS LAND ACT

WHEREAS, the City of Fontana ("City") owns a parcel of land (Assessor's Parcel Number 0232-171-17-0000) ("Parcel") that is no longer necessary for the City's use and should be declared as surplus property suitable for disposition; and

WHEREAS, under the California Surplus Land Act ("SLA"), Government Code Section 54220-54233, surplus property is defined as land owned by any local agency that is no longer necessary for the agency's use; and

WHEREAS, effective January 1, 2020, the SLA was amended to require all local agencies to formally declare agency-owned properties as "surplus land" prior to taking action to dispose of such properties and to issue a "Notice of Availability" (NOA) to certain entities statutorily entitled to notice; and

WHEREAS, the declaration of surplus land must be made by the local agency's legislative body at a regular open meeting supported by written findings; and

WHEREAS, the City Council has made findings that the Parcel is no longer necessary for the City's use; and

WHEREAS, the City intends to follow the provisions of the SLA in the disposition of the Parcel and prioritize affordable housing in the disposition of such land to the extent required by law; and

WHEREAS, this declaration of surplus land does not obligate the City to subsequently dispose of the Parcel and is not an action that results in a binding commitment by the City to move forward with the disposition of the property.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. The City Council finds and declares that the City-owned Parcel (Assessor's Parcel Number 0232-171-17-0000) is surplus and no longer necessary for the City's use, in accordance with the California Surplus Land Act (Government Section

54220 et seq.) The City Council bases this declaration on the following findings:

- The City currently owns the property LOCATED ON Arrow Boulevard and Tokay Avenue
- The property is vacant
- The parcel is located on Arrow Boulevard, an area that is currently the subject of substantial new and re-development
- Under-utilization, maintenance and other potential liability issues make it cost prohibitive to retain ownership of the Parcel
- City ownership, management and maintenance of the Parcel will prevent it from being developed into it highest and best use

Section 2. The City Council finds and determines, after independent review and consideration, that the action of declaration of surplus land does not result in a binding commitment by the City to authorize or advance the disposition of the Parcel; will not result in a direct or indirect physical change in the environment; and does not constitute an approval of a project pursuant to CEQA Guidelines Sections 15004 and 15352.

Section 3. The City Council approves the form of Notice of Availability attached hereto as Exhibit A and authorizes the City Manager or his designee(s) to take all actions necessary to comply with the SLA, including but not limited to issuing the Notice of Availability for the Parcel to all entities statutorily entitled to receive such notice.

Section 4. The City Clerk shall attest and certify to the passage and adoption of this Resolution, and it shall become effective immediately upon its approval.

APPROVED AND ADOPTED this 14th day of July, 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 14th day of July 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

City Clerk of the City of Fontana

Mayor of the City of Fontana

ATTEST:

City Clerk

June 18, 2026

To All Interested Parties:

RE: Notice of Availability/Offer to Sell Surplus Property

As required by the Surplus Land Act (Government Code Section 54220 et seq.) (the "Act") of the State of California, the CITY OF FONTANA (the "City") is providing notification that the City intends to sell the surplus property listed in the accompanying table.

APN	ADDRESS	SIZE (approx.)	ZONING	GENERAL PLAN DESIGNATION	CURRENT USE
0232-171-17	Arrow Boulevard and Tokay Avenue	3.5 acres	Light Industrial (M-1)	I-L Light Industrial	Vacant Land

The property is currently vacant and is no longer necessary for its original intended purpose. Due to under-utilization, maintenance, and operational cost and the city's desire to see the property developed, the city has deemed the land is surplus and is making it available for immediate sale. The city envisions development of the property into a use consistent with the city's goals for affordable housing.

Located on the Southwest corner of Arrow Boulevard and Tokay Avenue. The property is currently zoned as Light Industrial (I-L) and includes an overlay that allows for permanent housing for individuals that were previously homeless.

In accordance with Government Code Section 54222, you have sixty (60) days from the date this offer was sent via certified mail or electronic mail to notify the City of your interest in acquiring any or all of the above properties. However, this offer shall not obligate the City to sell the property to you. Instead, if your notice of interest is compliant with the Act, the City would enter into at least ninety (90) days of negotiations with you pursuant to Government Code Section 54223. If no notices of interest are received during the 60-day period or no agreement is reached on sales price and terms, or lease terms, with a submitter of a qualifying notice of interest, the City may market the property to the general public.

As required by Government Code Section 54227, if the City receives more than one letter of interest during this 60-day period, it will give first priority to entities proposing to develop housing where at least 25 percent of the units will be affordable to lower income households. If more than one such proposal is received, priority will be given to the proposal with the greatest number of affordable units. If more than one proposal specifies the same number of affordable units, priority will be given to the proposal that has the lowest average affordability level.

In the event your agency or company is interested in purchasing or leasing the properties, you must notify the City in writing within sixty (60) days of the date this notice was sent via certified mail or electronic mail.

Notice of your interest in acquiring any of these properties should be delivered to:

City of Fontana
Matt Ballantyne
City Manager
8353 Sierra Avenue
Fontana, CA 92335

Please direct any/all questions regarding this Notice and/or Letters of Interest to Phillip Burum - at pburum@fontanaca.gov or by calling 909-350-6727.

Entities proposing to submit a letter of interest are advised to review the requirements set forth in the Surplus Land Act (Government Code Section 54220-54234).

8437 Sierra Avenue
Fontana, CA 92335

File #: 26-1115
Agenda #: P.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Police Department

SUBJECT:
Police Department Monthly Information Update

RECOMMENDATION:
Accept the Police Department monthly information update for April 2026.

COUNCIL GOALS:

- Operate in a businesslike manner by creating a memorable customer experience with every interaction.
- Increase citizen involvement by informing the public about issues, program, and accomplishments.
- Concentrate on Inter-governmental relations by establishing partnerships and positive working relationships with other public agencies providing services to residents and local businesses.

DISCUSSION:
The April 2026 monthly information report has been completed. Once the report is accepted by the City Council it will be featured on the Department website.

FISCAL IMPACT:
There is no fiscal impact.

MOTION:
Approve staff recommendation.

POLICE DEPARTMENT MONTHLY REPORT

April 2026

KA1

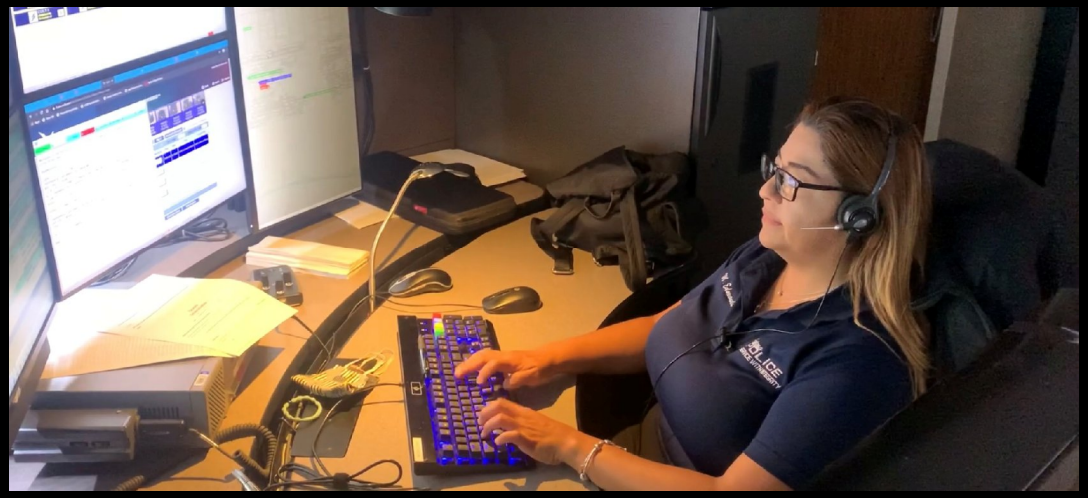
NOTEWORTHY EVENTS

- Lieutenant Raul Fileto graduated the Los Angeles Police Department Leadership Program.
- Fontana Police participated in an Easter event at Jesse Turner center.
- COPE participated in several "Career Day" events at local schools.
- Fontana Police participated in the Arrowhead Regional Medical Center Tactical Medicine Exposition.
- Lt. Zagorin hosted an area 4 Area Commander meeting at Cypress Center.
- The Fontana Chamber of Commerce hosted the Fontana Police Department for the annual Police and Fire Awards.
- ICAC arrested several individuals for sexual exploitation of minors.

Slide 2

KA1 Kevin Anderson, 2/9/2021

POLICE
POLICE
POLICE
POLICE



CITYWIDE

- Priority 1 response time- 5:14(Emergency calls like subject not breathing, shots fired, and other immediate risk to life/safety)
- Calls for service- 8,966
- Total arrests- 582
  - Hispanic- 365, White- 78 , Black- 97, All other races-42
- Total Group A Offenses- 630
  - Crimes Against Persons- 133
  - Crimes Against Property- 309
  - Crimes Against Society- 188

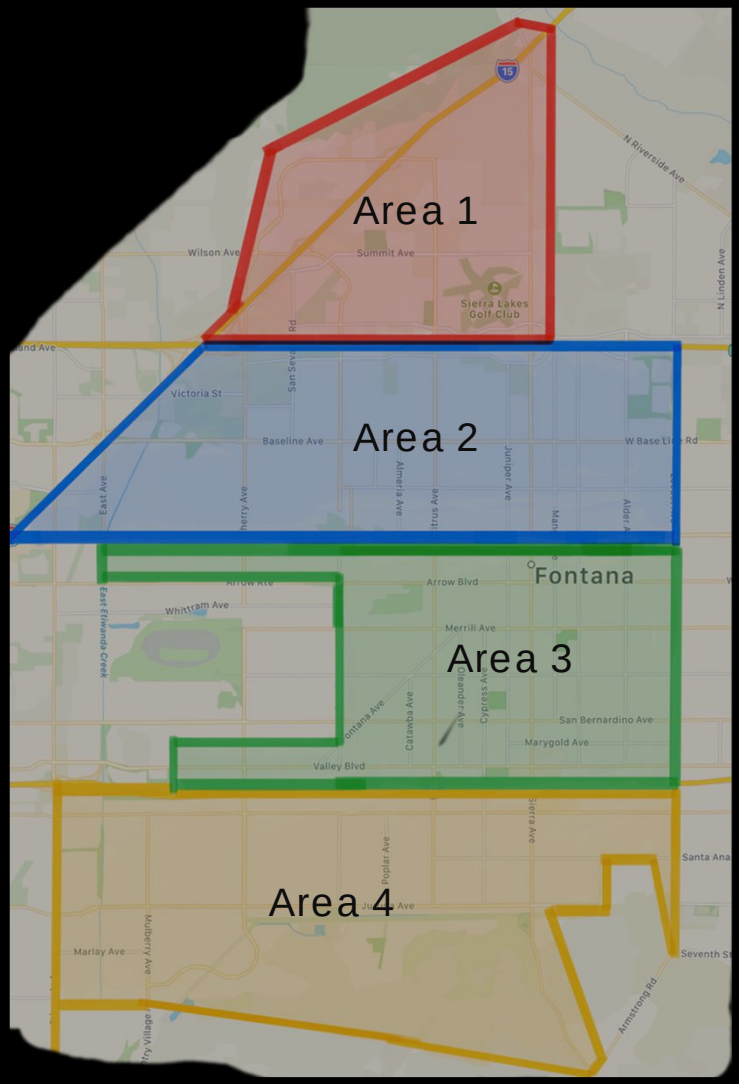
CITYWIDE

- Crimes Against Person- 133
  - Homicide- 1
  - Sex Offenses- 10
  - Assault- 121
  - Kidnapping- 1
  - Other- 0
- Crimes Against Property- 309
  - Robbery- 6
  - Burglary- 28
  - Larceny- 136
  - Destruction of Property- 34
  - Fraud- 39
  - Possession of Stolen Property- 27
  - Motor Vehicle Theft- 31
  - Other Miscellaneous Property Crimes- 8
- Crimes Against Society- 188
  - Drug and Paraphernalia Possession- 159
  - Possession of Child Pornography- 7
  - Possession of Weapons- 21
  - Other Miscellaneous Crimes- 1

CRIMES BY BEAT

- Police Department Beat system is NOT geographically the same as City Council representation Districts

- Beat 1- All area north of 210 Freeway
- Beat 2- All area south of 210 Freeway and north of Foothill
- Beat 3- All area south of Foothill and north of 10 Freeway
- Beat 4- All area south of the 10 Freeway



BEAT 1

AREA COMMANDER IS LIEUTENANT KYLE SLUSSER
EMAIL- KSLUSSER@FONTANACA.GOV
DESK- (909) 350-7716

- Total Group A Offenses- 87
- Crimes Against Persons- 19
- Crimes Against Property- 62
- Crimes Against Society- 6

BEAT 2

AREA COMMANDER IS LIEUTENANT MATT KRAUT
EMAIL- MKRAUT@FONTANACA.GOV
DESK- (909) 356-7142

- Total Group A Offenses- 129
- Crimes Against Persons- 29
- Crimes Against Property- 81
- Crimes Against Society- 19

BEAT 3

AREA COMMANDER IS LIEUTENANT ADAM CLABAUGH
EMAIL – ACLABAUGH@FONTANACA.GOV
DESK – (909) 350-7706

- Total Group A Offenses- 306

- Crimes Against Persons- 70
- Crimes Against Property- 85
- Crimes Against Society- 151

Beat 4

AREA COMMANDER IS LIEUTENANT KEITH ZAGORIN
EMAIL – KZAGORIN@FONTANACA.GOV
DESK – (909) 350-7707

- Total Group A Offenses- 108
- Crimes Against Persons- 15
- Crimes Against Property- 81
- Crimes Against Society- 12

ADDITIONAL USEFUL INFORMATION

- For more information regarding specific geographical crime data, visit www.crimemapping.com and enter your zip code
- Police Department information line- (909) 350-7740
- Police Department Dispatch non-emergency line- (909) 350-7700
- Anonymous crime reporting (909) 356-TIPS to leave a recorded message
- Report Graffiti on City Property- (909) 350-GONE
- Office of the Chief- (909) 350-7702 or mdorsey@fontanaca.gov

File #: 26-1116
Agenda #: Q.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Police Department

SUBJECT:
Police Department Monthly Information Update

RECOMMENDATION:
Accept the Police Department monthly information update for May 2026.

COUNCIL GOALS:

- Operate in a businesslike manner by creating a memorable customer experience with every interaction.
- Increase citizen involvement by informing the public about issues, program, and accomplishments.
- Concentrate on Inter-governmental relations by establishing partnerships and positive working relationships with other public agencies providing services to residents and local businesses.

DISCUSSION:
The May 2026 monthly information report has been completed. Once the report is accepted by the City Council it will be featured on the Department website.

FISCAL IMPACT:
There is no fiscal impact.

MOTION:
Approve staff recommendation.

POLICE DEPARTMENT MONTHLY REPORT

May 2026

KA1

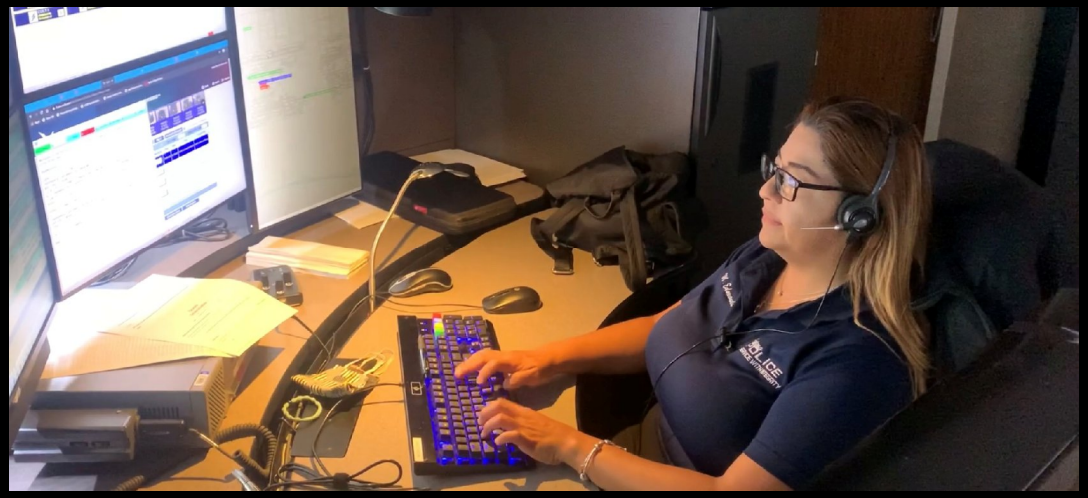
NOTEWORTHY EVENTS

- Fontana Police Traffic Unit conducted several operations of increased enforcement of E-Motorcycles.
- Special Operations identified and arrested two individuals involved in multiple mail thefts throughout Fontana.
- Fontana Police Department participated in the San Bernardino County Sheriff's Peace Officer Memorial.
- Several Fontana Police Traffic Officers were recognized at the annual MADD Awards ceremony for their efforts in combating DUI and impaired drivers.
- Fontana Police hosted the annual Explorer Bowling Tournament.
- Fontana Police participated in a FLIP graduation ceremony.
- ICAC arrested several individuals for sexual exploitation of minors.

Slide 2

KA1 Kevin Anderson, 2/9/2021

POLICE
POLICE
POLICE
POLICE



CITYWIDE

- Priority 1 response time- 4:55(Emergency calls like subject not breathing, shots fired, and other immediate risk to life/safety)
- Calls for service- 9,467
- Total arrests- 640
  - Hispanic- 443, White- 91 , Black- 74, All other races-32
- Total Group A Offenses- 717
  - Crimes Against Persons- 169
  - Crimes Against Property- 373
  - Crimes Against Society- 175

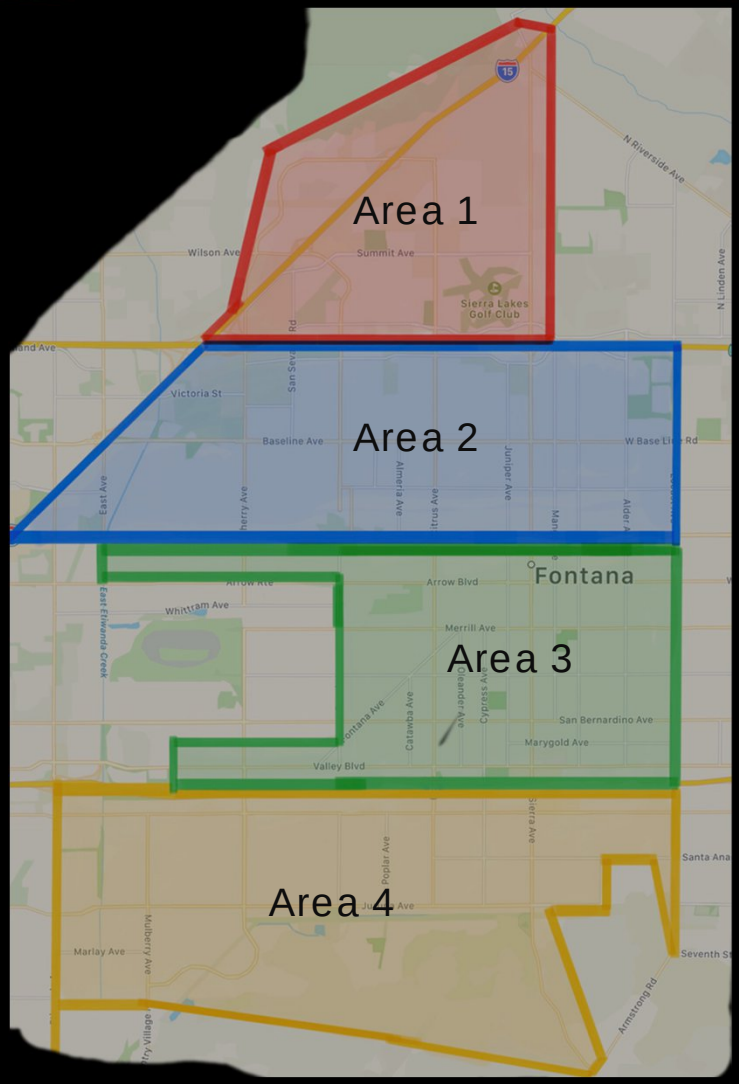
CITYWIDE

- Crimes Against Person- 169
  - Homicide- 0
  - Sex Offenses- 7
  - Assault- 154
  - Kidnapping- 3
  - Other- 5
- Crimes Against Property- 373
  - Robbery- 12
  - Burglary- 16
  - Larceny- 178
  - Destruction of Property- 49
  - Fraud- 27
  - Possession of Stolen Property- 35
  - Motor Vehicle Theft- 44
  - Other Miscellaneous Property Crimes- 12
- Crimes Against Society- 175
  - Drug and Paraphernalia Possession- 158
  - Possession of Child Pornography- 1
  - Possession of Weapons- 15
  - Other Miscellaneous Crimes- 1

CRIMES BY BEAT

- Police Department Beat system is NOT geographically the same as City Council representation Districts

- Beat 1- All area north of 210 Freeway
- Beat 2- All area south of 210 Freeway and north of Foothill
- Beat 3- All area south of Foothill and north of 10 Freeway
- Beat 4- All area south of the 10 Freeway



BEAT 1

AREA COMMANDER IS LIEUTENANT KYLE SLUSSER
EMAIL- KSLUSSER@FONTANACA.GOV
DESK- (909) 350-7716

- Total Group A Offenses- 67
- Crimes Against Persons- 16
- Crimes Against Property- 46
- Crimes Against Society- 5

BEAT 2

AREA COMMANDER IS LIEUTENANT MATT KRAUT
EMAIL- MKRAUT@FONTANACA.GOV
DESK- (909) 356-7142

- Total Group A Offenses- 183
- Crimes Against Persons- 44
- Crimes Against Property- 102
- Crimes Against Society- 37

BEAT 3

AREA COMMANDER IS LIEUTENANT ADAM CLABAUGH
EMAIL – ACLABAUGH@FONTANACA.GOV
DESK – (909) 350-7706

- Total Group A Offenses- 354

- Crimes Against Persons- 85
- Crimes Against Property- 148
- Crimes Against Society- 121

Beat 4

AREA COMMANDER IS LIEUTENANT KEITH ZAGORIN
EMAIL – KZAGORIN@FONTANACA.GOV
DESK – (909) 350-7707

- Total Group A Offenses- 113
- Crimes Against Persons- 24
- Crimes Against Property- 77
- Crimes Against Society- 12

ADDITIONAL USEFUL INFORMATION

- For more information regarding specific geographical crime data, visit www.crimemapping.com and enter your zip code
- Police Department information line- (909) 350-7740
- Police Department Dispatch non-emergency line- (909) 350-7700
- Anonymous crime reporting (909) 356-TIPS to leave a recorded message
- Report Graffiti on City Property- (909) 350-GONE
- Office of the Chief- (909) 350-7702 or mdorsey@fontanaca.gov

File #: 26-1121
Agenda #: R.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Approve Amendment No. 6 to the Professional Services Agreement for Architectural Design Services for the City Hall Renovation Project - Phase II (City Hall; DE-24-147-SP)

RECOMMENDATION:
Approve and authorize the City Manager to enter into Amendment No. 6 to the Professional Services Agreement with Sillman Wright Architects for Architectural Design Services for the City Hall Renovation Project - Phase II (DE-24-147-SP) in the amount of $324,890.00, for a total contract amount of $3,119,200.00.

COUNCIL GOALS:
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:
The City Hall Renovation Project - Phase II (City Hall) is a proposed project to be constructed in place of the existing City Hall Building located at 8353 Sierra Avenue, Fontana, CA 92335 (Reference Exhibit "A" - Vicinity Map), and shall consist of demolishing the existing one-story building and constructing a two-story municipal building, occupying a building footprint of approximately 35,000 square feet. The first tier will consist of parking spaces, a City Council Chamber of approximately 3,500 square feet, public access services and office spaces with some of the first floor containing volume ceiling, and the second floor solely comprised as office spaces. The intent of the building is to serve as office space for City staff, provide public and employee parking on the Civic Campus, and serve as the primary public interface for residents and businesses within the City.

A Request for Proposal (RFP) was issued for Design Services for City Hall Renovation Project - Phase II in March 2024. The City received sixteen (16) proposals, and the evaluation committee recommended Sillman Wright Architects of Temecula, CA as the overall best value on the criteria outlined in the RFP.

On July 25, 2024, the City and Sillman Wright Architects executed a Professional Services Agreement in the amount of $99,000.00. The original agreement only covered preliminary design work with a mutual understanding that additional amendments were to be executed for full scope of work. On September 10, 2024, the City Council approved Amendment No. 1 in the amount of $1,090,490.00 and authorized the City Manager to enter into future design amendments with a not-to

-exceed amount of $100,000.00. Amendment No. 1 included Schematic Plan, Design Development, and 50% Working Drawings and Specifications. On April 22, 2025, the City Council approved Amendment No. 2 in the amount of $766,670.00. Amendment No. 2 included Final Working Drawings & Specifications, Construction Contract Documents, and Bid Phase. On June 24, 2025, the City Council approved Amendment No. 3 in the amount of $189,250.00. Amendment No. 3 included Audio -Visual Design for the new Council Chambers, a Parcel Map Consolidation, and an Enclosed Pedestrian Bridge Design. On August 25, 2025, the City Manager approved Amendment No. 4 in the amount of $81,200.00. Amendment No. 4 included a North Parking Lot Design, a Photovoltaic Design, and Additional Floor Plan Design changes. On December 9, 2025, the City Council approved Amendment No. 5 in the amount of $567,700.00. Amendment No. 5 included modification of the Council Chamber design, a street improvement lighting plan, and costs for the Architects support in the Construction Phase and Warranty Period in addition to the creation of as-builts.

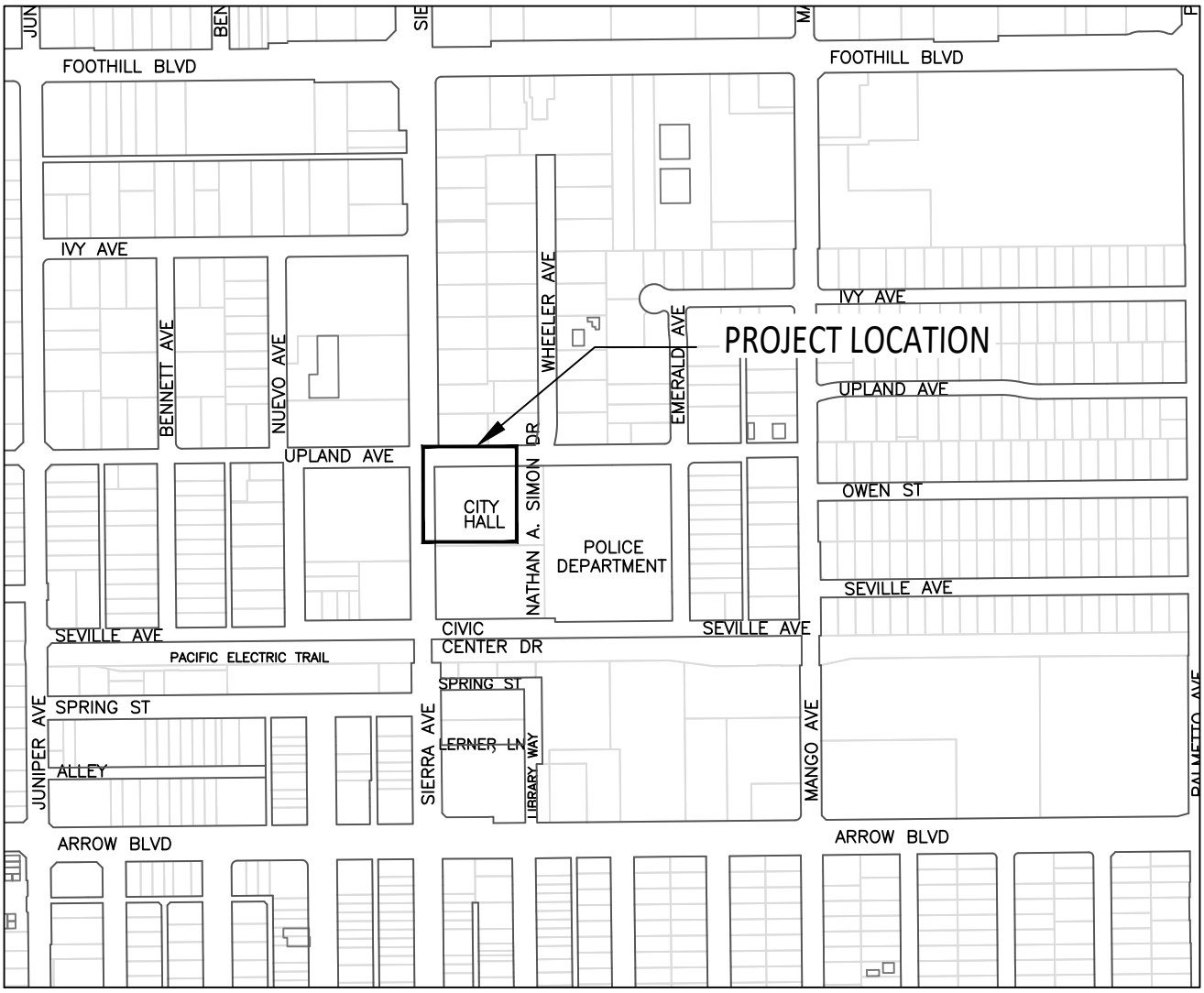
The proposed Amendment No. 6 includes the creation of a rough grading plan set, design updates to our site plan and landscaped areas, updates to the Parcel Map scope, renderings, additional administrative efforts during bidding, in addition to interior & MEP changes within the City Hall building, Council Chambers, and DSO building.

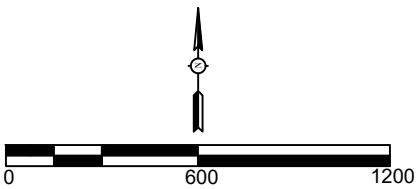
The total contract fee, including the original Professional Services Agreement and all subsequent amendments to date, is $3,119,200.00.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $324,890.00 for the full term of the Professional Services Agreement and is included in the Fiscal Year 2026-2027 budget in project 37600012-601-A-8113, Fund 601 - Capital Reinvestment.

MOTION:
Approve staff recommendation.

CITY HALL RENOVATION PROJECT
PHASE II (CITY HALL)





AMENDMENT NO. 6

TO THE DESIGN SERVICES AGREEMENT
DE-24-147-SP

BETWEEN

THE CITY OF FONTANA

AND

SILLMAN WRIGHT ARCHITECTS

1. Parties and Date.

This Amendment No. 6 to the Design Services Agreement DE-24-147-SP is made and entered into as of this 15th day of July 2026, by and between the City of Fontana ("City") and Sillman Wright Architects, a Corporation with its principal place of business at 31045 Temecula Parkway, Suite 202, Temecula, California 92592 (Consultant). City and Consultant are sometimes individually referred to as "Party" and collectively as "Parties."

2. Recitals.

2.1 Consultant. The City and Consultant have entered into an agreement entitled Professional Services Agreement" dated July 25, 2024 ("Agreement") for the purpose of retaining the services of Consultant to provide Architectural Design services.

2.2 Amendment Purpose. The City and Consultant desire to amend the Agreement to revise the scope of services and increase the not-to-exceed compensation amount. The Parties have therefore entered into that Amendment No. 1 dated September 11, 2024, Amendment No. 2 dated April 23, 2025, Amendment No. 3 dated June 25, 2025, Amendment No. 4 dated August 25, 2025 and Amendment No. 5 dated December 10, 2025.

2.3 Amendment Authority. This Amendment No. 6 is authorized pursuant to Section 3 of the Agreement.

3. Terms.

3.1 Amendment. Section 1 of the Agreement is hereby amended in its entirety to read as follows:

1. Services. Consultant shall provide the City with the services described in the Scope of Services attached hereto as Exhibit "A".

3.2 Amendment. Section 2 of the Agreement is hereby amended in its entirety to read as follows:

2. Compensation.

a. Subject to paragraph 2(b) below, the City shall pay for such services in accordance with the Schedule of Charges set forth in Exhibit "B".

b. Amendment No. 6 is authorized in the amount of $324,890.00. In no event, shall the total amount paid for services by Consultant under this Agreement exceed the sum of $3,119,200.00. This amount is to cover all printing related costs, and the City will not pay any additional fees for printing expenses. Periodic payments shall be made within 30 days of receipt of an invoice which includes a detailed description of the work performed. Payments to Consultant for work performed will be made on a monthly billing basis.

3.3 Continuing Effect of Agreement. Except as amended by this Amendment No. 6, all other provisions of the Agreement remain in full force and effect and shall govern the actions of the parties under this Amendment No. 6. From and after the date of this Amendment No. 6, whenever the term "Agreement" appears in the Agreement, it shall mean the Agreement as amended by this Amendment No. 6.

3.4 Adequate Consideration. The Parties hereto irrevocably stipulate and agree that they have each received adequate and independent consideration for the performance of the obligations they have undertaken pursuant to this Amendment No. 6.

3.5 Severability. If any portion of this Amendment No. 6 is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

[Signatures on Next Page]

SIGNATURE PAGE TO
AMENDMENT NO. 6
DESIGN SERVICES AGREEMENT

CITY OF FONTANA

By: _____
Matthew C. Ballantyne
City Manager

Attest:

By: _____
Germaine McClellan Key
City Clerk

By: _____
Phillip Burum
Deputy City Manager

Approved as to form:

_____
Best Best & Krieger LLP
City Attorney

By: _____
Gia Kim
Public Works Director / City Engineer

IN COMPLIANCE WITH PURCHASING AND CONTRACT ADMINISTRATION POLICIES/PROCEDURES

_____
Jessica Brown
Chief Financial Officer

SILLMAN WRIGHT ARCHITECTS

By: _____
Brett Tullis
Principal Architect

_____
Sid Lambert
Purchasing Office

SILLMAN

January 7, 2026

Mr. Eric Amaya
Project Manager
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: **Additional Service 11 – Rough Grading Permit**
Fontana City Hall Phase II
Contract No. DE-24-147-SP

Dear Eric:

SILLMAN (Architect) is pleased to provide the City of Fontana (Client) with the following proposal for Additional Services to include a Rough Grading Permit set of plans and permitting scope for the newly proposed Fontana City Hall.

1. BACKGROUND AND DESCRIPTION

Per the City's request, this proposal includes the scope of work to provide a set of rough grading plans for permitting a Rough Grading Permit with the City of Fontana. This work is not currently covered by the Civil Engineer's contract.

The revision to the scope of work is a change to the approved design and is considered Additional Services.

2. SCOPE OF WORK

a) Snipes Dye (Civil Engineer) – Will provide rough grading plans for a Rough Grading Permit not previously included in the scope of work. Rough Grading Plans to comply with City of Fontana's Rough Grading Permit Requirements updated 12/18/2025. See attached proposal from Snipes Dye dated 1/6/2026.

b) SILLMAN (Architect) – Will submit the plans and process the permit through Accela with the Fontana Engineering Department for permitting.

3. EXCLUSIONS

1. Plan check, permits and other fees.
2. Services beyond what are identified in this proposal.

4. FEE FOR SERVICES

Discipline	Amount
Civil Engineer	$25,800
SILLMAN ~15%	$3,700
Sub Total	**$29,500**

All other conditions of the Original Signed Agreement remain the same.

Thank you for this opportunity to be of service.

SILLMAN

March 17, 2026

Mr. Eric Amaya
Project Manager
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: **Additional Service 12 – 9/11 Memorial Site Plan Updates & Landscape Revisions on Upland Ave**
Fontana City Hall Phase II
Contract No. DE-24-147-SP

Dear Eric:

SILLMAN (Architect) is pleased to provide the City of Fontana (Client) with the following proposal for Additional Services to revise the site plans and landscape plans as requested for the newly proposed Fontana City Hall.

1. BACKGROUND AND DESCRIPTION

Per the City's request, this proposal includes the scope of work to revise the site plans and landscape plans adjusting for the 9/11 Memorial footprint and to revise the landscape in the ROW along Upland Avenue. This work is not currently covered by the Landscape Architect's contract.

The revision to the scope of work is a change to the approved design and is considered Additional Services.

2. SCOPE OF WORK

a) Neri Landscape Architecture – Will revise and update Landscape Demo, Soils, Planting and Irrigation Plans to adjust to the 9/11 Memorial footprint in the Building Permit Set. See attached proposal from Neri Landscape Architecture dated 12/1/2025.

b) Neri Landscape Architecture – Will revise and update Landscape Planting and Irrigation Plans for the ROW Permit Set. See attached proposal from Neri Landscape Architecture dated 1/16/2026.

c) SILLMAN (Architect) – Will coordinate and update CAD site plan background file, re-design the hardscape plan for the City Hall site plan, revise all architectural site plans and process the building permit and ROW permit through Accela with the City of Fontana for permitting.

3. EXCLUSIONS

1. Plan check, permits and other fees.

2. Services beyond what are identified in this proposal.

4. FEE FOR SERVICES

Discipline		Amount
Landscape Architect 9/11 Memorial Revisions		$2,610
Landscape Upland Ave ROW Revisions		$1,445
SILLMAN Site Plan Updates		$10,645
	Sub Total	**$14,700**

SILLMAN

March 17, 2026

Mr. Eric Amaya
Project Manager
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: **Additional Service 13 – Interior Changes**
Fontana City Hall Phase II
Contract No. DE-24-147-SP

Dear Eric:

SILLMAN (Architect) is pleased to provide the City of Fontana (Client) with the following proposal for Additional Services to revise the plans for the requested changes for the newly proposed Fontana City Hall.

1. BACKGROUND AND DESCRIPTION

Per the City's request, this proposal includes the scope of work to add plumbed coffee makers, plumbed hot/cold water filter machines, and garbage disposals to every break room, to add a stove and required vent hood to the lunchroom, to remove the breakroom in the Housing Department, and to adjust furniture plans per markups provided. This work is not currently covered by the contract.

The revision to the scope of work is a change to the approved design and is considered Additional Services.

2. SCOPE OF WORK

a) Hasenbeck Interior Designer – To revise plans and FF&E package per markups. See attached proposal from Hasenbeck dated 12/13/2025.

b) WSP (Mechanical, Electrical Plumbing Engineers) – Provide engineer services for mechanical, electrical and plumbing to accommodate requested changes. See attached proposal from WSP dated 12/22/2025.

c) SILLMAN (Architect) – To update plans for requested changes and coordinate consultants for all changes.

3. EXCLUSIONS

1. Plan check, permits and other fees.

2. Services beyond what are identified in this proposal.

4. FEE FOR SERVICES

Discipline	Amount
Interior Design	$5,000
MEP Plan Changes	$3,600
SILLMAN Plan Changes	$12,200
Sub Total	**$20,800**

SILLMAN

March 03, 2026

Mr. Eric Amaya
Project Manager
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: **Additional Service 14 – DSO Changes**
Fontana City Hall Phase II
Contract No. DE-24-147-SP

Dear Eric:

SILLMAN (Architect) is pleased to provide the City of Fontana (Client) with the following proposal for Additional Services to revise the plans for the requested changes for the newly proposed Fontana City Hall.

1. BACKGROUND AND DESCRIPTION

Per the City's request, this proposal includes the scope of work to revise the 2nd floor plan for the DSO, including 3 offices at the new addition space and relocate the proposed conference room to the proposed interior office. This work is not currently covered by the contract.

The revision to the scope of work is a change to the approved design and is considered Additional Services.

2. SCOPE OF WORK

a) Hasenbeck Interior Designer – To add plans for the DSO for furniture and update the FF&E package. See attached proposal from Hasenbeck dated 2/2/2026.

b) WSP (Mechanical, Electrical Plumbing Engineers) – Provide engineer services for mechanical, electrical and plumbing to accommodate requested changes at the DSO. See attached proposal from WSP dated 1/28/2026.

c) BWE (Structural) – Provide revisions to the DSO roof framing due to mechanical equipment changes. See attached proposal from BWE Engineers dated 2/5/26

d) SILLMAN (Architect) – To update plans for requested changes and coordinate consultants for all changes.

3. EXCLUSIONS

1. Plan check, permits and other fees.
2. Services beyond what are identified in this proposal.

4. FEE FOR SERVICES

Discipline	Amount
Interior Design	$5,000
MEP Plan Changes	$12,600
BWE Structural Updates	$3,500
SILLMAN Plan Changes	$18,400
Sub Total	**$39,500**

SILLMAN

April 13, 2026

Mr. Eric Amaya
Project Manager
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: **Additional Service 15 – Parcel Map Updates & Renderings**
Fontana City Hall Phase II
Contract No. DE-24-147-SP

Dear Eric:

SILLMAN is pleased to provide the City of Fontana (Client) with the following proposal for the above-named project:

I. BACKGROUND AND DESCRIPTION

A. Per the request of the City of Fontana please refer to the attached Snipes-Dye Civil Engineering proposal which outlines the scope of work required for the Lot Consolidation Parcel Map for 11 parcels. This is an update to the 2025 Additional Service for 7 parcels.

B. Renderings for the new City Hall provided at Entitlement Permitting, updated during Design Development, and revised during Bidding with the final design.

II. SCOPE OF WORK

A. SILLMAN:

   a. Coordination with Snipes Dye and permitting as required for the Parcel Maps.

   b. 3D modeling syncing and coordination with outside services for renderings. Providing material imagery, review time, meeting time, model updates as required.

      i. (3) renderings provided at Entitlement Permit Phase

      ii. (1) rendering updated during Design

      iii. (3) renderings provided at Bidding

B. Snipes-Dye: Scope per the attached proposal dated April 2, 2026. 2025 proposal included for reference. Funding for previous proposal was approved under Additional Service #04. See Fee Total for subtraction of previously approved funding.

III. EXCLUSIONS

A. Plan check, permits and other fees.
B. Services beyond what are identified in this proposal.

IV. FEE FOR SERVICES

Discipline	Amount
SILLMAN Parcel Map	$25,000
Previously approved in Additional Service #04	($8,000)
Snipes Dye Civil Engineer – Parcel Map	$95,500
Previously approved in Additional Service #04	($79,750)
Parcel Map subtotal	$32,750
SILLMAN Renderings	$36,500
Total	**$69,250**

V. MISCELLANEOUS PROVISIONS

A. Payment for service shall be billed monthly based on the time spent for the work.
B. The fees for the above scope of work are valid for six (6) months from the date of this proposal.

We look forward to working with you and thank you for this opportunity to be of service.

Sincerely,

Katy Hamilton
Project Manager
SILLMAN

SILLMAN

April 13, 2026

Mr. Eric Amaya
Project Manager
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: **Additional Service 16 – Bridge Design Updates, Cashiers Counter Redesign & Waterproofing 3rd Party Review**
Fontana City Hall Phase II
Contract No. DE-24-147-SP

Dear Eric:

SILLMAN is pleased to provide the City of Fontana (Client) with the following proposal for the above-named project:

I. BACKGROUND AND DESCRIPTION

A. Per the request of the City of Fontana redesign the bridge facades from steel cables to taller glass and metal panels.

B. Per the request of the City of Fontana redesign the public cashiers counter to standing height custom cabinetry with adjustments for computers, monitors, and other cashier's equipment.

C. SILLMAN recommends a 3rd party review of seismic joint details to evaluate building performance.

II. SCOPE OF WORK

A. Bridge Design:

   a. Study options for revisions to bridge façade connecting the new City Hall and the existing DSO and propose alternates to client.

   b. Update elevations and details for the bridge once client selects new design direction.

B. Cashiers Public Counters

   a. Change from premanufactured workstations to custom cabinetry.

   b. Computer location adjustments from side desks to counter, adjustments to counter depths to accommodate computers.

   c. Height change of side desks from low to high to match counter heights.

C. 3rd Party Review of Seismic Joint Details

a. Facilitate 3rd party review of seismic details, coordinating manufacturers' comments, 3rd party reviewers' comments, and revise details accordingly.

b. Review the following conditions:

   i. Waterproofing assemblies
   ii. Roofing, flashings, and drains/gutters
   iii. Exterior sheathing, air, and water resistive barrier systems
   iv. Exterior wall cladding assemblies including anchors, through-wall flashing and weeps
   v. Exterior wall finishes and copings
   vi. Interior ceilings, walls and wall corners
   vii. Interior finish floors/ floor slab conditions

c. Coordinate product recommendations with specification sections.

III. EXCLUSIONS

A. Plan check, permits and other fees.
B. Services beyond what are identified in this proposal.

IV. FEE FOR SERVICES

Discipline	Amount
SILLMAN Revise Bridge	$7,000
SILLMAN Revise Cashiers Counter	$13,000
SILLMAN 3rd Party Waterproofing Review	$16,140
Total	**$36,140**

V. MISCELLANEOUS PROVISIONS

A. Payment for service shall be billed monthly based on the time spent for the work.

B. The fees for the above scope of work are valid for six (6) months from the date of this proposal.

SILLMAN

May 5, 2026

Mr. Eric Amaya
Project Manager
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: **Additional Service 17 –Bidding Phase Additional Effort**
Fontana City Hall Phase II
Contract No. DE-24-147-SP

Dear Eric:

SILLMAN is pleased to provide the City of Fontana (Client) with the following proposal for the above-named project:

I. BACKGROUND AND DESCRIPTION

A. The Bidding Phase of the project required additional effort to respond to the overwhelming number of RFIs.

II. SCOPE OF WORK

A. Additional Bidding Effort

a. SILLMAN provided responses to Bidding RFIs and reconciled plans and specifications to coordinate.

b. Original work hours for Bidding Phase allocated: 180 hours.

c. Work hours in January 2026 increased by 75 hours over scheduled.

d. Work hours in February 2026 increased by 200 hours over scheduled.

e.

Principal Architect	$ 220.00
Project Architect	$ 190.00
Project Manager	$ 180.00
Project Designer	$ 170.00
Drafter / CAD / BIM	$ 120.00
Administrative Assistant	$ 110.00
Blended Hourly Rate	$ 165.00

III. EXCLUSIONS

A. Plan check, permits and other fees.
B. Services beyond what are identified in this proposal.

IV. FEE FOR SERVICES

Discipline		Amount
SILLMAN		$45,000
	Total	**$45,000**

V. MISCELLANEOUS PROVISIONS

A. Payment for service shall be billed monthly based on the time spent for the work.
B. The fees for the above scope of work are valid for six (6) months from the date of this proposal.

We look forward to working with you and thank you for this opportunity to be of service.

Sincerely,

Katy Hamilton
Project Manager
SILLMAN

SILLMAN

May 6, 2026

Mr. Eric Amaya
Project Manager
City of Fontana
8353 Sierra Ave
Fontana, CA 92335

Subject: **Additional Service 18 –Council Chambers Ramp and Additional Construction Administration Effort**
Fontana City Hall Phase II
Contract No. DE-24-147-SP

Dear Eric:

SILLMAN is pleased to provide the City of Fontana (Client) with the following proposal for the above-named project:

I. BACKGROUND AND DESCRIPTION

A. Client-requested design revisions to separate the dais into multiple sections resulted in additional accessibility and egress coordination during permitting, including the requirement for a second accessible ramp.

B. Additional effort will be required during Construction Administration for coordination of scope of work added to the project, including the Photovoltaic Permit, the North Parking Lot & ROW, and the DSO Addition and Renovation.

II. SCOPE OF WORK

A. **Council Chambers Dais Ramp Access**
Additional design and coordination services associated with revisions required to add a second ramp in lieu of stairs to the dais, including modifications necessary to address accessibility and code compliance requirements identified during agency review.

a. Revisions to architectural plans, enlarged plans, sections, elevations, details, dimensions, and accessibility clearances associated with accessible ramps located on both sides of the dais.

b. Coordination and revisions to dais millwork, cabinetry, staff seating configurations, guardrails, handrails, finish transitions, and adjacent architectural elements impacted by the ramp revisions.

c. Updates to code compliance diagrams, accessible path of travel requirements, and related construction documentation associated with the revised dais access configuration.

B. **Additional Construction Administration Efforts**
Construction Administration services associated with the added scope identified in prior approved additional services were not included in the original budget. Additional effort will be required to provide coordination, review, documentation, and field support associated with the expanded project scope, including increased submittal review, Requests for Information (RFIs), site observations, consultant coordination, contractor coordination, and project meetings associated with the following added scope items. The added scope increases the volume and complexity of Construction Administration effort required within the existing project schedule.

a. Photovoltaic Permit:

i. Additional coordination and Construction Administration services, including deferred submittal review, consultant coordination, responses to contractor inquiries, review of photovoltaic equipment and structural/electrical coordination submittals, and associated field coordination.

b. North Parking Lot and ROW:

i. Additional Construction Administration services, including coordination of sidewalk modifications, site lighting, landscaping, accessibility requirements, utility coordination, and related civil, landscape, and electrical consultant coordination.

c. DSO Renovation and Addition:

i. The DSO Addition and Renovation scope includes approximately 2,883 SF of renovated and new construction area.

ii. Additional Construction Administration services, including increased review of submittals and RFIs, site visits, coordination between existing and new construction, phased construction coordination, consultant coordination, and evaluation and coordination of unforeseen existing conditions.

III. EXCLUSIONS

A. Plan check, permits and other fees.
B. Services beyond what are identified in this proposal.

IV. FEE FOR SERVICES

Discipline	Amount
SILLMAN – Dais Ramps	$15,000
CA Effort – PV permit	$5,000
CA Effort – North Parking Lot	$5,000
CA Effort – DSO	$45,000
Total	**$70,000**

V. MISCELLANEOUS PROVISIONS

A. Payment for service shall be billed monthly based on the time spent for the work.

B. The fees for the above scope of work are valid for six (6) months from the date of this proposal.

We look forward to working with you and thank you for this opportunity to be of service.

Sincerely,

Katy Hamilton
Project Manager
SILLMAN

Add Service 11 – Rough Grading Plan Set & Permit	$29,500.00
Add Service 12 – Site Plan Updates and Landscape Revisions	$14,700.00
Add Service 13 – Interior & MEP Room Changes	$20,800.00
Add Service 14 – DSO Interior, MEP & Structural Changes	$39,500.00
Add Service 15 – Parcel Map Updates & Renderings	$69,250.00
Add Service 16 – Bridge, Cashier Counters Updates & Waterproofing Review	$36,140.00
Add Service 17 – Architect of Record Additional Effort During Bidding	$45,000.00
Add Service 18 – Restructuring of Dais & Additional Construction Admin Efforts	$70,000.00
TOTAL FEE (PSA AMENDMENT NO. 6) =	**$324,890.00**

File #: 26-1127
Agenda #: S.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Management Services

SUBJECT:
Annual Placement of Sewer Charges on the Property Tax Rolls

RECOMMENDATION:
Adopt **Resolution No. 2026-070,** of the City Council of the City of Fontana, California, directing the placement of sewer charges on the property tax bills for collection.

COUNCIL GOALS:
- To operate in a businesslike manner by becoming more service oriented.

DISCUSSION:
The County Auditor-Controller requires that the City provide an annual resolution to place sewer charges on the property tax bills. The attached resolution provides for the following, as approved by the City Council on April 4, 1995, for the 2026/2027 property tax bills:

1. Voluntary tax roll billing of sewer charges for current residential customers;
2. Mandatory tax roll billing of sewer charges for those residential customers that have unpaid liens; and
3. Mandatory tax roll billing for new residential connections and residential properties that change ownership.

Per Resolution 95-21 from May 1995, all new residential properties and all residential properties that have changed ownership are required to be placed on the property tax roll. As assessments can only be placed on the property taxes once a year, residents are initially billed bimonthly by the city. The number of bills each resident receives will vary based upon when they close escrow on their property. Accounts billed directly throughout their first year will be placed on the tax roll July of the following year. Additionally, for all residential properties that have unpaid liens for delinquent sewer charges as of June 30, the lien amount will be added to the tax roll, and the property will remain on the tax roll for future billing. Unpaid lien balances on non-residential properties as of June 30 are also placed on the tax roll the following July.

FISCAL IMPACT:
This action will help ensure collection of outstanding receivables in a timely manner. County cost of $0.30 per parcel will be included with charges on the property tax bill. Total amount to be applied has not yet been determined. Previous year total was approximately $26,271,063.23 applied to 42,542 properties.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-070

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DIRECTING THE PLACEMENT OF SEWER CHARGES ON THE PROPERTY TAX BILLS FOR COLLECTION.

WHEREAS, Section 23-351 of the Municipal code of the City of Fontana provides for the adoption, by resolution of the City Council, rules and regulations for the rendering and collection of sewer bills; and

WHEREAS, California Health and Safety Code Section 5473 specifically authorizes the City to levy and collect sewer charges through County administered and enforced property tax billing and collection procedures; and

WHEREAS, the Auditor-Controller of San Bernardino County is authorized, if so directed by the City, to place sewer charges on property tax bills; and

WHEREAS, the City Council has elected to transition the placement of residential sewer charges on the property tax rolls, making it voluntary for current customers and mandatory for new homes, property transfers and accounts subject to lien action because of delinquency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. Recitals. The above recitals are true, correct and by this reference incorporated herein.

Section 2. Findings/ Approvals. That sewer service charges for the period of July 1, 2026, through June 30, 2027, for those residential properties whose owners have elected tax roll billing, be forwarded to the County of San Bernardino for addition to the 2026/2027 property tax rolls as a special assessment. Additionally, that sewer service charges for July 1 through June 30 of each subsequent year be forwarded in the same manner.

Section 3. Findings/ Approvals. That sewer service charges for the period of July 1, 2026, through June 30, 2027, for those residential properties that have unpaid liens for delinquent sewer charges as of June 30, 2026, together with the amount of unpaid liens, be forwarded to the County of San Bernardino for addition to the 2026/2027 property tax rolls as a special assessment. Additionally, that sewer service charges for July 1 through June 30 of each subsequent year be forwarded in the same manner.

Section 4. Findings/ Approvals That all new residential connections and residential properties that have changed ownership on or after July 1, 1995, and which have not previously been placed on the property tax rolls shall be billed on a bi-monthly basis through June 30 of the assessment year and that sewer service charges for July 1

through June 30 of each year be forwarded to the County of San Bernardino for addition to the property tax rolls as a special assessment.

Section 5. Findings/ Approvals That whenever a rate change occurs during the assessment year, the City shall prepare a pro-rated adjustment to the assessment file which shall be added to the subsequent annual assessment.

Section 6. Effective Date. This resolution shall take effect upon adoption.

Section 7. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 8. Certification. The City Clerk shall certify to the adoption of this Resolution.

Section 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Resolution is based are located at the City Clerk's office located at 16860 Valencia Avenue, Fontana, CA 92335. The custodian of records is the City Clerk.

APPROVED AND ADOPTED this 14th day of July, 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 14th day of July, 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

File #: 26-1120
Agenda #: T.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Measure I Five Year Local Street Capital Improvement Program Annual Adoption

RECOMMENDATION:
Adopt **Resolution No. 2026-071**, approving an amendment to the Fiscal Years 2025/2026-2029/2030 Measure I Five Year Local Streets Capital Improvement Program (CIP) adopting the Measure I Five Year Local Streets Capital Improvement for Fiscal Years 2026/2027-2030/2031.

COUNCIL GOALS:

- To invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by utilizing Measure-I Funds wisely.

DISCUSSION:
San Bernardino County Transportation Authority (SBCTA) is responsible for administering the San Bernardino Measure I Program from which the City of Fontana receives funds for transportation projects.

On July 22, 2025, the City Council adopted by Resolution the Fiscal Years 2025/2026-2029/2030 Measure I Five Year Local Street Capital Improvement Program, also known as the "Five-Year Look Ahead CIP Plan" for projects to be funded by the Measure I Valley Local Streets Pass-Through Program. If, during the current fiscal year, the City approves funding for any new projects or amends projects, the "Five-Year Look Ahead CIP Plan" would need to be amended in order to account for expenditures made to the fund prior to the end of the fiscal year (FY 2025/2026).

As program administrator, SBCTA permits local jurisdictions to amend the "Five-Year Look Ahead CIP Plan" at the end of each fiscal year to account for expenditures made. Attachment "A" to the Resolution is the amended project list for FY 2025/2026-2029/2030.

SBCTA also requires local jurisdictions to complete an annual update of a five-year program identifying the projects to be funded in the upcoming fiscal year (FY2026/2027). Attachment "B" to the Resolution is the CIP List for the Fiscal Years 2026/2027-2030/2031, identifying the progress which will be funded by the Local Pass-Through Program.

FISCAL IMPACT:
Project budgets will be established as each individual project moves forward, providing full funding detail. The Measure I Local Pass-Through Program (Attachment “A” to the Resolution) funds are received monthly and will fund the projects listed on the Local Street Program.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-071

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING AN AMENDMENT TO THE FISCAL YEAR 2025/2026-2029/2030 MEASURE I FIVE YEAR LOCAL STREETS CAPITAL IMPROVEMENT PROGRAM AND ADOPTING THE MEASURE I FIVE YEAR LOCAL STREETS CAPITAL IMPROVEMENT PROGRAM FOR FISCAL YEARS 2026/2027-2030/2031.

WHEREAS, San Bernardino County voters approved passage of Measure I in November 2004, authorizing the San Bernardino County Transportation Authority to impose a one-half of one percent retail transactions and use tax applicable in the incorporated and unincorporated territory of the County of San Bernardino; and

WHEREAS, revenue from the tax can only be used for transportation improvement and traffic management programs authorized in the Expenditure Plans set forth in Ordinance No. 04-01 of the Authority; and

WHEREAS, the Strategic Plan requires each local jurisdiction applying for revenue from the Local Street Program to annually adopt and update a Five-Year Capital Improvement Plan; and

WHEREAS, Expenditure Plans of the Ordinances require each local jurisdiction receiving revenue from the tax to expend those funds pursuant to a Capital Improvement Program adopted by resolution of the local jurisdiction, and

WHEREAS, local jurisdictions are required to amend the original adopted annual plan to the end of the fiscal year; California Public Utilities Code 190300 and Ordinance No. 04-01 require each local jurisdiction to maintain General Fund expenditures for transportation-related construction and maintenance activities at the required Maintenance of Effort base year level in each fiscal year of the adopted Five-Year Capital Improvement Plan, which for the City of Fontana is $1,901,831; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, hereby adopts the Attachment “A” Measure I Five-Year Capital Improvement Program for Fiscal Years 2025/2026 through 2029/2030 and Attachment “B” Measure I Five-Year Capital Improvement Program for Fiscal Years 2026/2027 through 2030/2031.

APPROVED AND ADOPTED this 14th day of July, 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Resolution is the actual Resolution that was duly and regularly adopted by the City Council of the City of Fontana at a regular meeting on the 14th day of July, 2026, by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

Resolution Number:	
Resolution Approval Date:	
Contact Person/Title:	Hassnaa Rashad
Phone:	909-350-7669
Email:	hrashad@fontanaca.gov

Measure I Local Pass-through Program

FIVE YEAR CAPITAL IMPROVEMENT PLAN

Fiscal Years 2025/2026 thru 2029/2030

Jurisdiction:

Fontana

6/30/25 Carryover Balance **$11,481,705.07**

Projects:	Is Project in City's Non-motorized Transportation Plan? (Yes/No)	Does Project have an ATP Component? (Yes/No)	Is the Project on the City's Nexus Study List? (Public/DIF Share %)		Estimated Total Project Cost	FY2025/26 Est. Revenue	FY2026/27 Est. Revenue	FY2027/28 Est. Revenue	FY2028/29 Est. Revenue	FY2029/30 Est. Revenue	Total Est. Rev.
						$5,584,728	**$5,739,982**	**$5,900,697**	**$6,067,674**	**$6,241,808**	**$29,534,889**
						Current Estimate	Current Estimate	Current Estimate	Current Estimate	Current Estimate	**Total**
ADA Ramps Reconstruction 37600087	No	No	0.0%	0.0%	$500,000	$500,000	$0	$0	$0	$0	**$500,000**
Arrow/Cypress TS 37603386	No	No	0.0%	0.0%	$2,114,000	$272,001	$0	$0	$0	$0	**$272,001**
Citrus/Malaga Pedestrian Xing 37503356	No	No	0.0%	0.0%	$100,000	$100,000	$0	$0	$0	$0	**$100,000**
Fontana SRTS Gap Closure 37600003	No	No	0.0%	0.0%	$4,593,000	$284,307	$0	$0	$0	$0	**$284,307**
S.Highland & Juniper Traffic Signal 37600052	No	No	0.0%	0.0%	$260,000	$87,266	$0	$0	$0	$0	**$87,266**
TruckRte/Street Name Sign Instal 37500016	No	No	0.0%	0.0%	$100,000	$95,455	$0	$0	$0	$0	**$95,455**
Alder-Locust-Ramona SRTS 37603339	No	No	0.0%	0.0%	$5,926,000	$451,543	$0	$0	$0	$0	**$451,543**
Citywide RRFB (TDA) 37300070	No	No	0.0%	0.0%	$200,000	$147,500	$0	$0	$0	$0	**$147,500**
Catawba Ave SRTS TDA 2023 37600068	No	No	0.0%	0.0%	$793,000	$383,213	$0	$0	$0	$0	**$383,213**
Baseline Ave and Palmetto Ave TS 37600031	No	No	0.0%	0.0%	$1,900,000	$1,722,195	$0	$0	$0	$0	**$1,722,195**
Cypress Ave at Summit Ave TS 37600038	No	No	0.0%	0.0%	$1,257,000	$1,167,607	$0	$0	$0	$0	**$1,167,607**
Date Elementary School SRTS (ATP) 37600029	No	No	0.0%	0.0%	$2,150,000	$659,827	$0	$0	$0	$0	**$659,827**
Maple Ave Pavement Rehabilitation 37600053	No	No	0.0%	0.0%	$272,000	$272,000	$0	$0	$0	$0	**$272,000**
San Sevaine PH I 37603345	No	No	0.0%	0.0%	$16,100,000	$326,575	$0	$0	$0	$0	**$326,575**
Santa Ana & Juniper Ave TS 37600054	No	No	0.0%	0.0%	$910,000	$31,922	$0	$0	$0	$0	**$31,922**
Sierra/Riverside Traffic Signal 37603329	No	No	0.0%	0.0%	$2,339,000	$3,833	$0	$0	$0	$0	**$3,833**
Street Name Sign Replacement 37500033	No	No	0.0%	0.0%	$216,000	$216,000	$0	$0	$0	$0	**$216,000**
Valley & Live Oak Recon Curb Return 37600057	No	No	0.0%	0.0%	$285,000	$247,408	$0	$0	$0	$0	**$247,408**
TMS Signal Upgrade 37600064	No	No	0.0%	0.0%	$1,291,624	$643,935	$0	$0	$0	$0	**$643,935**
Bridlepath at Oxer RRFB Project 37600007	No	No	0.0%	0.0%	$30,000	$30,000	$0	$0	$0	$0	**$30,000**
Citywide Bus Pads TDA 37600069	No	No	0.0%	0.0%	$84,319	$25,281	$0	$0	$0	$0	**$25,281**
Etiwanda Ave TS Video Detect System 37500043	No	No	0.0%	0.0%	$9,423	$9,423	$0	$0	$0	$0	**$9,423**
Live Oak & Cloverdale RRFB 37500051	No	No	0.0%	0.0%	$50,000	$50,000	$0	$0	$0	$0	**$50,000**
Mango & Wabash RRFB 37500050	No	No	0.0%	0.0%	$50,000	$50,000	$0	$0	$0	$0	**$50,000**
Summit Ave. Left-Turn Phasing 37600032	No	No	0.0%	0.0%	$76,000	$76,000	$0	$0	$0	$0	**$76,000**
Six (6) Downtown Signals 37600019	No	No	0.0%	0.0%	$100,000	$100,000	$0	$0	$0	$0	**$100,000**
Alder Marigold TS F3600071	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Banana/Cherry F3600041	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Baseline/Tamarind F3600038	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Beech/Valley F3600073	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Catawba/Fontana/Randall TS F3600047	No	No	0.0%	0.0%	$1,250,000	$0	$1,250,000	$0	$0	$0	**$1,250,000**
Cherry/Village TS F3600044	No	No	0.0%	0.0%	$1,250,000	$0	$0	$1,250,000	$0	$0	**$1,250,000**

	Live Oak/Village TS F3600074	No	No	0.0%	0.0%	$1,250,000	$0	$0	$1,250,000	$0	$0	**$1,250,000**
	Randall/Mango TS F3600075	No	No	0.0%	0.0%	$1,250,000	$0	$0	$1,250,000	$0	$0	**$1,250,000**
	San Bernardino/Oleander TS F3600076	No	No	0.0%	0.0%	$1,250,000	$0	$0	$1,250,000	$0	$0	**$1,250,000**
	Citywide Measure I Traffic Engineering Studies 24637507	No	No	0.0%	0.0%	$2,582,450	$516,490	$516,490	$516,490	$516,490	$516,490	**$2,582,450**
Unhide for addit	Citywide Measure I Customer Relations 24637013	No	No	0.0%	0.0%	$93,475	$18,695	$18,695	$18,695	$18,695	$18,695	**$93,475**
	Citywide Measure I Street Lighting Related 24637509	No	No	0.0%	0.0%	$695,690	$139,138	$139,138	$139,138	$139,138	$139,138	**$695,690**
	Citywide Measure I Street Striping Related 24637510	No	No	0.0%	0.0%	$418,675	$83,735	$83,735	$83,735	$83,735	$83,735	**$418,675**
	Measure I 2010-2040 Local Cost Allocation 24637014	No	No	0.0%	0.0%	$2,251,100	$450,220	$450,220	$450,220	$450,220	$450,220	**$2,251,100**
	Measure I 2010-2040 Local Vehicle Maintenance 24637512	No	No	0.0%	0.0%	$276,150	$55,230	$55,230	$55,230	$55,230	$55,230	**$276,150**
	Citywide Measure I Street Related Activities / Traffic Studies 24637513	No	No	0.0%	0.0%	$1,650,650	$330,130	$330,130	$330,130	$330,130	$330,130	**$1,650,650**
	Citywide Measure I System (Traffic Controller Cabs) 24637514	No	No	0.0%	0.0%	$1,820,705	$364,141	$364,141	$364,141	$364,141	$364,141	**$1,820,705**
	Citywide Measure I System (Traffic Controller Equip) 24637515	No	No	0.0%	0.0%	$157,645	$31,529	$31,529	$31,529	$31,529	$31,529	**$157,645**
	Citywide Measure I System (Traffic Signal Equip) 24637516	No	No	0.0%	0.0%	$2,214,515	$442,903	$442,903	$442,903	$442,903	$442,903	**$2,214,515**
	Citywide Measure I System (Preventative Sig Maint) 24637517	No	No	0.0%	0.0%	$1,364,635	$272,927	$272,927	$272,927	$272,927	$272,927	**$1,364,635**
	Citywide Measure I System (Traffic Signal Maint) 24637518	No	No	0.0%	0.0%	$7,555,815	$1,511,163	$1,511,163	$1,511,163	$1,511,163	$1,511,163	**$7,555,815**
	Citywide Measure I Traffic-Related Signage 24637519	No	No	0.0%	0.0%	$161,350	$32,270	$32,270	$32,270	$32,270	$32,270	**$161,350**
	Citywide Measure I Emergency Reserve Equipment 24637520	No	No	0.0%	0.0%	$606,840	$121,368	$121,368	$121,368	$121,368	$121,368	**$606,840**
	Citywide Measure I Traffic Signal Maint Support 24637521	No	No	0.0%	0.0%	$34,050	$6,810	$6,810	$6,810	$6,810	$6,810	**$34,050**
	Citywide Measure I Traffic Signal Installation Support 24637522	No	No	0.0%	0.0%	$34,050	$6,810	$6,810	$6,810	$6,810	$6,810	**$34,050**
	Citywide Measure I Traffic Signal Communication Support 24637523	No	No	0.0%	0.0%	$27,800	$5,560	$5,560	$5,560	$5,560	$5,560	**$27,800**
	Citywide Measure I Traffic Signal Modification/Upgrade 24637424	No	No	0.0%	0.0%	$34,100	$6,820	$6,820	$6,820	$6,820	$6,820	**$34,100**
	Citywide Measure I Traffic Signal Timing Sync 24637425	No	No	0.0%	0.0%	$35,850	$7,170	$7,170	$7,170	$7,170	$7,170	**$35,850**
	Citywide Measure I Traffic System Improvements 24637426	No	No	0.0%	0.0%	$35,700	$7,140	$7,140	$7,140	$7,140	$7,140	**$35,700**
						Projects Total:	$12,363,540	$10,660,249	$9,410,249	$4,410,249	$4,410,249	**$41,254,536**

Total Programming is currently **101%** ***(Must not exceed 150% of Carryover Balance + Total Estimated Revenue)***

Total Estimated Programming: **$41,254,536**

ATTACHMENT B

Resolution Number:	
Resolution Approval Date:	
Contact Person/Title:	Hassnaa Rashad
Phone:	909-350-7669
Email:	hrashad@fontanaca.gov

Jurisdiction:

Fontana

Measure I Local Pass-through Program

FIVE YEAR CAPITAL IMPROVEMENT PLAN

Fiscal Years 2026/2027 thru 2030/2031

6/30/26 Carryover Balance **$14,383,548.35**

Projects:	Is Project in City's Non-motorized Transportation Plan? (Yes/No)	Does Project have an ATP Component? (Yes/No)	Is the Project on the City's Nexus Study List? (Public/DIF Share %)		Estimated Total Project Cost	FY2026/27 Est. Revenue	FY2027/28 Est. Revenue	FY2028/29 Est. Revenue	FY2029/30 Est. Revenue	FY2030/31 Est. Revenue	Total Est. Rev.
						$5,765,026	**$5,902,232**	**$6,046,234**	**$6,193,752**	**$6,344,868**	**$30,252,113**
						Current Estimate	Current Estimate	Current Estimate	Current Estimate	Current Estimate	**Total**
ADA Ramps Reconstruction 37600087			0.0%	0.0%	$1,000,000	$500,000	$0	$0	$0	$0	**$500,000**
Alder-Locust-Ramona SRTS 37603339			0.0%	0.0%	$5,825,028	$429,285	$0	$0	$0	$0	**$429,285**
Baseline Ave and Palmetto Ave TS 37600031			0.0%	0.0%	$1,900,000	$1,695,728	$0	$0	$0	$0	**$1,695,728**
Bridlepath at Oxer RRFB Project 37600007			0.0%	0.0%	$30,000	$30,000	$0	$0	$0	$0	**$30,000**
Catawba Ave SRTS TDA 2023 37600068			0.0%	0.0%	$1,032,696	$602,836	$0	$0	$0	$0	**$602,836**
Citrus/Malaga Pedestrian Xing 37503356			0.0%	0.0%	$100,000	$100,000	$0	$0	$0	$0	**$100,000**
Citywide Bus Pads TDA 37600069			0.0%	0.0%	$124,319	$18,540	$0	$0	$0	$0	**$18,540**
Citywide RRFB (TDA) 37600070			0.0%	0.0%	$230,000	$177,488	$0	$0	$0	$0	**$177,488**
Cypress Ave at Summit Ave TS 37600038			0.0%	0.0%	$1,260,000	$1,168,400	$0	$0	$0	$0	**$1,168,400**
Date Elementary School SRTS (ATP) 37600029			0.0%	0.0%	$2,510,208	$281,514	$0	$0	$0	$0	**$281,514**
Fontana Middle SRTS TDA 2025 37600049			0.0%	0.0%	$721,745	$246,745	$0	$0	$0	$0	**$246,745**
Fontana SRTS Gap Closure 37600003			0.0%	0.0%	$4,593,414	$284,293	$0	$0	$0	$0	**$284,293**
FYA Installation 37500015			0.0%	0.0%	$200,000	$134,825	$0	$0	$0	$0	**$134,825**
Live Oak & Cloverdale RRFB 37500051			0.0%	0.0%	$50,000	$50,000	$0	$0	$0	$0	**$50,000**
Mango & Wabash RRFB 37500050			0.0%	0.0%	$50,000	$50,000	$0	$0	$0	$0	**$50,000**
Maple Ave Pavement Rehabilitation 37600053			0.0%	0.0%	$272,000	$272,000	$0	$0	$0	$0	**$272,000**
S.Highland & Juniper Traffic Signal 37600052			0.0%	0.0%	$260,000	$69,643	$0	$0	$0	$0	**$69,643**
San Sevaine PH I 37603345			0.0%	0.0%	$19,052,110	$329,386	$0	$0	$0	$0	**$329,386**
Santa Ana & Juniper Ave TS 37600054			0.0%	0.0%	$910,000	$31,922	$0	$0	$0	$0	**$31,922**
Six (6) Downtown Signals 37600019			0.0%	0.0%	$100,000	$75,568	$0	$0	$0	$0	**$75,568**
Speed Hump Project 37500009			0.0%	0.0%	$200,000	$200,000	$0	$0	$0	$0	**$200,000**
Street Name Sign Replacement 37500033			0.0%	0.0%	$216,000	$216,000	$0	$0	$0	$0	**$216,000**
Summit Ave. Left-Turn Phasing 37600032			0.0%	0.0%	$76,000	$76,000	$0	$0	$0	$0	**$76,000**
Summit High School Ped Crossing 37600094			0.0%	0.0%	$150,000	$150,000	$0	$0	$0	$0	**$150,000**
Ted J Porter Elem SRTS (TDA 2025) 37600051			0.0%	0.0%	$475,061	$225,061	$0	$0	$0	$0	**$225,061**
TMS Signal Upgrade 37600064			0.0%	0.0%	$1,446,800	$750,652	$0	$0	$0	$0	**$750,652**
TruckRte/Street Name Sign Instal 37500016			0.0%	0.0%	$100,000	$95,455	$0	$0	$0	$0	**$95,455**
Valley & Live Oak Recon Curb Return 37600057			0.0%	0.0%	$285,000	$247,408	$0	$0	$0	$0	**$247,408**
Alder Marigold TS F3600071			0.0%	0.0%	$1,500,000	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Banana/Cherry F3600041			0.0%	0.0%	$1,500,000	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Baseline/Tamarind F3600038			0.0%	0.0%	$1,500,000	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Beech/Valley F3600073			0.0%	0.0%	$1,500,000	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Catawba/Fontana/Randall TS F3600047			0.0%	0.0%	$1,500,000	$1,500,000	$0	$0	$0	$0	**$1,500,000**
Cherry/Village TS F3600044			0.0%	0.0%	$1,500,000	$0	$1,500,000	$0	$0	$0	**$1,500,000**
Live Oak/Village TS F3600074			0.0%	0.0%	$1,500,000	$0	$1,500,000	$0	$0	$0	**$1,500,000**
Randall/Mango TS F3600075			0.0%	0.0%	$1,500,000	$0	$1,500,000	$0	$0	$0	**$1,500,000**
San Bernardino/Oleander TS F3600076			0.0%	0.0%	$1,500,000	$0	$1,500,000	$0	$0	$0	**$1,500,000**
Citywide Measure I Customer Relations 24637013			0.0%	0.0%	$125,200	$25,040	$25,040	$25,040	$25,040	$25,040	**$125,200**
Citywide Measure I Emergency Reserve Equipment 24637520			0.0%	0.0%	$573,865	$114,773	$114,773	$114,773	$114,773	$114,773	**$573,865**

Resolution Number:	
Resolution Approval Date:	
Contact Person/Title:	Hassnaa Rashad
Phone:	909-350-7669
Email:	hrashad@fontanaca.gov

Measure I Local Pass-through Program

FIVE YEAR CAPITAL IMPROVEMENT PLAN

Fiscal Years 2026/2027 thru 2030/2031

Jurisdiction:

Fontana

Citywide Measure I Street Lighting Related 24637509			0.0%	0.0%	$895,845	$179,169	$179,169	$179,169	$179,169	$179,169	**$895,845**
Citywide Measure I Street Related Activities / Traffic Studies 24637513			0.0%	0.0%	$992,820	$198,564	$198,564	$198,564	$198,564	$198,564	**$992,820**
Citywide Measure I Street Striping Related 24637510			0.0%	0.0%	$301,035	$60,207	$60,207	$60,207	$60,207	$60,207	**$301,035**
Citywide Measure I System (Preventative Sig Maint) 24637517			0.0%	0.0%	$805,300	$161,060	$161,060	$161,060	$161,060	$161,060	**$805,300**
Citywide Measure I System (Traffic Controller Cabs) 24637514			0.0%	0.0%	$2,728,575	$545,715	$545,715	$545,715	$545,715	$545,715	**$2,728,575**
Citywide Measure I System (Traffic Controller Equip) 24637515			0.0%	0.0%	$157,645	$31,529	$31,529	$31,529	$31,529	$31,529	**$157,645**
Citywide Measure I System (Traffic Signal Equip) 24637516			0.0%	0.0%	$2,581,420	$516,284	$516,284	$516,284	$516,284	$516,284	**$2,581,420**
Citywide Measure I System (Traffic Signal Maint) 24637518			0.0%	0.0%	$6,920,600	$1,384,120	$1,384,120	$1,384,120	$1,384,120	$1,384,120	**$6,920,600**
Citywide Measure I Traffic Engineering Studies 24637507			0.0%	0.0%	$3,072,200	$614,440	$614,440	$614,440	$614,440	$614,440	**$3,072,200**
Citywide Measure I Traffic Signal Communication Support 24637523			0.0%	0.0%	$27,800	$5,560	$5,560	$5,560	$5,560	$5,560	**$27,800**
Citywide Measure I Traffic Signal Installation Support 24637522			0.0%	0.0%	$34,050	$6,810	$6,810	$6,810	$6,810	$6,810	**$34,050**
Citywide Measure I Traffic Signal Maint Support 24637521			0.0%	0.0%	$34,050	$6,810	$6,810	$6,810	$6,810	$6,810	**$34,050**
Citywide Measure I Traffic Signal Modification/Upgrade 24637424			0.0%	0.0%	$34,100	$6,820	$6,820	$6,820	$6,820	$6,820	**$34,100**
Citywide Measure I Traffic Signal Timing Sync 24637425			0.0%	0.0%	$35,850	$7,170	$7,170	$7,170	$7,170	$7,170	**$35,850**
Citywide Measure I Traffic System Improvements 24637426			0.0%	0.0%	$35,700	$7,140	$7,140	$7,140	$7,140	$7,140	**$35,700**
Citywide Measure I Traffic-Related Signage 24637519			0.0%	0.0%	$900,000	$180,000	$180,000	$180,000	$180,000	$180,000	**$900,000**
Measure I 2010-2040 Local Cost Allocation 24637014			0.0%	0.0%	$2,250,000	$450,000	$450,000	$450,000	$450,000	$450,000	**$2,250,000**
Measure I 2010-2040 Local Vehicle Maintenance 24637512			0.0%	0.0%	$362,100	$72,420	$72,420	$72,420	$72,420	$72,420	**$362,100**
					Projects Total:	$20,582,380	$10,573,631	$4,573,631	$4,573,631	$4,573,631	**$44,876,904**

Total Programming is currently **101%** ***(Must not exceed 150% of Carryover Balance + Total Estimated Revenue)***

Total Estimated Programming: **$44,876,904**

File #: 26-1131
Agenda #: U.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Police Department

SUBJECT:
Approve Purchase of Closure Intelligence AI Software

RECOMMENDATION:
1. Approve the Non-Competitive Proposal purchase under the Purchasing Policies and Procedure Manual 3.1.5 for Single/Sole Source method.

2. Authorize the purchase and installation of the Closure Intelligence AI Software

3. Approve and authorize the City Manager or his assigned designee to execute documents related to the purchase of Closure Intelligence, Inc. AI software

COUNCIL GOALS:
- Improve public safety by increasing operational efficiency, visibility and availability.
- Operate in a businesslike manner by improving services through the effective use of technology.
- Practice sound fiscal management by living within our means while investing in the future.

.

DISCUSSION:
Major shifts in the information technology landscape over the past two decades have made the collection and analysis of evidence an increasingly important tool for solving crimes and preparing court cases. More and more hi-tech devices are being developed and used for law enforcement purposes. These devices can help law enforcement officers resolve dangerous situations, locate and arrest suspects, gather evidence, solve crimes and protect themselves and the public more effectively.

Artificial intelligence in law enforcement refers to the use of AI-driven technologies to help investigators organize, analyze, and connect large volumes of information in order to identify leads, uncover patterns, and assist in bringing investigations to resolution more efficiently. These systems can rapidly process reports, digital evidence, body-worn camera footage, license plate reader data, social media content, and other investigative information to support informed decision-making. While AI can enhance investigative efficiency and improve data analysis capabilities, it is intended to assist-not replace-the judgment, discretion, and constitutional responsibilities of law enforcement personnel.

Closure is an AI-powered investigative analysis platform designed specifically for law enforcement, prosecutors, and investigators. Its primary purpose is to help agencies manage and analyze massive amounts of digital evidence faster and more efficiently.

Some key capabilities include transcribing audio and video evidence, translation of multilingual evidence, analyzing large volumes of data, lead and connection identification. The company states the platform is designed around Criminal Justice Information Systems (CJIS) compliance, role-based access controls, encryption, and restricted access to sensitive law enforcement data.

In summary, Closure is an AI-powered digital investigative analyst designed to help law enforcement agencies securely organize, search, transcribe, translate, and analyze large volumes of digital evidence. The platform assists investigators in identifying leads, uncovering connections, and accelerating case resolution while maintaining human oversight and investigative discretion.

The Closure Intelligence Platform License (software subscription) service agreement is currently under review, and a draft agreement is attached to this agenda item for reference. Upon completion of the review and finalization of the agreement, the final executed version will be submitted to the City Clerk's Office for inclusion in the official record. The City Manager, or designee, will enter into the agreement only after determining that its terms and conditions are acceptable and in the best interest of the City.

This AI software is unique and Closure Intelligence is the only vendor that meets the police requirements. Purchasing Policy 3.1.5 allows a sole source purchase when no competitive advantage would be gained from unique services that are only available from one source.

FISCAL IMPACT:
Funding is requested from the Asset Seizure Fund (223) in the amount of $375,000.00 to cover the purchase of the software, implementation, and configuration services, including a three-year service agreement. Appropriate budget adjustments will be incorporated into the FY 2026-2027 quarterly budget adjustments.

Six months prior to the expiration of the agreement, the Police Department (PD) will conduct a funding and operational assessment to determine long-term funding options. If continued use of the software is recommended, General Fund (101) resources may be requested to support ongoing costs. The PD will also continue to pursue alternative funding opportunities to minimize reliance on the General Fund.

MOTION:
Approve staff recommendation.

CLOSURE INTELLIGENCE
ORDER FORM

CUSTOMER NAME: Fontana Police Department ("**Customer**")

OFFER VALID THROUGH: Aug 31, 2026

This Order Form ("**Order Form**") is subject to terms of the Platform Services Agreement between Customer and Closure Intelligence, Inc. ("**Closure**") dated _____ (the "**Services Agreement**"). Capitalized terms used but not defined in this Order Form will have the meanings assigned to them in the Services Agreement.

Customer Order Contact:

Contact Name: Captain Angela Stover

Contact Email: astover@fontanaca.gov

Contact Phone: _____

Billing Information:

Contact Name: _____

Billing Address: _____

Billing Email: _____

SERVICES

Please select and initial one of the following Subscription Term options for the Closure Intelligence Platform License.

Service		Annual Price	Subscription Term	Total Value
Closure Intelligence Platform: License				
☐ Option 1	Initials _____	**$185,000** ~~$370,000~~	1 Year	**$185,000** ~~$370,000~~
☐ Option 2	Initials _____	**$160,000** ~~$320,000~~	2 Years	**$320,000** ~~$640,000~~
☐ Option 3	Initials _____	**$125,000** ~~$280,000~~	3 Years	**$375,000** ~~$840,000~~
Implementation & Configuration Services**		**$0** ~~$75,000~~	N/A	N/A
White Glove Training & Support **		**$0** ~~$50,000~~	N/A	N/A

** Implementation & Configuration Services will be waived ($0) for the term of any multi-year (greater than 1year) agreement.

Definitions

- "**Implementation & Configuration Services**" means the initial one-time setup and integration of the

Closure Intelligence Platform for Customer, which may include, as requested and mutually agreed upon in writing, support for single sign-on (SSO), integrations with third-party platforms or internal systems, and related project management. Customer agrees to provide commercially reasonable participation and cooperation necessary to enable delivery of the Implementation & Configuration Services. Payment for Implementation & Configuration Services is due as specified in this Order Form and is non-cancelable.

- "**White Glove Training & Support**" includes the following:
    - Engineering Access: Direct, priority communication channel to the Closure engineering team for escalated issues and advanced troubleshooting.
    - Training & Onboarding: Training and onboarding session for Customer's Users, conducted at Customer's location or over video teleconferencing.
    - Training Resources: Unlimited access to Closure's training content, documentation, and learning center resources for Customer and its designated Users.
    - Feature Previews: Early access to new, breaking product features and enhancements prior to general release.

Payment

- Discounts reflect Customer's Design Partner Status. Renewals of this Order Form after the first Subscription Term will be subject to Closure's then-current price for the Service.
- The fees set forth in this Order Form do not include any amounts that might be charged to Customer or Closure by Customer's other vendors and services providers (e.g., API usage fees for an integrated service) or any amounts that might be incurred by Closure in connection with meeting any additional Customer requirements or providing any services or resources not expressly set forth in the Agreement (e.g., additional insurance coverage) (collectively, all such amounts, "**Additional Charges**").

Service Allotments

- During the Subscription Term, Services shall include the following allotments:
    - **Eighteen thousand (18,000) hours** of audio and/or video processing
    - **Two million (2,000,000) pages** of document processing
    - **Four million (4,000,000) images** of linked media files
- Closure shall notify the Customer Order Contact in writing (which may include email) when Customer reaches any of the following allotments.
    - **Fifty percent (50%)** of any allotment, and again upon
    - **Eighty percent (80%)** of any allotment, and again upon
    - **Full usage (100%)** of any included allotment.
- Customer shall not be obligated to pay any overage charges incurred prior to the delivery of the applicable notices.
- Customer will have the option (via executed amendment to this Order Form) to purchase a service allotment increase (the "**Allotment Increase**") that will increase the annual service allotments for the current term year by:
    - **Four thousand (4,000) hours** of audio and/or video processing
    - **One million (1,000,000) pages** of document processing
    - **One million (1,000,000) images** processed

  Each Allotment Increase will increase the prevailing Annual Price by 10% for the current term year (with no proration). The Customer may purchase multiple Allotment Increases.
- If Customer does not purchase an Allotment Increase, and usage exceeds the included allotments, the excess shall be charged at the following rates for the remainder of the year:
    - **Two dollars and fifty cents ($2.50) per hour** of audio and/or video processing
    - **Two cents ($0.02) per page** of documents processed
    - **Two cents ($0.02) per image** processed
- All executed Order Forms are non-cancelable, except as expressly provided in this Order Form or the Services Agreement.

Other Terms:

- By signing this Order Form, Customer orders from Closure the Services described in this Order Form.
- In the event of a conflict between this Order Form, as executed by Customer and Closure, and a provision of the Services Agreement, the Order Form will control. Any changes made to this Order Form other than the execution of the signature block will be null and void and of no effect. No terms, provisions, or conditions of any purchase order will have any effect on the obligations of the parties under or otherwise modify this Order Form or the Services Agreement.
- This Order Form is effective as of the date of last signature below (the "**Order Effective Date**").

Fontana Police Department	**Closure Intelligence, Inc.**
By: _____	By: _____
_____ (Print Name)	_____ (Print Name)
Title: _____	Title: _____
Date: _____	Date: _____

Closure Intelligence, Inc.
Platform Services Agreement

This Platform Services Agreement (together with all Orders, the "**Agreement**") is between Closure Intelligence, Inc. ("**Closure**") and Fontana Police Department ("**Customer**") and is effective as of _____ (the "**Effective Date**"). This Agreement allows Customer and its Affiliates to purchase access to certain of Closure's services as specified under one or more Orders. Certain capitalized terms are defined in **Exhibit A** and others are defined contextually in this Agreement.

Agreed as of the Effective Date by each party's authorized representative:

Customer	**Closure** 169 Madison Ave STE 15345 New York, NY 10016
_____ Signature	_____ Signature
_____ Print Name	_____ Print Name
_____ Title	_____ Title
Primary Contact: Email:	Primary Contact: Email:

1. Services

1.1. Services can be purchased pursuant to Orders. During a Subscription Term, Customer may access and use the Services only for its internal purposes in accordance with the Documentation, this Agreement, and any limitations set forth in the applicable Order. Closure may, in its sole discretion, charge Customer for excess use at Closure's then-current overage rates.

1.2. Closure will provide standard support and maintenance to Customer for the Service at no charge. In the event of a non-standard support and/or maintenance request by Customer, Closure shall notify Customer in writing (email acceptable) that such request is non-standard and shall communicate to Customer the current applicable rate. Upon Customer's written acceptance, Closure shall provide such non-standard support and maintenance for the Service at the current applicable rates.

2. Data.

2.1. Use of Customer Data. Customer grants Closure the non-exclusive, worldwide, sublicensable right to use, copy, store, disclose, transmit, transfer, display, and modify Customer Data only as necessary to: (a) provide the Services; (b) derive or generate Product Data; and (c) as otherwise required by Laws or as agreed to in writing between the parties. Customer agrees and acknowledges that Closure may also Process log-in credentials and related information of Users in connection with Closure's provision of the Services.

2.2. Product Data. Closure may Process Product Data for internal business purposes, such as to improve, support, develop, and maintain its current and future technology, products, and services, including to test and improve its models and algorithms.

2.3. Third-Party Data. Any Third-Party Data that Closure may provide via the Services is governed by the

third-party providers' policies. Closure may choose to terminate the provision of any Third-Party Data if Closure's rights to such Third-Party Data change.

3. Customer Obligations.

3.1. General. Customer is solely responsible for its Customer Data and will provide and maintain its Customer Systems. Customer represents and warrants that: (a) it has all rights necessary for Closure to integrate the Services with Customer's systems, databases, Customer Data, and applicable Third-Party Data and Third-Party Platforms; (b) it has made all disclosures, provided all notices, and obtained all rights, consents, and permissions necessary for Closure to Process Customer Data as set forth in this Agreement; (c) Customer will ensure that its Users do not share log-in credentials (including between Users) for the Services; and (d) Customer will comply with Laws when using the Services. Customer is responsible for its Users' compliance with this Agreement.

3.2. Illegal Content. Closure recognizes that Customer is a law enforcement agency and that Customer will use the Services exclusively for authorized law enforcement purposes. In that context, Closure understands that Customer may, in its official capacity, use the Services in connection with law enforcement investigations related to illegal content ("**Illegal Content**"), including without limitation child pornography and child sexual assault materials. Without limiting the generality of Customer's obligations set forth in Section 3.1, Customer agrees that with respect to any Customer Data that is, or includes, Illegal Content, (a) Customer, and not Closure, is the exclusive owner, controller, and sole possessor of such Illegal Content; (b) to the extent that Closure receives any Illegal Content from, or Processes any Illegal Content on behalf of, Customer, Closure is acting exclusively at the direction of Customer as Customer's agent; (c) Customer is solely responsible for, and holds Closure harmless with respect to, all requirements under Law related to or arising from the use, possession, storage, or other Processing of such Illegal Content, including without limitation all reporting and notification requirements related thereto.

3.3. CJIS Requirements. For any CJIS Data, Customer will comply with the following CJIS requirements: (a) Customer agrees to use training, policy and procedures to ensure Users use proper handling, processing, storing and communication protocols for Customer Data and Third-Party Data; (b) Customer agrees to protect the Services and all Third-Party Data, in each case, by monitoring and auditing staff user activity to ensure that it is only within the purview of system application development, system maintenance and the support roles assigned; (c) Customer will only provide access to the Services and any Third-Party Data through Customer-managed role-based access and applied sharing rules configured by Customer; (d) Customer agrees to create and retain activity transaction logs to enable auditing by Closure staff, CJIS, and any Third-Party Data owners; (e) Customer agrees to perform independent employment background screening for its staff at Customer's own expense; and (f) Customer agrees to reinforce staff policies for creating User accounts with only one Customer domain email address for each User, with exceptions only as granted in writing by Closure.

4. Third-Party Platforms. Use of any Third-Party Platforms integrated into, or otherwise provided or used in connection with, the Services are subject to Customer's agreement with the relevant provider. Closure disclaims all liability for Third-Party Platforms and their respective providers. By enabling a Third-Party Platform to interact with the Services, Customer authorizes Closure to access and exchange Customer Data with such Third-Party Platform on Customer's behalf.

5. Commercial Terms.

5.1. Subscription Term. Except as set forth in an Order, each Subscription Term will automatically renew for successive 12-month periods unless either party gives the other party notice of non-renewal at least 90 days before the current Subscription Term ends.

5.2. Fees and Taxes. Fees for the Services are described in each Order ("**Fees**"). Fees are invoiced as described on the schedule in the Order. Unless the Order provides otherwise, all Fees are due within 30 days of the invoice date. Fees for renewal Subscription Terms are at Closure's then-current rates, regardless of any discounted pricing in any Order. Late payments are subject to a service charge of 1.5% per month or the maximum amount allowed by Law, whichever is less. Customer is responsible for any sales, use, GST, value-added, withholding, or similar taxes or levies that apply to Orders, whether domestic or foreign, other than Closure's income tax ("**Taxes**"). All Fees are exclusive of Taxes and are non-refundable.

6. Restrictions. Customer will not (and will not permit anyone else to) do any of the following: (a) provide access to a Service to a third party (other than Users for use in accordance with this Agreement); (b) use any Service on behalf of, or to provide any product or service to, third parties; (c) use any Service to develop a similar product or service; (d) reverse engineer, decompile, disassemble, or seek to access the source code or non-public APIs to any Service, except to the extent such a restriction is expressly prohibited by Law (and then only with prior notice to Closure); (e) modify or create derivative works of any Service or copy any element of any Service; (f) remove or obscure any proprietary notices in any Service; (g) publish benchmarks or performance information about any Service; (h) interfere with the operation of any Service, circumvent any access restrictions, or conduct any security or vulnerability test of any Service; (i) take any action that risks harm to others or to the security, availability, or integrity of any Service; (j) access or use any Service for any fraudulent activities or in any manner that violates any Law; or (k) send, store, input, upload, submit, transmit, or otherwise provide any viruses or any infringing, unlawful, or injurious materials to or in connection with the Services.

7. Disclaimers.

7.1. General. The Services are provided "AS IS". Closure, on its own behalf and on behalf of its suppliers and licensors, makes no other warranties, whether express, implied, statutory, or otherwise, including warranties of merchantability, fitness for a particular purpose, title, or noninfringement. Closure does not warrant that Customer's use of the Services will be uninterrupted or error-free, that Closure will review Customer Data for accuracy, or that it will maintain Customer Data without loss. Closure is not liable for (a) delays, failures, or problems inherent in use of the Internet and electronic communications or other systems outside Closure's control; (b) any decisions, actions, or omissions that Customer or any Users make as a result of using the Services or any Reports obtained or accessed via the Services or in connection with use of the Services; (c) any Third-Party Data, or Third-Party Platform; (d) any trial, beta, or other evaluation products or services; or (e) any Service suspension.

7.2. Service Output. Customer is responsible for reviewing all Reports to ensure they are accurate and appropriate for their intended use, as well as for how the Services and any related results, materials, or outputs are used or relied upon by Customer and Users. Customer acknowledges that Reports and Service Output may: (i) contain errors or inaccuracies due to input quality or limitations of the underlying technology; and (ii) include Third-Party Data or other third-party content. Closure makes no representations or warranties about the accuracy, reliability, or error-free nature of Service Output and is not liable for Customer's use of any Service Output. Closure is not a law firm, does not provide legal services or advice, and no attorney-client relationship is created. Any outputs generated are not legal advice and are not guaranteed to be correct, complete, or current.

8. Term and Termination.

8.1. Term; Termination. The term of this Agreement (the "**Term**") starts on the Effective Date and continues until expiration or termination of all Orders. Either party may terminate this Agreement (including any or all Orders) if the other party fails to cure a material breach of this Agreement (including a failure to pay fees) within 30 days after notice.

8.2. Effect of Termination. Upon expiration or termination of an Order, Customer's access to and Closure's obligations to provide the Services described in the Order will cease. Closure will be under no obligation to store or retain any Customer Data and may remove the applicable Customer Data from its systems at any time in its sole discretion. Customer Data and other Confidential Information, as defined in Section 12, may be retained in Recipient's standard backups notwithstanding any obligation to delete the applicable Confidential Information but will remain subject to this Agreement's confidentiality restrictions.

8.3. Survival. These Sections survive expiration or termination of this Agreement: 2.2 (Product Data), 3 (Customer Obligations), 4 (Third-Party Platforms); 5.2 (Fees and Taxes), 6 (Restrictions), 7 (Disclaimers), 8.2 (Effect of Termination), 8.3 (Survival), 9 (Ownership), 11 (Limitations of Liability), 12 (Confidentiality), 13 (Required Disclosures), 15 (General Terms), and **Exhibit A** (Definitions). Except where an exclusive remedy is provided in this Agreement, exercising a remedy under this Agreement, including termination, does not limit other remedies a party may have.

8.4. Suspension. Closure may immediately suspend or terminate Customer's access to any or all of the Services if: (a) Customer breaches this Agreement; (b) Closure's provision of any Service is prohibited or otherwise adversely affected by Laws or changes to Laws; (c) Customer's actions risk harm to any of Closure's other customers or the security, availability, or integrity of a Service; (d) Closure reasonably determines that there is a threat or potential threat or attack or potential attack on any Service; (e) any vendor suspends or terminates Closure's access to or use of any products or services required for the Service; or (f) Customer's Service usage substantially exceeds normal usage levels.

9. Ownership. Neither party grants the other any rights or licenses not expressly set out in this Agreement. Except as expressly provided in this Agreement, as between Customer and Closure, Customer retains all intellectual property rights and other rights in Customer Data and Service Output. Except for Customer's use rights in this Agreement, Closure and its licensors retain all intellectual property rights and other rights in and to (a) the Services; (b) any work product or results of the provision, operation, or maintenance of the Services (other than Customer's Service Output); (c) all Documentation and Product Data; (d) all Closure technology, templates, algorithms, formats, and dashboards; (e) all general skills, know-how, processes, methodologies, tools, techniques, routines, or technologies, in each case, that are created, adapted or used by Closure in its business generally; and (f) all modifications or improvements to any of the foregoing items set forth in subsections (a) through (e) made by or on behalf of Closure. If Customer provides Closure with feedback or suggestions regarding the Services or other Closure offerings, Closure may use the feedback or suggestions without restriction or obligation.

10. Indemnification. Closure is required to defend and indemnify the Customer against any third-party claims alleging that the Services, when used as authorized under this Agreement, infringe the intellectual property rights of such third-party, including paying court-awarded damages, fines, and reasonable legal fees or settlement costs. These obligations apply only if the Customer promptly notifies Closure of the claim, allows Closure exclusive control over its defense and settlement, and provides reasonable cooperation at Closure's expense (provided that Customer may participate in the defense with its own counsel at its own expense). Customer may not settle an indemnified claim without Closure's prior written consent. Closure may not settle an indemnified claim without Customer's prior written consent if the settlement would require the Customer party to admit fault or have non-monetary obligations. In the event of an infringement claim, Closure may, at its discretion, secure continued usage rights, replace or modify the Services to resolve the issue without reducing functionality, or terminate the affected subscription and refund any pre-paid, unused fees. Closure's indemnity does not extend to claims arising from the Service Output, Customer's unauthorized product modifications, use with unauthorized third-party products, unsupported software releases, or issues stemming from third-party products or customer data/materials. This IP indemnification is the Customer's exclusive remedy and constitutes Closure's complete liability for intellectual property infringement claims.

11. Limitations of Liability. Both parties, their successors, assigns, Affiliates, and each of their suppliers, licensors, employees, officers, and agents, will not have any liability arising out of or related to this Agreement for (a) any loss of use, lost data, lost profits, failure of security mechanisms, interruption of business, or any indirect, special, incidental, reliance, or consequential damages of any kind, even if informed of their possibility in advance or (b) any amounts that exceed, in aggregate, the amounts paid or payable by Customer to Closure pursuant to this Agreement during the 12 months prior to the date on which the applicable claim giving rise to the liability arose under this Agreement. The waivers and limitations in this Section 11 apply regardless of the form of action, whether in contract, tort (including negligence), strict liability or otherwise and will survive and apply even if any limited remedy in this Agreement fails of its essential purpose.

12. Confidentiality.

12.1. Definition. "**Confidential Information**" means information disclosed to the receiving party ("**Recipient**") under this Agreement that is designated by the disclosing party ("**Discloser**") as proprietary or confidential or that should be reasonably understood to be proprietary or confidential due to its nature and the circumstances of its disclosure. Closure's Confidential Information includes any technical or performance information about the Services. Customer's Confidential Information includes Customer Data.

12.2. Obligations. As Recipient, each party will: (a) hold Confidential Information in confidence and not

disclose it to third parties except as expressly permitted in this Agreement; and (b) only use Confidential Information to fulfill its obligations and exercise its rights expressly set forth in this Agreement. At Discloser's request, Recipient will delete all Confidential Information, except, in the case where Closure is the Recipient, Closure may retain the Customer's Confidential Information to the extent required to continue to provide the Services. Recipient may disclose Confidential Information to its employees, agents, contractors, subcontractors, and other representatives having a legitimate need to know, provided it remains responsible for their compliance with this Section 12 and they are bound to confidentiality obligations no less protective than this Section 12.

12.3. Exclusions. These confidentiality obligations do not apply to information that: (a) is or becomes public knowledge through no fault of the receiving party; (b) the receiving party rightfully knew or possessed prior to receipt under this Agreement; (c) the receiving party rightfully received from a third party without breach of confidentiality obligations; or (d) that is independently developed without using the other party's Confidential Information.

12.4. Remedies. Unauthorized use or disclosure of Confidential Information may cause substantial harm for which damages alone are an insufficient remedy. Each party may seek appropriate equitable relief, in addition to other available remedies, for breach or threatened breach of this Section 12.

13. Required Disclosures. Nothing in this Agreement prohibits either party from making disclosures, including of Confidential Information, if required by Law, subpoena, or court order, provided (if permitted by Law) it notifies the other party in advance and reasonably cooperates in any effort to obtain confidential treatment.

14. Publicity. Neither party may publicly announce that the parties have entered into this Agreement, except with the other party's prior consent or as required by Laws. However, Closure may include Customer and its trademarks in Closure's customer lists and promotional materials but will cease further use at Customer's written request.

15. General Terms.

15.1. Assignment. Neither party may assign this Agreement without the prior consent of the other party, except that either party may assign this Agreement to a successor to all or substantially all of its business or assets to which this Agreement relates (including in connection with a merger, reorganization, acquisition, or other transfer of all or substantially all its assets or voting securities). Any non-permitted assignment is void. This Agreement will bind and inure to the benefit of each party's permitted successors and assigns.

15.2. Governing Law; Arbitration. This Agreement is governed by the laws of the State of California without regard to conflicts of laws provisions. Any dispute, claim or controversy arising out of or relating to this Agreement or the breach, termination, enforcement, interpretation or validity thereof, including the determination of the scope or applicability of this agreement to arbitrate, shall be determined by arbitration in the Bay Area, California before one arbitrator. The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures and in accordance with the Expedited Procedures in those Rules. This clause shall not preclude parties from (a) seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction and (b) seeking an injunction in any court of competent jurisdiction.

15.3. WAIVER OF JURY TRIAL. CUSTOMER AND CLOSURE HEREBY IRREVOCABLY WAIVE, TO THE FULLEST EXTENT PERMITTED BY LAW, ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM (WHETHER IN CONTRACT, STATUTE, TORT (SUCH AS NEGLIGENCE), OR OTHERWISE) RELATING TO THIS AGREEMENT.

15.4. Attorneys' Fees and Costs. The prevailing party in any action to enforce this Agreement will be entitled to recover its attorneys' fees and costs in connection with such action.

15.5. Notices. Except as set out in this Agreement, any notice or consent under this Agreement must be in writing to the addresses on the first page and will be deemed given: (a) upon receipt if by personal delivery; (b) upon receipt if by certified or registered U.S. mail (return receipt requested); (c) one day after dispatch if by a commercial overnight delivery service; or (d) upon confirmation of receipt by email to the email address set forth for the party on the signature block of this Agreement or, if no confirmation has been received, one business day after the date of sending. Either party may update its address with notice to the other party. Closure may also send operational notices to Customer through the Services.

15.6. Entire Agreement. This Agreement (which includes all Orders) is the parties' entire agreement regarding its subject matter and supersedes any prior or contemporaneous agreements regarding its subject matter. In this Agreement, headings are for convenience only and "including" and similar terms are to be construed without limitation. This Agreement may be executed in counterparts (including electronic copies and PDFs), each of which is deemed an original and which together form one and the same agreement.

15.7. Amendments. Any amendments, modifications, or supplements to this Agreement must be in writing and signed by each party's authorized representatives or, as appropriate, agreed through electronic means provided by Closure. The terms in any Customer purchase order or business form will not amend or modify this Agreement and are expressly rejected by Closure; any of these Customer documents are for administrative purposes only and have no legal effect.

15.8. Waivers and Severability. Waivers must be signed by the waiving party's authorized representative and cannot be implied from conduct. If any provision of this Agreement is held invalid, illegal, or unenforceable, it will be limited to the minimum extent necessary so the rest of this Agreement remains in effect.

15.9. Government Terms. Elements of the Services are commercial computer software. If the user or licensee of the Services is an agency, department, or other entity of the United States Government, the use, duplication, reproduction, release, modification, disclosure, or transfer of the Services or any related documentation of any kind, including technical data and manuals, is restricted by the terms of this Agreement in accordance with Federal Acquisition Regulation 12.212 for civilian purposes and Defense Federal Acquisition Regulation Supplement 227.7202 for military purposes. The Services were developed fully at private expense. All other use is prohibited.

15.10. Force Majeure. Neither party is liable for any delay or failure to perform any obligation under this Agreement (except for a failure to pay fees) due to events beyond its reasonable control.

15.11. Subcontractors. Closure may use subcontractors and permit them to exercise Closure's rights under this Agreement as long as Closure remains responsible for their compliance and overall performance under this Agreement.

15.12. Independent Contractors. The parties are independent contractors, not partners or joint venturers.

15.13. Conflicts in Interpretation. If there are inconsistencies or conflicts between the terms of the body of this Agreement and the terms of any schedules, exhibits, attachments, addenda, policies, and other documents attached to or incorporated by reference in this Agreement, the order of precedence is as follows: (a) the terms contained in the body of this Agreement; (b) the terms of the schedules, exhibits, attachments, addenda, and policies to this Agreement; and (c) the Documentation.

1.1. "**Affiliate**" means an entity directly or indirectly owned or controlled by a party, where "ownership" means the beneficial ownership of 50% or more of an entity's voting equity securities or other equivalent voting interests and "control" means the power to direct the management or affairs of an entity.

1.2. "**CJIS Data**" means Customer Data that is subject to the requirements of the CJIS Security Policy set forth by the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Division.

1.3. "**Criminal Justice Information Services Division**" or "**CJIS**" means the FBI division responsible for the collection, warehousing, and timely dissemination of relevant criminal justice information to the FBI and to qualified law enforcement, criminal justice, civilian, academic, employment and licensing agencies.

1.4. "**Customer Data**" means any data or information that: (a) Customer (including its Users) submits to the Services, including from Third-Party Platforms; and (b) is Processed by Closure to provide the Services to Customer.

1.5. "**Customer Systems**" means Customer's hardware, software, other technology, and infrastructure that Customer is required to provide and maintain in order for Customer to access and use the Services.

1.6. "**Documentation**" means the then-current version of Closure's usage guidelines and standard technical documentation for the Services that Closure makes generally available to its customers of the applicable Services.

1.7. "**Laws**" means all applicable relevant local, state, federal and international laws, regulations and conventions.

1.8. "**Order**" means an order form that describes the Services being purchased by Customer that is executed by the parties and references this Agreement.

1.9. "**Process**" or "**Processed**" means to collect, access, use, disclose, transfer, transmit, store, host, or otherwise process.

1.10. "**Product Data**" means information generated from the use of the Services, which data does not identify Users, any other natural human persons, or Customer, such as technical logs, data, and learnings about Customer's use of the Services, or anonymized or aggregated versions of Customer Data that no longer identify Customer or any specific individual, but expressly excluding any identifiable Customer Data.

1.11. "**Report**" means any information, reports, outputs, or other materials obtained or accessed via, or provided by the Services, including Service Output.

1.12. "**Service**" or "**Services**" means the then-current version of Closure's proprietary platform and other Services that are identified in the relevant Order.

1.13. "**Service Output**" means any data, text, software, audio, video, images, content, computational results, predictions, recommendations, decisions, output, or other information or material that is provided by the Service, derived from Customer Data, and provided to Customer or its Affiliates, or any of their employees, agents, consultants, third-party contractors, vendors, customers, or end users.

1.14. "**Subscription Term**" means the period during which Customer's subscription to access and use the Services is in effect, as identified in the applicable Order.

1.15. "**Third-Party Data**" means any third-party data that is licensed from third party vendors and made accessible via the Service. For clarity, Third-Party Data does not include any Customer Data.

1.16. "**Third-Party Platform**" means any third-party platform, database, add-on, service, or product not provided by Closure that Customer elects to integrate or enable for use with any Service.

1.17. "**User**" means any employee or contractor of Customer or its Affiliates that Customer allows to use the Services on Customer's behalf.

Closure Intelligence, Inc.
169 Madison Ave
STE 15345
New York, NY 10016

To whom it may concern,

This letter serves to confirm Closure Intelligence, Inc. (“Closure”) as a sole source provider of specialized investigative and prosecutorial analytical software—its Digital Analyst platform—for the lifecycle of investigations & prosecutions.

Closure’s Digital Analyst delivers an integrated suite of proprietary analytical tools for the unique demands of analysts, investigators, administrative staff, and prosecutorial staff—who regularly must integrate, organize, and interrogate large volumes of evidence across myriad formats and source systems, and then convert finished outputs into prosecution-ready artifacts.

Closure enables investigators and prosecutors to proactively transcribe, translate, search, analyze, summarize, aggregate, reformat, and verify evidence related to specific criminal prosecutions, within a single platform.

This integration of capabilities is specifically engineered to accelerate investigations and prosecutions, reduce manual review burdens, surface evidentiary insights, and facilitate the exploration of alternative and/or exculpatory hypotheses. Closure also enables post-investigative functions, such as exhibit creation, document redaction, and more, within a single analytical interface.

Examples of specific capabilities that Closure performs under a single, unified interface include (but are not limited to) the following:

Multi-Modal Evidence Analysis

- **Semantic Search:** Rather than relying on keyword matching across documents and cases, Closure performs concept searches across thousands of pages of documents, images, audio, videos, phone extractions, and other media.
- **Audio Intelligence:** Closure transcribes, translates, and searches tens of thousands of hours of recorded communications, with capabilities and auditability tailored to investigative and prosecutorial contexts, across tens of languages.
- **Video Intelligence:** Closure searches, bookmarks, and summarizes video footage, enabling investigators to pinpoint relevant evidentiary insights while reviewing hours of video footage.
- **Mapping & Pattern-of-Life Analysis:** Closure can map geographic and temporal events in a map-based view, such as Call Detail Records (CDRs), Automated License Plate Reader (ALPR) information, and device metadata (e.g. EXIF), helping generate verifiable timelines and recreations of movement for investigators and prosecutors.

Investigative Workflow & Drafting

- **Warrant Drafting:** Closure enables investigators to generate verifiable drafts of search warrants for specific types of evidence, specific to the context and requirements of each document type and the available case evidence.
- **Interview & Interrogation Processing:** Closure processes interviews and other information to retrieve relevant facts, to help detectives and investigators write summaries and reports.
- **Warrant Returns:** Closure ingests, indexes, parses, and analyzes warrant returns from common social media and cloud providers, enabling investigators to interrogate lawfully obtained data related to their cases.

Evidence Ingestion & Organization

- **Case Organization:** Closure automatically stores, summarizes, and organizes the evidence related to a given criminal incident to improve searchability and discoverability of content.
- **Email Search:** Closure ingests, indexes, parses, and analyzes email data, such as data from Microsoft Outlook or Google Mailboxes, to assist prosecutors and investigators in their review of email-based evidence.

- **System Integration:** Closure integrates with existing source systems, including Evidence Management & Case Management Systems, to augment investigative reviews with relevant departmental data.

Administrative & Post-Investigative

- **Redactions & Pseudoanonymization:** Closure redacts documents and other files to remove identifying information, with customizable instructions to process the redactions, supporting ad-hoc public records requests.
- **Exhibit Creation:** Closure generates downloadable/exportable exhibits, such as PowerPoints and timelines, that can be used across a variety of contexts.
- **Citations & References:** Closure provides granular citations for all results provided, including audio, video, spreadsheets, text messages, and more, ensuring traceability and verification back to source evidence for all details provided.

Governance & Collaboration

- **Secure Intra-Agency Collaboration:** Law enforcement can share analyses performed and cases organized by Closure with other approved government users. This is highly configurable by role (Role-Based Access Control), policy, and/or on a case-by-case basis.
- **Secure Inter-Agency Collaboration:** Closure enables auditable, highly configurable case and evidence sharing across agencies. This is customizable to ensure compliance with local laws and customs and specifically penetration tested to avoid common threat escalation vectors.
- **Full Scale Auditability:** Closure enables full auditability of queries made, by investigator, to support compliance with emerging state and federal requirements around the use of artificial intelligence in law enforcement and prosecutorial contexts — such as California's PC 13663, which represents a leading example of the type of AI governance legislation that other states are expected to adopt.
- **Zero Access Architecture:** Closure follows CJIS-mandated encryption practices, and extends these to ensure only the authorized law enforcement users involved may access agency evidence. By policy and technical implementation, Closure support and engineering do not have default access to case evidence.

This unified capability set enables Closure to expedite the identification and analysis of specific, citable textual passages, images, utterances, and more, critical to investigations and prosecutions. It also enables Closure to generate drafts of court exhibits that can be used to further a prosecution.

Closure has therefore been tasked by law enforcement to support numerous criminal investigations & prosecutions, including by helping identify “hidden” admissions of guilt, unearth exculpatory evidence, clarify the status of previously tested or untested physical evidence, build timelines, generate custom visualizations, review digital forensics, write draft reports and warrants, identify connections across cases, and much else.

JUSTIFICATION FOR SOLE SOURCE AWARD

As part of its normal business practice, Closure invests in understanding the capabilities of existing law enforcement software offerings. This includes online or open-source review of capabilities, proactive inquiries of vendors, interviews with law enforcement experts, and attendance at trade shows.

For example, Closure has thoroughly surveyed the field of available products at industry conferences — e.g., International Association of Chiefs of Police (IACP) in Boston, Massachusetts in 2024; at the California District Attorneys Association in Palm Desert, California 2025; at the California Homicide Investigators’ Association in Las Vegas, Nevada in 2025; at International Association of Chiefs of Police (IACP) in Denver, Colorado in 2025; at the California Robbery Investigator’s Association (CRIA) Conference in Reno, Nevada in 2026; at the Garden State Cold Case Conference in Atlantic City, New Jersey, in 2026; and at the Association of Prosecuting Attorneys Domestic Violence (APA DV) Conference in Salt Lake City in 2026, as well as other events. We have also attended informational sessions with numerous software vendors for law enforcement during the course of our research and product development.

As of April 28, 2026, our analysis has concluded that there are many other analytics vendors across the law enforcement technology ecosystem, including:

- **Point Solutions**: Pertaining to specific types of evidence or specific workflows. These include transcription engines, document review platforms, device imaging

and extraction companies, call detail record visualizers and notification engines, video analysis tools, redaction products, timeline builders, and much else.

- **Case or Records Management Solutions, using AI**: Existing Records Management Systems or Case Management Systems that organize existing reports and data, often layering in an AI component for case summarization or question answering.
- **AI Evidence Management Solutions:** Products that seek to rank files of relevance for law enforcement using artificial intelligence into a visual interface, with summaries of each case file. Similar to existing Digital Evidence Management Solutions, but with AI affixed to them.
- **Data Integrators:** Solutions that integrate multiple systems of record, such as Records Management Solutions, Computer Aided Dispatch systems, and Automated License Plate Readers, into a single pane of glass, generally with an emphasis on recurring feeds of data.
- **Large Language Model (LLM) Providers:** Infrastructure providers who train and deploy general purpose large language models, with a focus on software development and consumer markets.

However, these point solutions, case management systems, records management systems, evidence management solutions, data integrators, and infrastructure providers fall short of Closure's robust approach across analytical tasks, referenced above, across the lifecycle of an investigation & prosecution.

To the best knowledge of Closure management as of time of writing, there is no other vendor that offers all the functionality provided by Closure for investigations and prosecutions, within a single user interface and sets of workflows, specifically for utilization by prosecutors and their counterparts within local law enforcement agencies, State Investigative Agencies, District Attorneys, Prosecuting Attorneys, Commonwealth Attorneys, States Attorneys, and Attorney Generals.

To the best of our knowledge, Closure has made a good-faith effort to survey the market as described above; we welcome any agency to conduct independent market research to validate this conclusion.

(signature page follows)

Sincerely,

Aaron Zelinger

Co-Founder & CEO
Closure Intelligence, Inc.
partners@closure-intel.com

File #: 26-1137
Agenda #: V.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Management Services

SUBJECT:
Annual Placement of Nuisance Abatement Charges on the Property Tax Rolls

RECOMMENDATION:
Adopt **Resolution No. 2026-072,** of the City Council of the City of Fontana, California, directing the placement of Nuisance abatement charges on the property tax bills for collection for FY2026/2027.

COUNCIL GOALS:
- To operate in a businesslike manner by becoming more service oriented.

DISCUSSION:
The City of Fontana enforces nuisance abatement under Fontana Municipal Code Chapter 18, which provides procedures for declaring, noticing, and abating nuisances, and authorizes recovery of costs through liens and special assessments (FMC § 18-19). The costs of nuisance abatement may also be collected under California Government Code §§ 38773, 38773.1, and 38773.5, which allow a city to recover expenses by recording a lien and/or placing the unpaid charges as a direct charge on the property tax roll.

For FY 2026/27, City staff coordinated with the San Bernardino County Auditor/Controller/Treasurer/Tax Collector (ATC) to submit nuisance abatement charges for affected parcels. These charges apply specifically to properties with unpaid nuisance abatement liens as of July 1, 2026. The County requires that the City Council adopt a resolution meeting the following criteria:

1. Confirmation of governing authority under state law and municipal code.
2. Specific directive to the County ATC to place the charges on the tax roll.
3. Authorization of the total amount, including administrative fees.

The attached resolution satisfies these requirements. Exhibit “A” lists each parcel, including Assessor’s Parcel Number, address, abatement costs, administrative fee, and total charge.

This action does not create any new charges. It is a procedural step to formally confirm Council’s authorization so that the County may complete the billing process.

FISCAL IMPACT:
This action ensures that nuisance abatement costs previously incurred by the City are collected through the County property tax system. The County will apply an administrative charge of $0.30 per

parcel to the bills. For FY 2026/27, the total amount to be applied is $11,813.86 across 4 properties, which includes administrative costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-072

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DIRECTING THE PLACEMENT OF NUISANCE ABATEMENT CHARGES ON THE FISCAL YEAR 2026-27 PROPERTY TAX BILLS FOR COLLECTION.

WHEREAS, the City of Fontana ("City") enforces nuisance abatement pursuant to Fontana Municipal Code Chapter 18, which provides notice, hearing, cost confirmation, and cost-recovery procedures, including creation and recordation of nuisance abatement liens and collection by special assessment/direct charge (see **Chapter § 18-19**); and

WHEREAS, California Government Code §§ 38773, 38773.1, and 38773.5 authorize cities to (i) abate nuisances at the expense of responsible parties, (ii) impose and record nuisance abatement liens, and (iii) collect abatement costs by special assessment on the property tax roll, with attendant procedures and priorities; and

WHEREAS, the County of San Bernardino ("County") Auditor/Controller/Treasurer/Tax Collector requested a resolution in order to comply with its procedural requirements; and

WHEREAS, the Auditor-Controller of San Bernardino County is authorized, if so directed by the City Council, to place Nuisance abatement charges on property tax bills for collection; and

WHEREAS, the City has prepared a Statement of Nuisance Abatement Charges (attached as Exhibit "A" and incorporated herein) identifying each parcel by Assessor's Parcel Number (APN) and address, and specifying the abatement cost, administrative fee, and total charge for each parcel; and

WHEREAS, the City Council has held a duly noticed public hearing, considered all objections and evidence, and finds the charges in Exhibit "A" to be accurate and unpaid, and therefore appropriate for collection by the County as direct charges on the current property tax roll.

WHEREAS, the City Council has elected to place unpaid Nuisance abatement charges on the property tax rolls for accounts subject to lien action because of delinquency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. Recitals. The above recitals are true, correct and by this reference incorporated herein.

Section 2. Authorization of Total Amount. The City Council confirms and

authorizes the total amount of nuisance abatement charges, including administrative fees, as set forth for each parcel in Exhibit "A."

Section 3. Findings/Approvals. At the request of the County, the City Council has adopted this Resolution to be used for the purposes of complying with the County's Fiscal Year 2026-27 property tax roll enrollment. That Nuisance abatement charges which remain unpaid as of July 1, 2026, on which lien action has been taken, be forwarded to the County of San Bernardino Auditor/Controller/Treasurer/Tax Collector for compliance to enroll the charges on the Fiscal Year 2026-27 property tax rolls as a Direct Charge. This Resolution has no other authority or action other than to comply with the County's request. The City Council will be required to approve a similar resolution each year it desires to enroll delinquent nuisance abatement charges on the County property tax rolls.

Section 4. Effective Date. This resolution shall take effect upon adoption.

Section 5. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 6. Administrative Actions The City Manager or designee is authorized to take all actions necessary to implement this Resolution, including coordinating with the County ATC, correcting clerical errors in Exhibit "A," recording any related liens or releases as appropriate under Fontana Municipal Code Chapter 18 and state law, and transmitting such documentation to the County.

Section 7. Certification. The City Clerk shall certify to the adoption of this Resolution.

Section 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Resolution is based are located at the City Clerk's office located at 16860 Valencia Avenue, Fontana, CA 92335. The custodian of records is the City Clerk.

APPROVED AND ADOPTED this 14th day of July, 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____

City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting held on the 14th day of July, 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

EXHIBIT "A"

WRITTEN REPORT OF ASSESSOR'S PARCELS

DELINQUENT NUISANCE ABATEMENT CHARGES

FOR FISCAL YEAR 2026-27

Address	APN	Owner/Tenant	Amount	Admin Fee	Total
16346 BOYLE	0251-163-06	DUKE REALTY LP	2,568.49	0.30	2,568.79
6732 CITRUS	0228-333-03	PEARLINE CAREY	7,337.22	0.30	7,337.52
14661 SADDLEPEAK	1107-211-17	MILTON & LORENA HERNANDEZ	333.82	0.30	334.12
5068 COLUMBIA	1107-072-43	MELISSA MONTELLANO	1,574.33	0.30	1,574.63
					$ 11,815.06

File #: 26-1139
Agenda #: W.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Management Services

SUBJECT:
Annual Placement of Weed Abatement Charges on the Property Tax Rolls

RECOMMENDATION:
Adopt **Resolution No. 2026-073,** to replace and repeal Resolution No. 2025-041 of the City Council of the City of Fontana, California, directing the placement of weed abatement charges on the property tax bills for collection.

COUNCIL GOALS:
- To operate in a businesslike manner by becoming more service oriented.

DISCUSSION:
The San Bernardino County Auditor/Controller/Treasurer/Tax Collector (ATC) informed the City that additional specifications are now required for placement of direct charges on the tax roll.

The County requires that the updated resolution specifically include:

1. Confirmation of governing authorization under applicable state law.
1. - Pursuant to California Government Code Section 39501 et seq., cities are authorized to require the removal of weeds, rubbish, and refuse, and to recover abatement costs by recording a lien or by placement on the property tax roll.
1. - The Fontana Municipal Code, Chapter 28 et seq. further establishes the City's authority and procedures for weed abatement, including notice, hearings, and cost recovery.
2. Specific direction to the County ATC to place the direct charges on the current property tax roll.
3. Authorization of the total amount of the charge, including applicable administrative fees.

The resolution before Council today satisfies these updated County requirements. Statement of Weed Abatement Charges, including administrative fees, has been prepared and is attached as Exhibit "A."

This item does not impose any new charges; it simply updates the Council's prior resolution to meet the County's procedural standards for processing

FISCAL IMPACT:
This action ensures timely collection of outstanding weed abatement receivables through the County property tax billing system. The County will apply an administrative charge of **$0.30 per parcel**. The

total amount to be applied for FY 2026/27 is **$6,846.50 across 11 properties**, which includes administrative costs.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-073

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DIRECTING THE PLACEMENT OF WEED ABATEMENT CHARGES ON THE FISCAL YEAR 2026-27 PROPERTY TAX BILLS FOR COLLECTION

WHEREAS, the City of Fontana ("City") has conducted its weed abatement program pursuant to the Fontana Municipal Code, Chapter 28 et seq.**,** which establishes procedures for abatement of weeds, rubbish, and refuse, including notice to property owners, hearings, and cost recovery; and

WHEREAS, California Government Code Section 39501 et seq**.** specifically authorizes the legislative body of a city to require the removal of weeds, rubbish, and other refuse from private property, and to recover the costs of abatement by making such costs a lien upon the property; and

WHEREAS, the County of San Bernardino ("County") Auditor/Controller/Treasurer/Tax Collector requested a resolution in order to comply with its procedural requirements; and

WHEREAS, the Auditor-Controller of San Bernardino County is authorized, if so directed by the City Council, to place weed abatement charges on property tax bills for collection; and

WHEREAS, the City has prepared a Statement of Weed Abatement Charges, including all applicable administrative fees, which remain unpaid by the property owners, as set forth in the attached Exhibit "A" incorporated herein by this reference; and

WHEREAS, the City Council has elected to place unpaid weed abatement charges on the property tax rolls for accounts subject to lien action because of delinquency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. Recitals. The above recitals are true, correct and by this reference incorporated herein.

Section 2. Findings/Approvals. At the request of the County, the City Council has adopted this Resolution to be used for the purposes of complying with the County's Fiscal Year 2026-27 property tax roll enrollment. That weed abatement charges which remain unpaid as of July 1, 2026, on which lien action has been taken, be forwarded to the County of San Bernardino Auditor/Controller/Treasurer/Tax Collector for compliance to enroll the charges on the Fiscal Year 2026-27 property tax rolls as a Direct Charge. This Resolution has no other authority or action other than to comply with the County's request. The City Council will be required to approve a similar resolution each year it desires to enroll delinquent weed abatement charges on the County property tax rolls.

Section 3. Effective Date. This resolution shall take effect upon adoption.

Section 4. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 5. Certification. The City Clerk shall certify to the adoption of this Resolution.

Section 6. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Resolution is based are located at the City Clerk's office located at 16860 Valencia Avenue, Fontana, CA 92335. The custodian of records is the City Clerk.

APPROVED AND ADOPTED this 14th day of July, 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting held on the 14th day of July, 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

EXHIBIT "A"

WRITTEN REPORT OF ASSESSOR'S PARCELS

DELINQUENT WEED ABATEMENT CHARGES

FOR FISCAL YEAR 2026-27

APN	Year	County Code	Owner	Due Amt	Admin Fee	Total Assessment
111033113	2026	CC012-SP004	15594 S & M LLC	905.90	35.30	941.20
024002142	2026	CC012-SP004	201 Walnut LLC	1,403.10	35.30	1,438.40
022875137	2026	CC012-SP004	2017-2 IH Borrower LP	256.00	35.30	291.30
023005101	2026	CC012-SP004	66 LLC	804.20	35.30	839.50
024004131	2026	CC012-SP004	951 LLC	256.00	35.30	291.30
110721148	2026	CC012-SP004	Abdo, Kirolos Nizih Khela	256.00	35.30	291.30
019112120	2026	CC012-SP004	AGF Investments LLS	256.00	35.30	291.30
024016136	2026	CC012-SP004	Aguilar, Salvador	256.00	35.30	291.30
023008119	2026	CC012-SP004	Alfa & Omega Publishing Ins.	891.80	35.30	927.10
022802145	2026	CC012-SP004	Arion Properties	917.20	35.30	952.50
111026135	2026	CC012-SP004	Arredondo, Larry	256.00	35.30	291.30
Total APN	**11**				**Total**	**6,846.50**

File #: 26-1140
Agenda #: X.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Management Services

SUBJECT:
Annual Placement of Rubbish Charges on the Property Tax Rolls

RECOMMENDATION:
Adopt **Resolution No. 2026-074,** of the City Council of the City of Fontana, California, directing the placement of rubbish charges on the property tax bills for collection.

COUNCIL GOALS:
- To operate in a businesslike manner by becoming more service oriented.

DISCUSSION:
The City, on behalf of Burrtec, processes payments for current annual rubbish services and prior year rubbish liens that have been received through property tax payments. The County Auditor-Controller requires that the City provide an annual resolution to place rubbish charges on the property tax bills. The attached resolution provides for the following, as approved by the City Council on April 4, 1995, for the 2026/2027 property tax bills:

1. Mandatory tax roll billing of rubbish charges for current residential customers
2. Mandatory tax roll billing of rubbish charges for those customers that have unpaid liens.

Mandatory placement of tax roll billing for all residential customers is a requirement per the Second Amendment to the Integrated Solid Waste Agreement between the City of Fontana and Burrtec Waste Industries, Inc. dated February 27, 2024. Mandatory tax roll placement became effective in the 2024/2025 fiscal year and will continue each consecutive fiscal year.

FISCAL IMPACT:
This action will help ensure collection of outstanding receivables in a timely manner. County cost of $0.30 per parcel will be included with charges on the property tax bill. Actual amounts will be determined and applied to tax bills directly by Burrtec. Previous year total was approximately $21,898,603.08 applied to 47,417 properties.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-074

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, DIRECTING THE PLACEMENT OF RUBBISH CHARGES ON THE PROPERTY TAX BILLS FOR COLLECTION

WHEREAS, Section 24-85 of the Municipal code of the City of Fontana provides for the collection of rubbish charges more than ninety days delinquent by recording real property liens, and further by annually forwarding amounts remaining unpaid to the County of San Bernardino for addition to the property tax rolls as a special assessment; and

WHEREAS, California Health and Safety Code Section 5473 specifically authorizes the City to levy and collect rubbish charges through County administered and enforced property tax billing and collection procedures; and

WHEREAS, the Auditor-Controller of San Bernardino County is authorized, if so directed by the City, to place rubbish charges on property tax bills; and

WHEREAS, the City Council has elected to place annual rubbish charges on the property tax rolls for accounts subject to lien action because of delinquency.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. Recitals. The above recitals are true, correct and by this reference incorporated herein.

Section 2. Findings/ Approvals. That rubbish service charges for the period of July 1, 2026, through June 30, 2027, for all residential properties be forwarded to the County of San Bernardino for addition to the 2026/2027 property tax rolls as a special assessment. Additionally, that rubbish service charges for July 1 through June 30 of each subsequent year be forwarded in the same manner.

Section 3. Findings/ Approvals That rubbish service charges for the period of July 1, 2026, through June 30, 2027, for those properties that have unpaid liens for delinquent rubbish charges as of June 30, 2026, together with the amount of unpaid liens, be forwarded to the County of San Bernardino for addition to the 2026/2027 property tax rolls as a special assessment.

Section 4. Findings/ Approvals That whenever a rate change occurs during the assessment year, the City shall prepare a pro-rated adjustment to the assessment file which shall be added to the subsequent annual assessment.

Section 5. Effective Date. This resolution shall take effect upon adoption.

Section 6. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion of this Resolution.

Section 7. Certification. The City Clerk shall certify to the adoption of this Resolution.

Section 8. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Resolution is based are located at the City Clerk's office located at 8353 Sierra Avenue, Fontana, CA 92335. The custodian of records is the City Clerk.

APPROVED AND ADOPTED this 14th day of July, 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 14th day of July, 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

File #: 26-1142
Agenda #: Y.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Finance

SUBJECT:
Resolution of Consideration to Change the Rate and Method of Apportionment of the Existing Special Tax of Community Facilities District No. 117 (Southridge).

RECOMMENDATION:
Adopt **Resolution No. 2026-075,** of the City Council of the City of Fontana, California, of Consideration to Change the Rate and Method of Apportionment of the Existing Special Tax of City of Fontana Community Facilities District No. 117 (Southridge).

COUNCIL GOALS:

- Practice sound fiscal management by developing long-term funding and debt management plans.

DISCUSSION:
On April 14, 2026, the city completed formation of Community Facilities District No. 117 (Southridge) (the CFD) for the purpose of financing certain public facilities and services. Such costs relate to a project under development by KB Home Cal Management Services LLC (the Landowner), which consists of approximately 32.23 gross (20.01 net taxable acres) (255 taxable residential lots), and is located on the east side of Live Oak Avenue and south of Village Drive. Formation proceedings included the adoption and Landowner approval of a Rate and Method of Apportionment of Special Tax for the CFD (the Original RMA).

By this action, the city will commence proceedings to implement a narrow, technical amendment to the Original RMA. The sole purpose of the amendment, as reflected in the attached Resolution and the proposed Amended Rate and Method of Apportionment of Special Tax for the CFD (the Amended RMA), is to back-date an initial building permit date used in the Original RMA originally stated as January 1, 2026. This back-dating is necessary to bring within the defined term "Developed Property" - and thereby subject to the Special Tax - the nine (9) model homes for which building permits were issued shortly prior to January 1, 2026. For ease of reference, the amendment substitutes January 1, 2025, as that initial building permit date. The matter is before Council on a Petition by the Landowner for this correction. As in the original formation proceedings, the Landowner will waive certain election time limits and conduct requirements consistent with the Act. However, the published notice of public hearing, public-hearing before Council, and majority-protest requirements, will be followed with respect to this amendment.

The proposed change to the Original RMA is subject to a public hearing and the approval of the qualified electors of the CFD at a special election scheduled by the attached Resolution for September 8, 2026. As the date of the public hearing and special election on the proposed changes,

the Landowner is expected to be shown to be the only registered voter over the subject property, and the vote will therefore be conducted as a landowner election in which the Landowner is entitled to one vote for each acre or portion of an acre it owns within the CFD.

The recommended action complies with the City Council's debt management objectives.

FISCAL IMPACT:
There are no costs to the city. The developer has deposited funds with the City to pay for legal and consultant costs for the formation of the CFD and to implement this amendment.

Annual bond debt service and maintenance costs will be paid from special taxes levied on the future homeowners within the CFD.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-075

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, OF CONSIDERATION TO CHANGE THE RATE AND METHOD OF APPORTIONMENT OF THE EXISTING SPECIAL TAX OF CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 117 (SOUTHRIDGE)

WHEREAS, the City Council (the "City Council") of the City of Fontana (the "City") has previously established City of Fontana Community Facilities District No. 117 (Southridge) (the "Community Facilities District") pursuant to the Mello-Roos Community Facilities Act of 1982 (the "Act");

WHEREAS, subdivision (a) of Section 53332 of the Act provides that if a petition signed by the owners of 25% or more of the land within a community facilities district not exempt from the special tax is filed with the legislative body requesting that proceedings be commenced to change the rate or method of apportionment of an existing special tax, the legislative body shall within 40 days of the payment of the fee determined under subdivision (b) of said Section adopt a resolution of consideration in the form specified in the Act to make those changes within the community facilities district except that an existing special tax being used to pay off any debt incurred shall not be reduced or terminated if doing so would interfere with the timely retirement of that debt;

WHEREAS, pursuant to the Act, the City Council is the legislative body of the Community Facilities District;

WHEREAS, the Community Facilities District has not issued any bonds and has incurred no debt;

WHEREAS, the City Council has received a written petition (the "Petition") from KB HOME Cal Management Services LLC, a Delaware limited liability company (the "Landowner"), requesting that proceedings be commenced pursuant to the Act to change the rate and method of apportionment of the special tax levied within the Community Facilities District so as to revise the initial permitting date used in the definition of "Developed Property," as reflected in the Amended Rate and Method (as defined below);

WHEREAS, the Landowner has represented and warranted to the City Council that the Landowner is the owner of 100% of the area of land within the Community Facilities District not exempt from the special tax;

WHEREAS, the Landowner has paid a fee in an amount determined by the City Council to be sufficient to compensate the City for all costs incurred in conducting proceedings to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District; and

WHEREAS, the City Council desires to commence proceedings pursuant to the Act to change the rate and method of apportionment of the special tax levied within the Community Facilities District;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. The foregoing recitals are true and correct, and the City Council so finds and determines.

Section 2. The City Council hereby finds that the Petition has been signed by the owners of 25% or more of the land within the Community Facilities District not exempt from the special tax levied within the Community Facilities District.

Section 3. The name of the Community Facilities District is "City of Fontana Community Facilities District No. 117 (Southridge)."

Section 4. The boundaries of the Community Facilities District are as shown on the map of the Community Facilities District recorded at Book 92 of Maps of Assessments and Community Facilities Districts at Page 91, in the office of the County Recorder for the County of San Bernardino, State of California (Document No. 2026-0070067), which map is the final boundary map of the Community Facilities District.

Section 5. The proposed changes to the rate and method of apportionment of the special tax levied within the Community Facilities District are reflected in the Amended Rate and Method of Apportionment of Special Tax (the "Amended Rate and Method") attached hereto as Exhibit A, which is by this reference incorporated herein. Included in Exhibit A is a description of the change to the rate and method of apportionment, which consists of revising the initial permitting date in the definition of "Developed Property" to building permits issued after January 1, 2025 (previously erroneously stated as January 1, 2026).

Section 6. The City Council hereby fixes Monday, September 8, 2026, at 2:00 p.m., or as soon thereafter as the matter may be heard, at 8437 Sierra Avenue, Fontana, California, as the time and place when and where the City Council will conduct a public hearing on the proposed changes to the rate and method of apportionment of the special tax levied within the Community Facilities District.

Section 7. The City Clerk is hereby directed to publish, or cause to be published, a notice of said public hearing one time in the Fontana Herald News, a newspaper of general circulation published in the area of the Community Facilities District. The publication of said notice shall be completed at least seven (7) days prior to the date herein fixed for said hearing. Said notice shall contain the information prescribed by Section 53335 of the Act.

Section 8. The changes to the rate and method of apportionment of the special tax levied within the Community Facilities District shall be subject to the approval of the qualified electors of the Community Facilities District at a special election. The proposed voting procedure shall be by mailed or hand-delivered ballots among the landowners in the Community Facilities District, with each owner having one vote for each acre or portion of an acre such owner owns in the Community Facilities District.

Section 9. All actions heretofore taken by the officers, employees and agents of the City with respect to the proposed changes to the rate and method of apportionment of the special tax levied within the Community Facilities District, or in connection with or related to any of the documents referred to herein, are hereby approved, confirmed and ratified.

Section 10. The officers, employees and agents of the City are hereby authorized and directed to take all actions and do all things which they, or any of them, may deem necessary or desirable to accomplish the purposes of this Resolution and not inconsistent with the provisions hereof.

Section 11. This Resolution shall take effect immediately upon its adoption.

Section 12. The City Clerk shall certify as to the adoption of this Resolution.

APPROVED AND ADOPTED this 14th day of July 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 14th day of July 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____

City Clerk

EXHIBIT A

AMENDED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

AMENDED RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 117 (SOUTHRIDGE) CITY OF FONTANA, COUNTY OF SAN BERNARDINO STATE OF CALIFONIA

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 117 (Southridge) ("CFD No. 117") and collected each Fiscal Year commencing in Fiscal Year 2026-2027, in an amount determined by the City Council of the City of Fontana, through the application of the Amended Rate and Method of Apportionment as described below. All of the real property in CFD No. 117, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or **"Acreage"** means the land area expressed in acres of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County map or the land area calculated to the reasonable satisfaction of the CFD Administrator using the boundaries set forth on such map or plan. For residential dwelling units within a condominium plan, the Acres applicable to each residential dwelling unit shall be determined by dividing (i) the Acres of the underlying lot or parcel on which the residential dwelling unit is constructed or to be constructed, by (ii) the total number of residential dwelling units constructed or to be constructed on such lot or parcel. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 (commencing with Section 53311) of the California Government Code.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 117, including but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 117 or any designee thereof of complying with arbitrage rebate requirements with respect to the Special Tax and CFD No. 117 Bonds; the costs to the City, CFD No. 117 or any designee thereof of complying with disclosure requirements of the City, CFD No. 117 or obligated persons associated with applicable federal and state securities laws and the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 117, or any designee thereof related to the reduction of the Assigned Facilities Special Tax and Backup Facilities Special Tax in accordance with Section C.1 herein; the costs of the City, CFD No. 117 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses related to CFD No. 117 Bonds. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 117 for any other administrative purposes of CFD No. 117, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Amended Rate and Method of Apportionment" means this Amended Rate and Method of Apportionment for CFD No. 117.

"Assessor" means the Assessor of the County.

"Assessor's Parcel" means a lot or parcel to which an Assessor's parcel number is assigned as determined from an Assessor's Parcel Map or the applicable assessment roll.

"Assessor's Parcel Map" means an official map of the Assessor designating parcels by Assessor's Parcel number.

"Assigned Facilities Special Tax" means the applicable Facilities Special Tax for (i) Residential Property as determined in accordance with Section C.1.a.(2) herein, and (ii) Non-Residential Property as determined in accordance with Section C.1.a.(3) herein.

"Authorized Facilities" means those facilities eligible to be funded by CFD No. 117.

"Authorized Services" means those services eligible to be funded by CFD No. 117 in accordance with the Act, namely, fire protection and suppression services, maintenance and lighting of parks, parkways, streets, roads and open space, flood and storm protection services and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City.

"Backup Facilities Special Tax" means the Facilities Special Tax applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.a.(4) herein.

"Buildout" means, for CFD No. 117, that all expected building permits for residential dwelling units and/or non-residential development to be constructed within CFD No. 117 have been issued, as determined by the CFD Administrator.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement for Facilities and the Special Tax Requirement for Services, providing for the levy and collection of the Special Taxes, and performing other duties as set forth herein.

"CFD No. 117" means City of Fontana Community Facilities District No. 117 (Southridge).

"CFD No. 117 Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 117 and secured by the Facilities Special Tax levy on property within the boundaries of CFD No. 117 under the Act.

"City" means the City of Fontana, California.

"Contractual Impositions" means (a) a voluntary contractual assessment established and levied on an Assessor's Parcel pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code (commencing with Section 5898.10 *et seq.*), as amended from time to time, (b) a special tax established and levied on an Assessor's Parcel pursuant to Section 53328.1 of the California Government Code and related provisions of the Act, as amended from time to time, and (c) any other fee, charge, tax or assessment established and levied on an individual Assessor's Parcel pursuant to a contractual agreement or other voluntary consent by the owner thereof.

"Council" means the City Council of the City acting as the legislative body of CFD No. 117.

"County" means the County of San Bernardino.

"Developed Property" means, for each Fiscal Year, (i) with respect to the Facilities Special Tax, all Taxable Property, exclusive of Taxable Public Property and Taxable Property Owner Association Property, for which a building permit for new construction, other than the construction of a garage, parking lot, or parking structure, was issued after January 1, 2025 and on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the Facilities Special Taxes are being levied, and (ii) with respect to the Services Special Tax, all Taxable Property, exclusive of Taxable Public Property and Taxable Property Owner Association Property, (a) for which the Final Residential Subdivision was recorded prior to the Fiscal Year for which the Services Special Taxes are being levied, or (b) for which a building permit has been issued with respect to Non-Residential Property on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the Services Special Taxes are being levied.

"Facilities Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property within CFD No. 117 to fund the Special Tax Requirement for Facilities, as set forth in Section C.1 herein.

"Final Residential Subdivision" means a Final Subdivision that creates individual lots for which building permits may be issued for residential dwelling units without further subdivision of such property.

"Final Subdivision" means (i) a subdivision of property by recordation of a final map, parcel map, or lot line adjustment approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots or parcels for which building permits may be issued, or (ii) for condominiums, a final map approved by the City and a condominium plan recorded pursuant to California Civil Code Section 4285 that creates an individual lot(s) for which a building permit(s) may be issued without further subdivision. The term "Final Subdivision" shall not include any Assessor's Parcel Map or subdivision map or portion thereof that does not create individual lots for which a building permit may be issued, including Assessor's Parcels that are designated as remainder parcels. Notwithstanding the above, a condominium plan for which one or more building permits have been issued, but no individual lots have been created for such building permits, shall be considered a Final Subdivision, and the portion of the condominium plan for which building permits have been issued shall be defined as Developed Property.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Indenture" means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which CFD No. 117 Bonds are issued, as modified, amended and/or supplemented from time to time.

"Land Use Class" means any of the classes listed in Table 1 or Table 2 herein.

"Lower Income Households Welfare Exemption Property" means, for each Fiscal Year, an Assessor's Parcel within the boundaries of CFD No. 117 that is subject to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County's assessment roll finalized as of the last preceding January 1.

"Maximum Facilities Special Tax" means the maximum Facilities Special Tax, determined in accordance with Section C.1 herein, that can be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Maximum Services Special Tax" means the maximum Services Special Tax, determined in accordance with Section C.2 herein, that can be levied in any Fiscal Year on any Assessor's Parcel of Developed Property.

"Minimum Sale Price" means the minimum price at which any parcel in a given Land Use Class has sold or is expected to be sold in a normal marketing environment and shall not include prices for such parcels that are sold at a discount to expected sales prices for the purpose of stimulating the initial sales activity with respect to such Land Use Class.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued by the City permitting the construction of one or more non-residential structures or facilities.

"Outstanding Bonds" means all CFD No. 117 Bonds which are outstanding under the Indenture.

"Price Point Consultant" means any consultant or firm of such consultants selected by CFD No. 117 that (a) has substantial experience in performing price point studies for residential dwelling units within community facilities districts or otherwise estimating or confirming pricing for residential dwelling units in community facilities districts, (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of residential dwelling units in community facilities districts, (c) is in fact independent and not under the control of CFD No. 117 or the City, (d) does not have any substantial interest, direct or indirect, with or in (i) CFD No. 117, (ii) the City, (iii) any owner of real property in CFD No. 117, or (iv) any real property in CFD No. 117, and (e) is not connected with CFD No. 117 or the City as an officer or employee thereof, but who may be regularly retained to make reports to CFD No. 117 or the City.

"Price Point Study" means a price point study or a letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section C herein.

"Property Owner Association Property" means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 117 for which the owner of record, as determined from the County's assessment roll for the Fiscal Year in which the Special Tax is being levied, is a property owner's association, including any master or sub-association, or (ii) any property located in a Final Subdivision that was recorded as of the January 1 preceding the Fiscal Year in which the Special Tax is being levied and which, as determined from such Final Subdivision, is or will be open space, a common area recreation facility, or a private street. Notwithstanding the foregoing, any property previously classified as Developed Property and subsequently owned in fee or by easement, or dedicated to, a property owner association, including any master or sub-association, shall remain classified as Developed Property.

"Proportionately" means that the ratio of the actual Facilities Special Tax levy to the Assigned Facilities Special Tax is equal for all Assessor's Parcels of Developed Property, and that the ratio of the actual Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual Facilities Special Tax levy per Acre to the Maximum Facilities Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property. The term "Proportionately" shall similarly be applied to other categories of Taxable Property as listed in Section D herein.

"Public Property" means, for each Fiscal Year, any property within the boundaries of CFD No. 117 that is (i) owned by, irrevocably offered or dedicated to the federal government, the State, the

County, the City, or any local government or other public agency, provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use; or (ii) encumbered by a public utility easement making impractical its use for any purpose other than that set forth in the easement.

"Residential Floor Area" means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area for an Assessor's Parcel shall be as set forth in the building permit(s) issued for such Assessor's Parcel and/or as set forth in the appropriate records kept by the Building and Safety Department of the City, or other applicable City department, as determined by the CFD Administrator.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued by the City permitting the construction thereon of one or more residential dwelling units.

"Services Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property within CFD No. 117 to fund the Special Tax Requirement for Services, as set forth in Section C.2 herein.

"Special Tax" or "Special Taxes" means the Facilities Special Tax and/or Services Special Tax, as applicable.

"Special Tax Requirement for Facilities" means, for any Fiscal Year, that amount required, after taking into account available amounts held in the funds and accounts under the Indenture, for the following items: (i) debt service on all Outstanding Bonds due in the calendar year commencing in such Fiscal Year; (ii) periodic costs with respect to the CFD No. 117 Bonds, including but not limited to, costs of credit enhancement and federal rebate payments due in the calendar year commencing in such Fiscal Year; (iii) pay all or a portion of Administrative Expenses; (iv) any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) without duplicating any amounts described in clause (iv), above, reasonably anticipated Facilities Special Tax delinquencies based on the delinquency rate for the Facilities Special Tax in the previous Fiscal Year, as said levy for delinquencies shall be limited by the Act; and (vi) pay directly for the acquisition or construction of Authorized Facilities, provided that the inclusion of such amount does not increase the Facilities Special Tax levy beyond the first step in Section D.1 herein.

"Special Tax Requirement for Services" means that amount required in any Fiscal Year for CFD No. 117 to (i) pay directly for the Authorized Services; (ii) pay Administrative Expenses not funded through the Special Tax Requirement for Facilities as determined by the CFD Administrator; (iii) pay for reasonably anticipated Services Special Tax delinquencies based on the delinquency rate for the Services Special Tax levy in the previous Fiscal Year; less (iv) a credit for funds available to reduce the annual Services Special Tax levy, as determined by the CFD Administrator, so long as the amount required is not less than zero.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 117 which are not exempt from the Special Tax pursuant to applicable law or Section E herein.

"Taxable Property Owner Association Property" means all Assessor's Parcels of Property Owner Association Property that are not exempt pursuant to Section E herein.

"Taxable Public Property" means all Assessor's Parcels of Public Property that are not exempt pursuant to Section E herein.

"Total Tax Burden" means, for a parcel of residential property within a Land Use Class, for the Fiscal Year in which Total Tax Burden is being calculated, the sum of (a) the Assigned Facilities Special Tax for such Fiscal Year, plus (b) the Maximum Services Special Tax for such Fiscal Year, plus (c) the *ad valorem* property taxes, special assessments, special taxes for any overlapping community facilities districts, and any other governmental fees, charges (other than fees or charges for services such as sewer and trash), taxes and assessments (which, for purposes of clarity, do not include Contractual Impositions) collected by the County on *ad valorem* tax bills and that the CFD Administrator estimates would be levied or imposed on such residential property in such Fiscal Year if the residential dwelling unit thereon or therein had been completed and sold, and was subject to such fees, charges, taxes and assessments in such Fiscal Year.

"Trustee" means the trustee or fiscal agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Taxable Public Property or Taxable Property Owner Association Property.

Please refer to additional definitions in Section H herein relating to the Prepayment of Facilities Special Tax.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, commencing with Fiscal Year 2026-2027, all Taxable Property within CFD No. 117 shall be classified as Developed Property, Undeveloped Property, Taxable Public Property or Taxable Property Owner Association Property, and shall be subject to Special Taxes in accordance with this Amended Rate and Method of Apportionment determined pursuant to Sections C and D herein.

C. MAXIMUM SPECIAL TAX RATE

1. Facilities Special Tax

At least 30 days prior to the issuance of the first series of CFD No. 117 Bonds, the Assigned Facilities Special Tax for Residential Property (set forth in Table 1 below) shall be analyzed in accordance with and subject to the conditions set forth in this Section C. At such time, the CFD Administrator shall request the Price Point Consultant to prepare a Price Point Study setting forth the Minimum Sale Price of residential property within each Land Use Class. If based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to one or more Land Use Classes of residential property constructed or to be constructed within CFD No. 117 shall exceed 1.95% of the Minimum Sale Price of such residential property constructed or to be constructed within CFD No. 117, the CFD Administrator shall reduce the Assigned Facilities Special Tax to the extent necessary to cause the Total Tax Burden that shall apply to residential property within such Land Use Class(es) to not exceed 1.95% of the Minimum Sale Price of such residential property. Each Assigned Facilities Special Tax reduction for a Land Use Class shall be calculated separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Facilities Special Tax for Residential Property, the CFD Administrator shall also reduce the Assigned Facilities Special Tax for Non-Residential in accordance with Section C.1.a.(3) herein, and the Backup Facilities Special Tax in accordance with Section C.1.a.(4) herein. Upon determining the reductions, if any, in the Assigned Facilities Special Tax and Backup Facilities Special Tax required pursuant to this

Section C, the CFD Administrator shall complete the Certificate to Amend Facilities Special Tax substantially in the form attached hereto as Exhibit A (the "Certificate to Amend") and shall execute such completed Certificate to Amend and shall deliver such Certificate to Amend to CFD No. 117. Upon receipt thereof, if in satisfactory form, CFD No. 117 shall execute such Certificate to Amend. The reduced Assigned Facilities Special Tax and Backup Facilities Special Tax specified in such Certificate to Amend shall become effective upon the execution of such Certificate to Amend by CFD No. 117. The Assigned Facilities Special Tax and Backup Facilities Special Tax reductions permitted pursuant to this Section C shall be reflected in an amended notice of Special Tax lien which CFD No. 117 shall cause to be recorded with the San Bernardino County Recorder as soon as practicable after execution of the Certificate to Amend by CFD No. 117. If based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to each Land Use Class of residential property constructed or to be constructed within CFD No. 117 does not exceed 1.95% of the Minimum Sale Price of each such Land Use Class of residential property constructed or to be constructed within CFD No. 117, then there shall be no reduction in the Assigned Facilities Special Tax, nor shall there be a reduction in the Backup Facilities Special Tax.

a. Developed Property

(1). Maximum Facilities Special Tax

The Maximum Facilities Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Facilities Special Tax or (ii) the amount derived by application of the Backup Facilities Special Tax.

(2). Assigned Facilities Special Tax for Residential Property

Residential Property shall be assigned to Land Use Classes 1 through 5 as listed in Table 1 below based on the Residential Floor Area associated with each such residential dwelling unit. The Assigned Facilities Special Tax that shall be levied in any Fiscal Year for each Land Use Class is shown below in Table 1 and shall not be subject to escalation.

Table 1
Assigned Facilities Special Tax for Residential Property
City of Fontana CFD No. 117 (Southridge)

Land Use Class	Description	Residential Floor Area (square feet)	Assigned Facilities Special Tax
1	Residential Property	2,175 or greater	$3,706 per unit
2	Residential Property	2,025 to less than 2,175	$3,435 per unit
3	Residential Property	1,875 to less than 2,025	$3,382 per unit
4	Residential Property	1,725 to less than 1,875	$3,184 per unit
5	Residential Property	Less than 1,725	$3,107 per unit

(3). Assigned Facilities Special Tax for Non-Residential Property

The Assigned Facilities Special Tax for an Assessor's Parcel of Non-Residential Property shall equal the lesser of (a) $42,665 per Acre, or (b) in connection with any reduction in

the Assigned Facilities Special Tax as set forth in Section C.1 herein, the amount per Acre calculated pursuant to the formula below:

RAFST = AFST ÷ ATP

These terms have the following meaning:

RAFST = the reduced Assigned Facilities Special Tax for Non-Residential Property

AFST = The total estimated Assigned Facilities Special Tax levy for CFD No. 117 based on the reduced Assigned Facilities Special Taxes for Developed Property permitted pursuant to Section C.1 herein which could be levied on all expected development assuming Buildout of CFD No. 117.

ATP = The sum of the Acreage of all Taxable Property within a Final Subdivision (assuming Buildout) within CFD No. 117 (after excluding Public Property and Property Owner Association Property as set forth in Section E.1 herein).

(4). Backup Facilities Special Tax

The Backup Facilities Special Tax for an Assessor's Parcel of Developed Property shall equal the lesser of (a) $50,190 per Acre, or (b) in connection with any reduction in the Assigned Facilities Special Tax as set forth in Section C.1 herein, the amount per Acre calculated pursuant to the formula below:

BFST = AFST ÷ ATP

These terms have the following meaning:

BFST = the reduced Backup Facilities Special Tax

AFST = The total estimated Assigned Facilities Special Tax levy for CFD No. 117 based on the reduced Assigned Facilities Special Taxes for Developed Property permitted pursuant to Section C.1 herein which could be levied on all expected development assuming Buildout of CFD No. 117.

ATP = The sum of the Acreage of all Taxable Property within a Final Subdivision (assuming Buildout) within CFD No. 117 (after excluding Public Property and Property Owner Association Property as set forth in Section E.1 herein) multiplied by 85%.

Furthermore, all Assessors' Parcels within CFD No. 117 shall be relieved simultaneously and permanently from the obligation to pay and disclose the Backup Facilities Special Tax if the CFD Administrator calculates that (i) the annual debt service required for the Outstanding Bonds, when compared to the Assigned Facilities Special Tax that shall be levied against all Assessors' Parcels of Developed Property in CFD No. 117 results in 110% debt service coverage (i.e., the Assigned Facilities Special Tax that shall be levied against all Developed Property in CFD No. 117 in each remaining Fiscal Year based on the then existing development is at least equal to the sum of (a) 1.10 times the debt service necessary to support the remaining Outstanding Bonds in each corresponding Fiscal Year, and (b) Administrative Expenses), and (ii) all authorized CFD No. 117 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 117 Bonds (except refunding bonds) to be supported by the Facilities Special Tax in CFD No. 117.

(5). Multiple Land Uses

In some instances an Assessor's Parcel may contain both Developed Property and Undeveloped Property. In such cases, the Acreage of the Assessor's Parcel shall be allocated between Developed Property and Undeveloped Property based on the portion of the Assessor's Parcel for which building permits had been issued prior to May 1 of the prior Fiscal Year and the portion of the Assessor's Parcel for which building permits had not been issued prior to May 1 of the prior Fiscal Year.

Furthermore, Developed Property may contain more than one Land Use Class. In such cases, the Acreage that is considered Developed Property shall be allocated between Residential Property and Non-Residential Property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Maximum Facilities Special Tax that can be levied on such Assessor's Parcel shall be the sum of the Maximum Facilities Special Tax that can be levied on each type of property located on that Assessor's Parcel.

The CFD Administrator's allocation to each type of property shall be final.

b. Undeveloped Property, Taxable Public Property, and Taxable Property Owner Association Property

The Maximum Facilities Special Tax for each Assessor's Parcel of Undeveloped Property, Taxable Public Property, and Taxable Property Owner Association Property shall be $50,190 per Acre and shall not be subject to escalation and shall therefore remain the same in every Fiscal Year.

2. Services Special Tax

For purposes of the Services Special Tax, an Assessor(s) Parcel of Developed Property within a Final Residential Subdivision shall be assigned to Land Use Class 1, as identified in Table 2 below. Non-Residential Property shall be assigned to Land Use Class 2. Furthermore, the Services Special Tax levied against each Assessor's Parcel within a Final Residential Subdivision shall be based on the number of residential dwelling units for which building permits have been issued or are expected to be issued for such Assessor's Parcel, as determined by the CFD Administrator based on such Final Residential Subdivision or other available documents.

a. Maximum Services Special Tax

The Fiscal Year 2026-2027 Maximum Services Special Tax for each Land Use Class of Developed Property is shown below in Table 2.

Table 2
Maximum Services Special Tax for Developed Property
City of Fontana CFD No. 117 (Southridge)

Land Use Class	Description	Fiscal Year 2026-2027 Maximum Services Special Tax
1	Final Residential Subdivision	$1,080.45 per unit
2	Non-Residential Property	$13,765.00 per Acre

b. Increase in the Maximum Services Special Tax

The Maximum Services Special Tax in Table 2 above shall be applicable for Fiscal Year 2026-2027, and shall increase thereafter, commencing on July 1, 2027, and on each July 1 thereafter by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

c. Multiple Land Uses

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. In such cases, the Acreage of Developed Property shall be allocated between Residential Property and Non-Residential Property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Maximum Services Special Tax that can be levied on such Assessor's Parcel shall be the sum of the Maximum Services Special Tax that can be levied on each type of property located on that Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

1. Facilities Special Tax

Commencing with Fiscal Year 2026-2027, and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Facilities Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100% of the Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement for Facilities.

Notwithstanding the above, the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 117 Bonds have already been issued or the Council has

covenanted that it shall not issue any additional CFD No. 117 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 117 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

2. Services Special Tax

Commencing with Fiscal Year 2026-2027, and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall levy the Services Special Tax Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

E. EXEMPTIONS

1. Facilities Special Tax

No Facilities Special Tax shall be levied on up to 12.22 Acres of Public Property and/or Property Owner Association Property in CFD No. 117. Tax-exempt status shall be assigned by the CFD Administrator in the chronological order in which property in CFD No. 117 becomes Public Property or Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property or Property Owner Association Property, it shall, from that point forward, be subject to the Facilities Special Tax.

Notwithstanding the above, an Assessor's Parcel in CFD No. 117 that is transferred to a public agency or property owner's association prior to the issuance of the first series of CFD No. 117 Bonds that causes the Acreage of Public Property and Property Owner Association Property to exceed the 12.22 Acreage limit that can be designated by the CFD Administrator under this Section E.1 shall also be exempted from paying the Facilities Special Tax.

Public Property or Property Owner Association Property that is not exempt from the Facilities Special Tax under this Section E.1 shall be subject to the levy of the Facilities Special Tax and shall be taxed Proportionately as part of the fourth step in Section D herein, at up to 100% of the applicable Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property.

In addition, no Facilities Special Tax shall be levied on Lower Income Households Welfare Exemption Property, provided that if, in any Fiscal Year, applicable law does not require that an Assessor's Parcel that is Lower Income Households Welfare Exemption Property be exempt from the Facilities Special Tax, then the Facilities Special Tax shall be levied on such Assessor's Parcel in accordance with this Amended Rate and Method of Apportionment as if such Assessor's Parcel were not classified as Lower Income Households Welfare Exemption Property.

2. Services Special Tax

No Services Special Tax shall be levied on Undeveloped Property, Taxable Public Property, Taxable Property Owner Association Property, Public Property, or Property Owner Association Property.

In addition, no Services Special Tax shall be levied on Lower Income Households Welfare Exemption Property, provided that if, in any Fiscal Year, applicable law does not require that an Assessor's Parcel that is Lower Income Households Welfare Exemption Property be exempt from the Services Special Tax, then the Services Special Tax shall be levied on such Assessor's Parcel in accordance with this Amended Rate and Method of Apportionment as if such Assessor's Parcel were not classified as Lower Income Households Welfare Exemption Property.

F. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 117 may directly bill the Special Tax, and/or may collect Special Taxes at a different time or in a different manner if necessary to meet financial obligations, and, to the extent of the Facilities Special Tax, may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels.

G. APPEALS AND INTERPRETATIONS

Any landowner or resident who feels that the amount of the Special Tax levied on his/her Assessor's Parcel is in error may submit a written appeal to the CFD Administrator, provided that the appellant is current in his/her payment of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, a cash refund shall not be made (except for the last year of levy), but the amount of the Special Tax levied shall be appropriately modified through an adjustment to the Special Tax levy in the following Fiscal Year. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payment of Special Taxes. This second appeal must specify the reasons for its disagreement with the CFD Administrator's determination.

The CFD Administrator shall interpret this Amended Rate and Method of Apportionment for purposes of clarifying any ambiguity and make determinations relative to the annual administration of the Special Tax and any landowner or resident appeals. Any decision of the CFD Administrator shall be subject to appeal to the Council whose decision shall be final and binding as to all persons.

H. PREPAYMENT OF FACILITIES SPECIAL TAX

Under this Amended Rate and Method of Apportionment, an Assessor's Parcel within CFD No. 117 is permitted to prepay the Facilities Special Tax. The obligation of the Assessor's Parcel to pay the Facilities Special Tax may be fully prepaid and permanently satisfied or partially prepaid as described herein, provided that a prepayment may be made only for Assessor's Parcels of Developed Property, or for an Assessor's Parcel of Undeveloped Property for which a building permit has been issued after January 1, 2025, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD

Administrator shall notify such owner of the prepayment amount for such Assessor's Parcel. The CFD Administrator may charge such owner a reasonable fee for providing this service. If there are Outstanding Bonds, prepayment must be made not less than 30 days prior to a date that notice of redemption of CFD No. 117 Bonds from the proceeds of such prepayment may be given by the Trustee pursuant to the Indenture that is specified in the report of the Facilities Special Tax Prepayment Amount (defined below).

The following additional definitions apply to this Section H:

"CFD Public Facilities Costs" means either $9,463,900 in 2026 dollars, which shall increase by the Construction Inflation Index on July 1, 2027, and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide funding for the Authorized Facilities under the authorized bonding program for CFD No. 117, or (ii) shall be determined by the Council concurrently with a covenant that it shall not issue any more CFD No. 117 Bonds (except refunding bonds) to be supported by the Facilities Special Tax levy under this Amended Rate and Method of Apportionment.

"Construction Inflation Index" means the annual percentage change in the Engineering News Record Building Cost Index for the City of Los Angeles, measured as of the month of December in the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News Record Building Cost Index for the City of Los Angeles.

"Future Facilities Costs" means the CFD Public Facilities Costs minus (i) costs of Authorized Facilities previously paid from the Improvement Fund, (ii) moneys currently on deposit in the Improvement Fund available to pay costs of Authorized Facilities, and (iii) the amount the CFD Administrator reasonably expects to derive from the reinvestment of these funds.

"Improvement Fund" means a fund or account specifically identified in the Indenture (or prior to the issuance of the first series of CFD No. 117 Bonds a fund or account held by the City) to hold funds which are currently available for expenditure to acquire or construct Authorized Facilities.

"Previously Issued Bonds" means, for any Fiscal Year, all Outstanding Bonds that are outstanding under the Indenture after the first interest and/or principal payment date following the current Fiscal Year.

1. Prepayment in Full

The Facilities Special Tax Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

Bond Redemption Amount		
plus		Redemption Premium
plus		Future Facilities Amount
plus		Defeasance Amount
plus		Administrative Fees and Expenses
less		Reserve Fund Credit
less		Capitalized Interest Credit
Total:	equals	Facilities Special Tax Prepayment Amount

As of the proposed date of prepayment, the Facilities Special Tax Prepayment Amount shall be calculated according to the following paragraphs:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Developed Property, compute the Assigned Facilities Special Tax and Backup Facilities Special Tax for the Assessor's Parcel to be prepaid. For Assessor's Parcels of Undeveloped Property for which a building permit has been issued after January 1, 2025, compute the Assigned Facilities Special Tax and Backup Facilities Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for such Assessor's Parcel.
3. (a) Divide the Assigned Facilities Special Tax computed pursuant to paragraph 2 by the total estimated Assigned Facilities Special Tax levy for CFD No. 117 based on the Assigned Facilities Special Taxes for Developed Property which could be levied on all expected development assuming Buildout of CFD No. 117, excluding any Assessor's Parcels which have been prepaid, and

   (b) Divide the Backup Facilities Special Tax computed pursuant to paragraph 2 by the total estimated Backup Facilities Special Taxes at Buildout for the entire CFD No. 117, excluding any Assessor's Parcels which have been prepaid.
4. Multiply the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the Previously Issued Bonds to compute the amount of Previously Issued Bonds to be redeemed (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (e.g., the redemption price minus 100%) set forth in the Indenture, if any, on the Previously Issued Bonds to be redeemed (the "Redemption Premium").
6. Compute the current Future Facilities Costs.
7. Multiply the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").
8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the redemption date for the Previously Issued Bonds specified in the report of the Facilities Special Tax Prepayment Amount.
9. Determine the Facilities Special Tax levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.
10. Compute the minimum amount the CFD Administrator reasonably expects to derive from the reinvestment of the Facilities Special Tax Prepayment Amount, less any interest earnings attributed to the Future Facilities Amount, and less any interest earnings attributed to the Administrative Fees and Expenses (defined below) from the date of prepayment until the redemption date for the Previously Issued Bonds to be redeemed with the prepayment.
11. Add the amounts computed pursuant to paragraphs 8 and 9 and subtract the amount computed pursuant to paragraph 10 (the "Defeasance Amount").
12. The administrative fees and expenses of CFD No. 117 are as calculated by the CFD Administrator and include the costs of computation of the prepayment, the costs to invest

the prepayment proceeds, the costs of redeeming CFD No. 117 Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

13. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Previously Issued Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Previously Issued Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. No Reserve Fund Credit shall be granted if the amount then on deposit in the reserve fund for the Previously Issued Bonds is below 100% of the reserve requirement (as defined in the Indenture).
14. If any capitalized interest for the Previously Issued Bonds will not have been expended as of the date immediately following the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the expected balance in the capitalized interest fund or account under the Indenture after such first interest and/or principal payment date (the "Capitalized Interest Credit").
15. The Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 11 and 12, less the amounts computed pursuant to paragraphs 13 and 14 (the "Facilities Special Tax Prepayment Amount").

2. Prepayment in Part

The amount of the prepayment shall be calculated as in Section H.1; except that a partial prepayment shall be calculated according to the following formula:

PP = [(PE – A) x F] + A

These terms have the following meaning:

PP = the partial prepayment.

PE = the Facilities Special Tax Prepayment Amount calculated according to Section H.1.

F = the percentage, expressed as a decimal, by which the owner of the Assessor's Parcel is partially prepaying the Facilities Special Tax.

A = the Administrative Fees and Expenses calculated according to Section H.1.

3. General Provisions Applicable to the Prepayment of Facilities Special Tax

(a). Use of the Facilities Special Tax Prepayment Amount

The Facilities Special Tax Prepayment Amount, less the Administrative Fees and Expenses calculated according to Section H.1 which shall be retained by CFD No. 117, and less the Future Facilities Amount calculated according to Section H.1 which shall be deposited into the Improvement Fund, shall be deposited into specific funds established under the Indenture, to fully or partially redeem as many Outstanding Bonds as possible, and, if amounts are less than $5,000, to make debt service payments on the Outstanding Bonds.

(b). Full Prepayment of Facilities Special Tax

Upon confirmation of the payment of the current Fiscal Year's entire Facilities Special Tax obligation, the CFD Administrator shall remove the current Fiscal Year's Facilities Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid in accordance with Section H.1, the CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Facilities Special Tax and the release of the Facilities Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Facilities Special Tax shall cease.

(c). Partial Prepayment of Facilities Special Tax

With respect to any Assessor's Parcel that is partially prepaid, the CFD Administrator shall (i) distribute or cause to be distributed the funds remitted to it according to Section H.3.(a) and (ii) indicate in the records of CFD No. 117 that there has been a partial prepayment of the Facilities Special Tax and that a portion of the Facilities Special Tax with respect to such Assessor's parcel, equal to the outstanding percentage (1.00 – F) of the remaining Maximum Facilities Special Tax, shall continue to be levied on such Assessor's Parcel pursuant to Section D herein.

(d). Debt Service Coverage

Notwithstanding the foregoing, no prepayment of the Facilities Special Tax shall be allowed unless the amount of Facilities Special Tax that may be levied on Taxable Property (assuming Buildout) within CFD No. 117 in each future Fiscal Year (after excluding Public Property and Property Owner Association Property as set forth in Section E.1 herein), after the proposed prepayment, is at least equal to the sum of (i) 1.10 times the debt service necessary to support the remaining Outstanding Bonds in each corresponding Fiscal Year, and (ii) Administrative Expenses.

I. TERM OF SPECIAL TAX

The Facilities Special Tax shall be levied for a period not to exceed fifty years commencing with Fiscal Year 2026-2027. The Services Special Tax shall be levied in perpetuity to fund the Special Tax Requirement for Services.

EXHIBIT A
CERTIFICATE TO AMEND FACILITIES SPECIAL TAX
CFD NO. 117 CERTIFICATE

1. Pursuant to Section C.1 of the Amended Rate and Method of Apportionment (the "Amended Rate and Method") for City of Fontana Community Facilities District No. 117 (Southridge) ("CFD No. 117"), the Assigned Facilities Special Tax and the Backup Facilities Special Tax for Developed Property within CFD No. 117 has been reduced as described herein.

   (a) The information in Table 1 of the Amended Rate and Method relating to the Assigned Facilities Special Tax for Residential Property within CFD No. 117 shall be modified as follows:

Land Use Class	Description	Residential Floor Area (square feet)	Original Assigned Facilities Special Tax	Reduced Assigned Facilities Special Tax
1	Residential Property	2,175 or greater	$3,706 per unit	$[_____] per unit
2	Residential Property	2,025 to less than 2,175	$3,435 per unit	$[_____] per unit
3	Residential Property	1,875 to less than 2,025	$3,382 per unit	$[_____] per unit
4	Residential Property	1,725 to less than 1,875	$3,184 per unit	$[_____] per unit
5	Residential Property	Less than 1,725	$3,107 per unit	$[_____] per unit

   (b) The Assigned Facilities Special Tax for Non-Residential Property, as stated in Section C.1.a.(3) of the Amended Rate and Method, shall be reduced from $42,665 per Acre to $[_____] per Acre.

   (c) The Backup Facilities Special Tax for Developed Property, as stated in Section C.1.a.(4) of the Amended Rate and Method, shall be reduced from $50,190 per Acre to $[_____] per Acre.

2. The Assigned Facilities Special Tax and the Backup Facilities Special Tax for Developed Property may only be reduced prior to the first issuance of CFD No. 117 Bonds.

3. Upon execution of the certificate by CFD No. 117, CFD No. 117 shall cause an amended notice of Special Tax lien for CFD No. 117 to be recorded reflecting the reductions set forth herein.

All capitalized terms used herein shall have the meanings set forth in the Amended Rate and Method.

By:_____ Date:_____
CFD Administrator

By execution hereof, the undersigned acknowledge, on behalf of CFD No. 117, receipt of this certificate and modification of the Amended Rate and Method as set forth in this certificate.

CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 117 (SOUTHRIDGE)

By:_____ Date:_____

PETITION
REQUESTING COMMENCEMENT
OF CHANGE PROCEEDINGS

CITY OF FONTANA
COMMUNITY FACILITIES DISTRICT NO. 117 (SOUTHRIDGE)

City Council
City of Fontana
16860 Valencia Avenue
Fontana, California 92335

Members of the City Council:

This is a petition, submitted by KB HOME Cal Management Services LLC, a Delaware limited liability company (the "Landowner"), pursuant to Section 53332(a) of the Mello-Roos Community Facilities Act of 1982 (the "Act"), requesting that proceedings be commenced to change the rate and method of apportionment of the existing special tax levied within City of Fontana Community Facilities District No. 117 (Southridge) (the "Community Facilities District"), and a waiver with respect to certain procedural matters, and the undersigned hereby states as follows:

Section 1. Proceedings Requested. The Landowner hereby requests that the City Council (the "City Council") of the City of Fontana (the "City") commence proceedings pursuant to the Act to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District so as to revise the initial permitting date used in the definition of "Developed Property," as set forth in the City of Fontana Community Facilities District No. 117 (Southridge) Amended Rate and Method of Apportionment of Special Tax (the "Amended Rate and Method") attached hereto as Exhibit A and made a part hereof. Included in Exhibit A is a description of the change to the rate and method of apportionment, which consists of revising the initial permitting date in the definition of "Developed Property" to building permits issued after January 1, 2025 (previously erroneously stated as January 1, 2026).

Section 2. Landowner; Property. The Landowner is the legal owner of 100% of the real property described in Exhibit B attached hereto and made a part hereof (the "Property"). The Property consists of approximately 32.23 acres and comprises 100% of the area of land within the Community Facilities District not exempt from the special tax.

Section 3. Boundaries of Community Facilities District. The boundaries of the territory included in the Community Facilities District are described in Exhibit B attached hereto and made a part hereof. The boundary map of the Community Facilities District has been recorded in San Bernardino County in Book 92 at Page 91 of Maps of Assessments and Community Facilities Districts in the San Bernardino County Recorder's Office (Document No. 2026-0070067).

Section 4. Election. The Landowner hereby requests that the special election to be held under the Act to change the rate and method of apportionment of the existing special tax levied

within the Community Facilities District be conducted by the City and its officials using mailed or hand-delivered ballots and that such ballots be opened and canvassed and the results certified at the same meeting of the City Council as the public hearing to be held under the Act on such proposed change, or as soon thereafter as possible.

Section 5. Waiver. To expedite the completion of the proceedings to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District, the Landowner hereby waives all notices of hearings (other than published notices required under the Act) and all notices of election, all applicable waiting periods under the Act for the election, all ballot analysis and arguments for the election and all requirements as to the form of the ballot.

Section 6. Deposit. The Landowner has, pursuant to the Deposit and Reimbursement Agreement, dated as of January 1, 2025, by and between the City and the Landowner, previously deposited with the City $75,000, and an additional deposit of $25,000 is being made concurrently with this petition, which constitutes the fee to compensate the City for all costs incurred in conducting proceedings to change the rate and method of apportionment of the existing special tax levied within the Community Facilities District.

Section 7. Representations and Warranties. The Landowner hereby represents and warrants to the City that (a) the Landowner is, as of the date of this Petition, the legal owner of the fee interest in the Property, and that no other person or entity is the legal owner of all or any portion of the fee interest in any of the Property, (b) the Landowner has the power and authority to execute and deliver this Petition, and has taken all action necessary to cause this Petition to be executed and delivered on its behalf, and (c) this Petition has been duly and validly executed and delivered on behalf of the Landowner.

Section 8. Mailing Address. The address of the Landowner for receiving notices and ballots is: KB HOME Cal Management Services LLC, 36310 Inland Valley Drive, Suite 300, Wildomar, California 92595, Attention: Scott Hansen, Vice President, Forward Planning.

This Petition is dated as of July 14, 2026.

KB HOME CAL MANAGEMENT SERVICES LLC,
a Delaware limited liability company

By: _____
Scott Hansen
Vice President, Forward Planning

EXHIBIT A

CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 117 (SOUTHRIDGE)
AMENDED RATE AND METHOD OF APPORTIONMENT OF SPECIAL TAX

AMENDED RATE AND METHOD OF APPORTIONMENT FOR COMMUNITY FACILITIES DISTRICT NO. 117 (SOUTHRIDGE) CITY OF FONTANA, COUNTY OF SAN BERNARDINO STATE OF CALIFONIA

A Special Tax as hereinafter defined shall be levied on all Assessor's Parcels of Taxable Property in City of Fontana Community Facilities District No. 117 (Southridge) ("CFD No. 117") and collected each Fiscal Year commencing in Fiscal Year 2026-2027, in an amount determined by the City Council of the City of Fontana, through the application of the Amended Rate and Method of Apportionment as described below. All of the real property in CFD No. 117, unless exempted by law or by the provisions hereof, shall be taxed for the purposes, to the extent and in the manner herein provided.

A. DEFINITIONS

The terms hereinafter set forth have the following meanings:

"Acre" or **"Acreage"** means the land area expressed in acres of an Assessor's Parcel as shown on an Assessor's Parcel Map, or if the land area is not shown on an Assessor's Parcel Map, the land area shown on the applicable final map, parcel map, condominium plan, or other recorded County map or the land area calculated to the reasonable satisfaction of the CFD Administrator using the boundaries set forth on such map or plan. For residential dwelling units within a condominium plan, the Acres applicable to each residential dwelling unit shall be determined by dividing (i) the Acres of the underlying lot or parcel on which the residential dwelling unit is constructed or to be constructed, by (ii) the total number of residential dwelling units constructed or to be constructed on such lot or parcel. The square footage of an Assessor's Parcel is equal to the Acreage of such parcel multiplied by 43,560.

"Act" means the Mello-Roos Community Facilities Act of 1982, as amended, being Chapter 2.5, Part 1, Division 2 of Title 5 (commencing with Section 53311) of the California Government Code.

"Administrative Expenses" means the following actual or reasonably estimated costs directly related to the administration of CFD No. 117, including but not limited to: the costs of computing the Special Taxes and preparing the annual Special Tax collection schedules (whether by the City or designee thereof or both); the costs of collecting the Special Taxes (whether by the County or otherwise); the costs of remitting the Special Taxes to the Trustee; the costs of the Trustee (including its legal counsel) in the discharge of the duties required of it under the Indenture; the costs to the City, CFD No. 117 or any designee thereof of complying with arbitrage rebate requirements with respect to the Special Tax and CFD No. 117 Bonds; the costs to the City, CFD No. 117 or any designee thereof of complying with disclosure requirements of the City, CFD No. 117 or obligated persons associated with applicable federal and state securities laws and the Act; the costs associated with preparing Special Tax disclosure statements and responding to public inquiries regarding the Special Taxes; the costs of the City, CFD No. 117, or any designee thereof related to the reduction of the Assigned Facilities Special Tax and Backup Facilities Special Tax in accordance with Section C.1 herein; the costs of the City, CFD No. 117 or any designee thereof related to an appeal of the Special Tax; and the City's annual administration fees and third party expenses related to CFD No. 117 Bonds. Administrative Expenses shall also include amounts estimated or advanced by the City or CFD No. 117 for any other administrative purposes of CFD No. 117, including attorney's fees and other costs related to commencing and pursuing to completion any foreclosure of delinquent Special Taxes.

"Amended Rate and Method of Apportionment" means this Amended Rate and Method of Apportionment for CFD No. 117.

"Assessor" means the Assessor of the County.

"Assessor's Parcel" means a lot or parcel to which an Assessor's parcel number is assigned as determined from an Assessor's Parcel Map or the applicable assessment roll.

"Assessor's Parcel Map" means an official map of the Assessor designating parcels by Assessor's Parcel number.

"Assigned Facilities Special Tax" means the applicable Facilities Special Tax for (i) Residential Property as determined in accordance with Section C.1.a.(2) herein, and (ii) Non-Residential Property as determined in accordance with Section C.1.a.(3) herein.

"Authorized Facilities" means those facilities eligible to be funded by CFD No. 117.

"Authorized Services" means those services eligible to be funded by CFD No. 117 in accordance with the Act, namely, fire protection and suppression services, maintenance and lighting of parks, parkways, streets, roads and open space, flood and storm protection services and maintenance and operation of any real property or other tangible property with an estimated useful life of five or more years that is owned by the City.

"Backup Facilities Special Tax" means the Facilities Special Tax applicable to each Assessor's Parcel of Developed Property, as determined in accordance with Section C.1.a.(4) herein.

"Buildout" means, for CFD No. 117, that all expected building permits for residential dwelling units and/or non-residential development to be constructed within CFD No. 117 have been issued, as determined by the CFD Administrator.

"CFD Administrator" means an official of the City, or designee thereof, responsible for determining the Special Tax Requirement for Facilities and the Special Tax Requirement for Services, providing for the levy and collection of the Special Taxes, and performing other duties as set forth herein.

"CFD No. 117" means City of Fontana Community Facilities District No. 117 (Southridge).

"CFD No. 117 Bonds" means any bonds or other debt (as defined in Section 53317(d) of the Act), whether in one or more series, issued by CFD No. 117 and secured by the Facilities Special Tax levy on property within the boundaries of CFD No. 117 under the Act.

"City" means the City of Fontana, California.

"Contractual Impositions" means (a) a voluntary contractual assessment established and levied on an Assessor's Parcel pursuant to Chapter 29 of Part 3 of Division 7 of the California Streets and Highways Code (commencing with Section 5898.10 *et seq.*), as amended from time to time, (b) a special tax established and levied on an Assessor's Parcel pursuant to Section 53328.1 of the California Government Code and related provisions of the Act, as amended from time to time, and (c) any other fee, charge, tax or assessment established and levied on an individual Assessor's Parcel pursuant to a contractual agreement or other voluntary consent by the owner thereof.

"Council" means the City Council of the City acting as the legislative body of CFD No. 117.

"County" means the County of San Bernardino.

"Developed Property" means, for each Fiscal Year, (i) with respect to the Facilities Special Tax, all Taxable Property, exclusive of Taxable Public Property and Taxable Property Owner Association Property, for which a building permit for new construction, other than the construction of a garage, parking lot, or parking structure, was issued after January 1, 2025 and on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the Facilities Special Taxes are being levied, and (ii) with respect to the Services Special Tax, all Taxable Property, exclusive of Taxable Public Property and Taxable Property Owner Association Property, (a) for which the Final Residential Subdivision was recorded prior to the Fiscal Year for which the Services Special Taxes are being levied, or (b) for which a building permit has been issued with respect to Non-Residential Property on or before May 1 of the Fiscal Year preceding the Fiscal Year for which the Services Special Taxes are being levied.

"Facilities Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Taxable Property within CFD No. 117 to fund the Special Tax Requirement for Facilities, as set forth in Section C.1 herein.

"Final Residential Subdivision" means a Final Subdivision that creates individual lots for which building permits may be issued for residential dwelling units without further subdivision of such property.

"Final Subdivision" means (i) a subdivision of property by recordation of a final map, parcel map, or lot line adjustment approved by the City pursuant to the Subdivision Map Act (California Government Code Section 66410 *et seq.*) that creates individual lots or parcels for which building permits may be issued, or (ii) for condominiums, a final map approved by the City and a condominium plan recorded pursuant to California Civil Code Section 4285 that creates an individual lot(s) for which a building permit(s) may be issued without further subdivision. The term "Final Subdivision" shall not include any Assessor's Parcel Map or subdivision map or portion thereof that does not create individual lots for which a building permit may be issued, including Assessor's Parcels that are designated as remainder parcels. Notwithstanding the above, a condominium plan for which one or more building permits have been issued, but no individual lots have been created for such building permits, shall be considered a Final Subdivision, and the portion of the condominium plan for which building permits have been issued shall be defined as Developed Property.

"Fiscal Year" means the period starting July 1 and ending on the following June 30.

"Indenture" means the indenture, fiscal agent agreement, trust agreement, resolution or other instrument pursuant to which CFD No. 117 Bonds are issued, as modified, amended and/or supplemented from time to time.

"Land Use Class" means any of the classes listed in Table 1 or Table 2 herein.

"Lower Income Households Welfare Exemption Property" means, for each Fiscal Year, an Assessor's Parcel within the boundaries of CFD No. 117 that is subject to a welfare exemption under subdivision (g) of Section 214 of the California Revenue and Taxation Code (or any successor statute), as indicated in the County's assessment roll finalized as of the last preceding January 1.

"Maximum Facilities Special Tax" means the maximum Facilities Special Tax, determined in accordance with Section C.1 herein, that can be levied in any Fiscal Year on any Assessor's Parcel of Taxable Property.

"Maximum Services Special Tax" means the maximum Services Special Tax, determined in accordance with Section C.2 herein, that can be levied in any Fiscal Year on any Assessor's Parcel of Developed Property.

"Minimum Sale Price" means the minimum price at which any parcel in a given Land Use Class has sold or is expected to be sold in a normal marketing environment and shall not include prices for such parcels that are sold at a discount to expected sales prices for the purpose of stimulating the initial sales activity with respect to such Land Use Class.

"Non-Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued by the City permitting the construction of one or more non-residential structures or facilities.

"Outstanding Bonds" means all CFD No. 117 Bonds which are outstanding under the Indenture.

"Price Point Consultant" means any consultant or firm of such consultants selected by CFD No. 117 that (a) has substantial experience in performing price point studies for residential dwelling units within community facilities districts or otherwise estimating or confirming pricing for residential dwelling units in community facilities districts, (b) has recognized expertise in analyzing economic and real estate data that relates to the pricing of residential dwelling units in community facilities districts, (c) is in fact independent and not under the control of CFD No. 117 or the City, (d) does not have any substantial interest, direct or indirect, with or in (i) CFD No. 117, (ii) the City, (iii) any owner of real property in CFD No. 117, or (iv) any real property in CFD No. 117, and (e) is not connected with CFD No. 117 or the City as an officer or employee thereof, but who may be regularly retained to make reports to CFD No. 117 or the City.

"Price Point Study" means a price point study or a letter updating a previous price point study prepared by the Price Point Consultant pursuant to Section C herein.

"Property Owner Association Property" means, for each Fiscal Year, (i) any property within the boundaries of CFD No. 117 for which the owner of record, as determined from the County's assessment roll for the Fiscal Year in which the Special Tax is being levied, is a property owner's association, including any master or sub-association, or (ii) any property located in a Final Subdivision that was recorded as of the January 1 preceding the Fiscal Year in which the Special Tax is being levied and which, as determined from such Final Subdivision, is or will be open space, a common area recreation facility, or a private street. Notwithstanding the foregoing, any property previously classified as Developed Property and subsequently owned in fee or by easement, or dedicated to, a property owner association, including any master or sub-association, shall remain classified as Developed Property.

"Proportionately" means that the ratio of the actual Facilities Special Tax levy to the Assigned Facilities Special Tax is equal for all Assessor's Parcels of Developed Property, and that the ratio of the actual Services Special Tax levy to the Maximum Services Special Tax is equal for all Assessor's Parcels of Developed Property. For Undeveloped Property, "Proportionately" means that the ratio of the actual Facilities Special Tax levy per Acre to the Maximum Facilities Special Tax per Acre is equal for all Assessor's Parcels of Undeveloped Property. The term "Proportionately" shall similarly be applied to other categories of Taxable Property as listed in Section D herein.

"Public Property" means, for each Fiscal Year, any property within the boundaries of CFD No. 117 that is (i) owned by, irrevocably offered or dedicated to the federal government, the State, the

County, the City, or any local government or other public agency, provided, however, that any property leased by a public agency to a private entity and subject to taxation under Section 53340.1 of the Act shall be taxed and classified according to its use; or (ii) encumbered by a public utility easement making impractical its use for any purpose other than that set forth in the easement.

"Residential Floor Area" means all of the square footage of living area within the perimeter of a residential structure, not including any carport, walkway, garage, overhang, patio, enclosed patio, or similar area. The determination of Residential Floor Area for an Assessor's Parcel shall be as set forth in the building permit(s) issued for such Assessor's Parcel and/or as set forth in the appropriate records kept by the Building and Safety Department of the City, or other applicable City department, as determined by the CFD Administrator.

"Residential Property" means all Assessor's Parcels of Developed Property for which a building permit(s) has been issued by the City permitting the construction thereon of one or more residential dwelling units.

"Services Special Tax" means the special tax to be levied in each Fiscal Year on each Assessor's Parcel of Developed Property within CFD No. 117 to fund the Special Tax Requirement for Services, as set forth in Section C.2 herein.

"Special Tax" or "Special Taxes" means the Facilities Special Tax and/or Services Special Tax, as applicable.

"Special Tax Requirement for Facilities" means, for any Fiscal Year, that amount required, after taking into account available amounts held in the funds and accounts under the Indenture, for the following items: (i) debt service on all Outstanding Bonds due in the calendar year commencing in such Fiscal Year; (ii) periodic costs with respect to the CFD No. 117 Bonds, including but not limited to, costs of credit enhancement and federal rebate payments due in the calendar year commencing in such Fiscal Year; (iii) pay all or a portion of Administrative Expenses; (iv) any amounts required to establish or replenish any reserve funds for all Outstanding Bonds; (v) without duplicating any amounts described in clause (iv), above, reasonably anticipated Facilities Special Tax delinquencies based on the delinquency rate for the Facilities Special Tax in the previous Fiscal Year, as said levy for delinquencies shall be limited by the Act; and (vi) pay directly for the acquisition or construction of Authorized Facilities, provided that the inclusion of such amount does not increase the Facilities Special Tax levy beyond the first step in Section D.1 herein.

"Special Tax Requirement for Services" means that amount required in any Fiscal Year for CFD No. 117 to (i) pay directly for the Authorized Services; (ii) pay Administrative Expenses not funded through the Special Tax Requirement for Facilities as determined by the CFD Administrator; (iii) pay for reasonably anticipated Services Special Tax delinquencies based on the delinquency rate for the Services Special Tax levy in the previous Fiscal Year; less (iv) a credit for funds available to reduce the annual Services Special Tax levy, as determined by the CFD Administrator, so long as the amount required is not less than zero.

"State" means the State of California.

"Taxable Property" means all of the Assessor's Parcels within the boundaries of CFD No. 117 which are not exempt from the Special Tax pursuant to applicable law or Section E herein.

"Taxable Property Owner Association Property" means all Assessor's Parcels of Property Owner Association Property that are not exempt pursuant to Section E herein.

"Taxable Public Property" means all Assessor's Parcels of Public Property that are not exempt pursuant to Section E herein.

"Total Tax Burden" means, for a parcel of residential property within a Land Use Class, for the Fiscal Year in which Total Tax Burden is being calculated, the sum of (a) the Assigned Facilities Special Tax for such Fiscal Year, plus (b) the Maximum Services Special Tax for such Fiscal Year, plus (c) the *ad valorem* property taxes, special assessments, special taxes for any overlapping community facilities districts, and any other governmental fees, charges (other than fees or charges for services such as sewer and trash), taxes and assessments (which, for purposes of clarity, do not include Contractual Impositions) collected by the County on *ad valorem* tax bills and that the CFD Administrator estimates would be levied or imposed on such residential property in such Fiscal Year if the residential dwelling unit thereon or therein had been completed and sold, and was subject to such fees, charges, taxes and assessments in such Fiscal Year.

"Trustee" means the trustee or fiscal agent under the Indenture.

"Undeveloped Property" means, for each Fiscal Year, all Taxable Property not classified as Developed Property, Taxable Public Property or Taxable Property Owner Association Property.

Please refer to additional definitions in Section H herein relating to the Prepayment of Facilities Special Tax.

B. ASSIGNMENT TO LAND USE CATEGORIES

Each Fiscal Year, commencing with Fiscal Year 2026-2027, all Taxable Property within CFD No. 117 shall be classified as Developed Property, Undeveloped Property, Taxable Public Property or Taxable Property Owner Association Property, and shall be subject to Special Taxes in accordance with this Amended Rate and Method of Apportionment determined pursuant to Sections C and D herein.

C. MAXIMUM SPECIAL TAX RATE

1. Facilities Special Tax

At least 30 days prior to the issuance of the first series of CFD No. 117 Bonds, the Assigned Facilities Special Tax for Residential Property (set forth in Table 1 below) shall be analyzed in accordance with and subject to the conditions set forth in this Section C. At such time, the CFD Administrator shall request the Price Point Consultant to prepare a Price Point Study setting forth the Minimum Sale Price of residential property within each Land Use Class. If based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to one or more Land Use Classes of residential property constructed or to be constructed within CFD No. 117 shall exceed 1.95% of the Minimum Sale Price of such residential property constructed or to be constructed within CFD No. 117, the CFD Administrator shall reduce the Assigned Facilities Special Tax to the extent necessary to cause the Total Tax Burden that shall apply to residential property within such Land Use Class(es) to not exceed 1.95% of the Minimum Sale Price of such residential property. Each Assigned Facilities Special Tax reduction for a Land Use Class shall be calculated separately, and it shall not be required that such reduction be proportionate among Land Use Classes. In connection with any reduction in the Assigned Facilities Special Tax for Residential Property, the CFD Administrator shall also reduce the Assigned Facilities Special Tax for Non-Residential in accordance with Section C.1.a.(3) herein, and the Backup Facilities Special Tax in accordance with Section C.1.a.(4) herein. Upon determining the reductions, if any, in the Assigned Facilities Special Tax and Backup Facilities Special Tax required pursuant to this

Section C, the CFD Administrator shall complete the Certificate to Amend Facilities Special Tax substantially in the form attached hereto as Exhibit A (the "Certificate to Amend") and shall execute such completed Certificate to Amend and shall deliver such Certificate to Amend to CFD No. 117. Upon receipt thereof, if in satisfactory form, CFD No. 117 shall execute such Certificate to Amend. The reduced Assigned Facilities Special Tax and Backup Facilities Special Tax specified in such Certificate to Amend shall become effective upon the execution of such Certificate to Amend by CFD No. 117. The Assigned Facilities Special Tax and Backup Facilities Special Tax reductions permitted pursuant to this Section C shall be reflected in an amended notice of Special Tax lien which CFD No. 117 shall cause to be recorded with the San Bernardino County Recorder as soon as practicable after execution of the Certificate to Amend by CFD No. 117. If based upon such Price Point Study the CFD Administrator calculates that the Total Tax Burden applicable to each Land Use Class of residential property constructed or to be constructed within CFD No. 117 does not exceed 1.95% of the Minimum Sale Price of each such Land Use Class of residential property constructed or to be constructed within CFD No. 117, then there shall be no reduction in the Assigned Facilities Special Tax, nor shall there be a reduction in the Backup Facilities Special Tax.

a. Developed Property

(1). Maximum Facilities Special Tax

The Maximum Facilities Special Tax for each Assessor's Parcel classified as Developed Property shall be the greater of (i) the amount derived by application of the Assigned Facilities Special Tax or (ii) the amount derived by application of the Backup Facilities Special Tax.

(2). Assigned Facilities Special Tax for Residential Property

Residential Property shall be assigned to Land Use Classes 1 through 5 as listed in Table 1 below based on the Residential Floor Area associated with each such residential dwelling unit. The Assigned Facilities Special Tax that shall be levied in any Fiscal Year for each Land Use Class is shown below in Table 1 and shall not be subject to escalation.

Table 1
Assigned Facilities Special Tax for Residential Property
City of Fontana CFD No. 117 (Southridge)

Land Use Class	Description	Residential Floor Area (square feet)	Assigned Facilities Special Tax
1	Residential Property	2,175 or greater	$3,706 per unit
2	Residential Property	2,025 to less than 2,175	$3,435 per unit
3	Residential Property	1,875 to less than 2,025	$3,382 per unit
4	Residential Property	1,725 to less than 1,875	$3,184 per unit
5	Residential Property	Less than 1,725	$3,107 per unit

(3). Assigned Facilities Special Tax for Non-Residential Property

The Assigned Facilities Special Tax for an Assessor's Parcel of Non-Residential Property shall equal the lesser of (a) $42,665 per Acre, or (b) in connection with any reduction in

the Assigned Facilities Special Tax as set forth in Section C.1 herein, the amount per Acre calculated pursuant to the formula below:

RAFST = AFST ÷ ATP

These terms have the following meaning:

RAFST = the reduced Assigned Facilities Special Tax for Non-Residential Property

AFST = The total estimated Assigned Facilities Special Tax levy for CFD No. 117 based on the reduced Assigned Facilities Special Taxes for Developed Property permitted pursuant to Section C.1 herein which could be levied on all expected development assuming Buildout of CFD No. 117.

ATP = The sum of the Acreage of all Taxable Property within a Final Subdivision (assuming Buildout) within CFD No. 117 (after excluding Public Property and Property Owner Association Property as set forth in Section E.1 herein).

(4). Backup Facilities Special Tax

The Backup Facilities Special Tax for an Assessor's Parcel of Developed Property shall equal the lesser of (a) $50,190 per Acre, or (b) in connection with any reduction in the Assigned Facilities Special Tax as set forth in Section C.1 herein, the amount per Acre calculated pursuant to the formula below:

BFST = AFST ÷ ATP

These terms have the following meaning:

BFST = the reduced Backup Facilities Special Tax

AFST = The total estimated Assigned Facilities Special Tax levy for CFD No. 117 based on the reduced Assigned Facilities Special Taxes for Developed Property permitted pursuant to Section C.1 herein which could be levied on all expected development assuming Buildout of CFD No. 117.

ATP = The sum of the Acreage of all Taxable Property within a Final Subdivision (assuming Buildout) within CFD No. 117 (after excluding Public Property and Property Owner Association Property as set forth in Section E.1 herein) multiplied by 85%.

Furthermore, all Assessors' Parcels within CFD No. 117 shall be relieved simultaneously and permanently from the obligation to pay and disclose the Backup Facilities Special Tax if the CFD Administrator calculates that (i) the annual debt service required for the Outstanding Bonds, when compared to the Assigned Facilities Special Tax that shall be levied against all Assessors' Parcels of Developed Property in CFD No. 117 results in 110% debt service coverage (i.e., the Assigned Facilities Special Tax that shall be levied against all Developed Property in CFD No. 117 in each remaining Fiscal Year based on the then existing development is at least equal to the sum of (a) 1.10 times the debt service necessary to support the remaining Outstanding Bonds in each corresponding Fiscal Year, and (b) Administrative Expenses), and (ii) all authorized CFD No. 117 Bonds have already been issued or the Council has covenanted that it shall not issue any additional CFD No. 117 Bonds (except refunding bonds) to be supported by the Facilities Special Tax in CFD No. 117.

(5). Multiple Land Uses

In some instances an Assessor's Parcel may contain both Developed Property and Undeveloped Property. In such cases, the Acreage of the Assessor's Parcel shall be allocated between Developed Property and Undeveloped Property based on the portion of the Assessor's Parcel for which building permits had been issued prior to May 1 of the prior Fiscal Year and the portion of the Assessor's Parcel for which building permits had not been issued prior to May 1 of the prior Fiscal Year.

Furthermore, Developed Property may contain more than one Land Use Class. In such cases, the Acreage that is considered Developed Property shall be allocated between Residential Property and Non-Residential Property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Maximum Facilities Special Tax that can be levied on such Assessor's Parcel shall be the sum of the Maximum Facilities Special Tax that can be levied on each type of property located on that Assessor's Parcel.

The CFD Administrator's allocation to each type of property shall be final.

b. Undeveloped Property, Taxable Public Property, and Taxable Property Owner Association Property

The Maximum Facilities Special Tax for each Assessor's Parcel of Undeveloped Property, Taxable Public Property, and Taxable Property Owner Association Property shall be $50,190 per Acre and shall not be subject to escalation and shall therefore remain the same in every Fiscal Year.

2. Services Special Tax

For purposes of the Services Special Tax, an Assessor(s) Parcel of Developed Property within a Final Residential Subdivision shall be assigned to Land Use Class 1, as identified in Table 2 below. Non-Residential Property shall be assigned to Land Use Class 2. Furthermore, the Services Special Tax levied against each Assessor's Parcel within a Final Residential Subdivision shall be based on the number of residential dwelling units for which building permits have been issued or are expected to be issued for such Assessor's Parcel, as determined by the CFD Administrator based on such Final Residential Subdivision or other available documents.

a. Maximum Services Special Tax

The Fiscal Year 2026-2027 Maximum Services Special Tax for each Land Use Class of Developed Property is shown below in Table 2.

Table 2
Maximum Services Special Tax for Developed Property
City of Fontana CFD No. 117 (Southridge)

Land Use Class	Description	Fiscal Year 2026-2027 Maximum Services Special Tax
1	Final Residential Subdivision	$1,080.45 per unit
2	Non-Residential Property	$13,765.00 per Acre

b. Increase in the Maximum Services Special Tax

The Maximum Services Special Tax in Table 2 above shall be applicable for Fiscal Year 2026-2027, and shall increase thereafter, commencing on July 1, 2027, and on each July 1 thereafter by an amount equal to two percent (2%) of the amount in effect for the previous Fiscal Year.

c. Multiple Land Uses

In some instances an Assessor's Parcel of Developed Property may contain more than one Land Use Class. In such cases, the Acreage of Developed Property shall be allocated between Residential Property and Non-Residential Property based on the amount of Acreage designated for each land use as determined by reference to the site plan approved for such Assessor's Parcel. The Maximum Services Special Tax that can be levied on such Assessor's Parcel shall be the sum of the Maximum Services Special Tax that can be levied on each type of property located on that Assessor's Parcel. The CFD Administrator's allocation to each type of property shall be final.

D. METHOD OF APPORTIONMENT OF THE SPECIAL TAX

1. Facilities Special Tax

Commencing with Fiscal Year 2026-2027, and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Facilities and shall provide for the levy of the Facilities Special Tax each Fiscal Year as follows:

First: The Facilities Special Tax shall be levied on each Assessor's Parcel of Developed Property in an amount equal to 100% of the applicable Assigned Facilities Special Tax;

Second: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first step has been completed, the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Undeveloped Property at up to 100% of the Maximum Facilities Special Tax for Undeveloped Property;

Third: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first two steps have been completed, then the levy of the Facilities Special Tax on each Assessor's Parcel of Developed Property whose Maximum Facilities Special Tax is determined through the application of the Backup Facilities Special Tax shall be increased in equal percentages from the Assigned Facilities Special Tax up to the Maximum Facilities Special Tax for each such Assessor's Parcel;

Fourth: If additional monies are needed to satisfy the Special Tax Requirement for Facilities after the first three steps have been completed, then the Facilities Special Tax shall be levied Proportionately on each Assessor's Parcel of Taxable Public Property and Taxable Property Owner Association Property at up to 100% of the Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property, as needed to satisfy the Special Tax Requirement for Facilities.

Notwithstanding the above, the CFD Administrator shall, in any Fiscal Year, calculate a levy Proportionately less than 100% of the Assigned Facilities Special Tax in step one (above), when (i) the CFD Administrator is no longer required to provide for the levy of the Facilities Special Tax pursuant to steps two through four above in order to meet the Special Tax Requirement for Facilities; and (ii) all authorized CFD No. 117 Bonds have already been issued or the Council has

covenanted that it shall not issue any additional CFD No. 117 Bonds (except refunding bonds) to be supported by the Facilities Special Tax.

Further notwithstanding the above, under no circumstances shall the Facilities Special Tax levied in any Fiscal Year against any Assessor's Parcel of Residential Property for which an occupancy permit for private residential use has been issued (in accordance with Section 53321(d)(3) of the California Government Code), be increased as a consequence of delinquency or default by the owner of any other Assessor's Parcel within CFD No. 117 by more than ten percent above the amount that would have been levied in that Fiscal Year had there never been any such delinquencies or defaults. To the extent that the levy of the Facilities Special Tax on Residential Property is limited by the provision in the previous sentence, the levy of the Facilities Special Tax on each Assessor's Parcel of Non-Residential Property shall continue in equal percentages up to 100% of the applicable Maximum Facilities Special Tax.

2. Services Special Tax

Commencing with Fiscal Year 2026-2027, and for each following Fiscal Year, the CFD Administrator shall determine the Special Tax Requirement for Services and shall levy the Services Special Tax Proportionately on each Assessor's Parcel of Developed Property at up to 100% of the applicable Maximum Services Special Tax as needed to satisfy the Special Tax Requirement for Services;

E. EXEMPTIONS

1. Facilities Special Tax

No Facilities Special Tax shall be levied on up to 12.22 Acres of Public Property and/or Property Owner Association Property in CFD No. 117. Tax-exempt status shall be assigned by the CFD Administrator in the chronological order in which property in CFD No. 117 becomes Public Property or Property Owner Association Property. However, should an Assessor's Parcel no longer be classified as Public Property or Property Owner Association Property, it shall, from that point forward, be subject to the Facilities Special Tax.

Notwithstanding the above, an Assessor's Parcel in CFD No. 117 that is transferred to a public agency or property owner's association prior to the issuance of the first series of CFD No. 117 Bonds that causes the Acreage of Public Property and Property Owner Association Property to exceed the 12.22 Acreage limit that can be designated by the CFD Administrator under this Section E.1 shall also be exempted from paying the Facilities Special Tax.

Public Property or Property Owner Association Property that is not exempt from the Facilities Special Tax under this Section E.1 shall be subject to the levy of the Facilities Special Tax and shall be taxed Proportionately as part of the fourth step in Section D herein, at up to 100% of the applicable Maximum Facilities Special Tax for Taxable Public Property and Taxable Property Owner Association Property.

In addition, no Facilities Special Tax shall be levied on Lower Income Households Welfare Exemption Property, provided that if, in any Fiscal Year, applicable law does not require that an Assessor's Parcel that is Lower Income Households Welfare Exemption Property be exempt from the Facilities Special Tax, then the Facilities Special Tax shall be levied on such Assessor's Parcel in accordance with this Amended Rate and Method of Apportionment as if such Assessor's Parcel were not classified as Lower Income Households Welfare Exemption Property.

2. Services Special Tax

No Services Special Tax shall be levied on Undeveloped Property, Taxable Public Property, Taxable Property Owner Association Property, Public Property, or Property Owner Association Property.

In addition, no Services Special Tax shall be levied on Lower Income Households Welfare Exemption Property, provided that if, in any Fiscal Year, applicable law does not require that an Assessor's Parcel that is Lower Income Households Welfare Exemption Property be exempt from the Services Special Tax, then the Services Special Tax shall be levied on such Assessor's Parcel in accordance with this Amended Rate and Method of Apportionment as if such Assessor's Parcel were not classified as Lower Income Households Welfare Exemption Property.

F. MANNER OF COLLECTION

The Special Tax shall be collected in the same manner and at the same time as ordinary *ad valorem* property taxes; provided, however, that CFD No. 117 may directly bill the Special Tax, and/or may collect Special Taxes at a different time or in a different manner if necessary to meet financial obligations, and, to the extent of the Facilities Special Tax, may covenant to foreclose and may actually foreclose on delinquent Assessor's Parcels.

G. APPEALS AND INTERPRETATIONS

Any landowner or resident who feels that the amount of the Special Tax levied on his/her Assessor's Parcel is in error may submit a written appeal to the CFD Administrator, provided that the appellant is current in his/her payment of Special Taxes. During the pendency of an appeal, all Special Taxes previously levied must be paid on or before the payment date established when the levy was made. The CFD Administrator shall review the appeal, meet with the appellant if the CFD Administrator deems necessary, and advise the appellant of its determination. If the CFD Administrator agrees with the appellant, a cash refund shall not be made (except for the last year of levy), but the amount of the Special Tax levied shall be appropriately modified through an adjustment to the Special Tax levy in the following Fiscal Year. If the CFD Administrator disagrees with the appellant and the appellant is dissatisfied with the determination, the appellant then has 30 days in which to appeal to the Council by filing a written notice of appeal with the City Clerk, provided that the appellant is current in his/her payment of Special Taxes. This second appeal must specify the reasons for its disagreement with the CFD Administrator's determination.

The CFD Administrator shall interpret this Amended Rate and Method of Apportionment for purposes of clarifying any ambiguity and make determinations relative to the annual administration of the Special Tax and any landowner or resident appeals. Any decision of the CFD Administrator shall be subject to appeal to the Council whose decision shall be final and binding as to all persons.

H. PREPAYMENT OF FACILITIES SPECIAL TAX

Under this Amended Rate and Method of Apportionment, an Assessor's Parcel within CFD No. 117 is permitted to prepay the Facilities Special Tax. The obligation of the Assessor's Parcel to pay the Facilities Special Tax may be fully prepaid and permanently satisfied or partially prepaid as described herein, provided that a prepayment may be made only for Assessor's Parcels of Developed Property, or for an Assessor's Parcel of Undeveloped Property for which a building permit has been issued after January 1, 2025, and only if there are no delinquent Special Taxes with respect to such Assessor's Parcel at the time of prepayment. An owner of an Assessor's Parcel intending to prepay the Facilities Special Tax obligation shall provide the CFD Administrator with written notice of intent to prepay. Within 30 days of receipt of such written notice, the CFD

Administrator shall notify such owner of the prepayment amount for such Assessor's Parcel. The CFD Administrator may charge such owner a reasonable fee for providing this service. If there are Outstanding Bonds, prepayment must be made not less than 30 days prior to a date that notice of redemption of CFD No. 117 Bonds from the proceeds of such prepayment may be given by the Trustee pursuant to the Indenture that is specified in the report of the Facilities Special Tax Prepayment Amount (defined below).

The following additional definitions apply to this Section H:

"CFD Public Facilities Costs" means either $9,463,900 in 2026 dollars, which shall increase by the Construction Inflation Index on July 1, 2027, and on each July 1 thereafter, or such lower number as (i) shall be determined by the CFD Administrator as sufficient to provide funding for the Authorized Facilities under the authorized bonding program for CFD No. 117, or (ii) shall be determined by the Council concurrently with a covenant that it shall not issue any more CFD No. 117 Bonds (except refunding bonds) to be supported by the Facilities Special Tax levy under this Amended Rate and Method of Apportionment.

"Construction Inflation Index" means the annual percentage change in the Engineering News Record Building Cost Index for the City of Los Angeles, measured as of the month of December in the calendar year which ends in the previous Fiscal Year. In the event this index ceases to be published, the Construction Inflation Index shall be another index as determined by the CFD Administrator that is reasonably comparable to the Engineering News Record Building Cost Index for the City of Los Angeles.

"Future Facilities Costs" means the CFD Public Facilities Costs minus (i) costs of Authorized Facilities previously paid from the Improvement Fund, (ii) moneys currently on deposit in the Improvement Fund available to pay costs of Authorized Facilities, and (iii) the amount the CFD Administrator reasonably expects to derive from the reinvestment of these funds.

"Improvement Fund" means a fund or account specifically identified in the Indenture (or prior to the issuance of the first series of CFD No. 117 Bonds a fund or account held by the City) to hold funds which are currently available for expenditure to acquire or construct Authorized Facilities.

"Previously Issued Bonds" means, for any Fiscal Year, all Outstanding Bonds that are outstanding under the Indenture after the first interest and/or principal payment date following the current Fiscal Year.

1. Prepayment in Full

The Facilities Special Tax Prepayment Amount (defined below) shall be calculated as summarized below (capitalized terms as defined below):

Bond Redemption Amount		
plus		Redemption Premium
plus		Future Facilities Amount
plus		Defeasance Amount
plus		Administrative Fees and Expenses
less		Reserve Fund Credit
less		Capitalized Interest Credit
Total:	equals	Facilities Special Tax Prepayment Amount

As of the proposed date of prepayment, the Facilities Special Tax Prepayment Amount shall be calculated according to the following paragraphs:

1. Confirm that no Special Tax delinquencies apply to such Assessor's Parcel.
2. For Assessor's Parcels of Developed Property, compute the Assigned Facilities Special Tax and Backup Facilities Special Tax for the Assessor's Parcel to be prepaid. For Assessor's Parcels of Undeveloped Property for which a building permit has been issued after January 1, 2025, compute the Assigned Facilities Special Tax and Backup Facilities Special Tax for that Assessor's Parcel as though it was already designated as Developed Property, based upon the building permit which has already been issued for such Assessor's Parcel.
3. (a) Divide the Assigned Facilities Special Tax computed pursuant to paragraph 2 by the total estimated Assigned Facilities Special Tax levy for CFD No. 117 based on the Assigned Facilities Special Taxes for Developed Property which could be levied on all expected development assuming Buildout of CFD No. 117, excluding any Assessor's Parcels which have been prepaid, and

   (b) Divide the Backup Facilities Special Tax computed pursuant to paragraph 2 by the total estimated Backup Facilities Special Taxes at Buildout for the entire CFD No. 117, excluding any Assessor's Parcels which have been prepaid.
4. Multiply the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the Previously Issued Bonds to compute the amount of Previously Issued Bonds to be redeemed (the "Bond Redemption Amount").
5. Multiply the Bond Redemption Amount computed pursuant to paragraph 4 by the applicable redemption premium (e.g., the redemption price minus 100%) set forth in the Indenture, if any, on the Previously Issued Bonds to be redeemed (the "Redemption Premium").
6. Compute the current Future Facilities Costs.
7. Multiply the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the amount determined pursuant to paragraph 6 to compute the amount of Future Facilities Costs to be prepaid (the "Future Facilities Amount").
8. Compute the amount needed to pay interest on the Bond Redemption Amount from the first bond interest and/or principal payment date following the current Fiscal Year until the redemption date for the Previously Issued Bonds specified in the report of the Facilities Special Tax Prepayment Amount.
9. Determine the Facilities Special Tax levied on the Assessor's Parcel in the current Fiscal Year which has not yet been paid.
10. Compute the minimum amount the CFD Administrator reasonably expects to derive from the reinvestment of the Facilities Special Tax Prepayment Amount, less any interest earnings attributed to the Future Facilities Amount, and less any interest earnings attributed to the Administrative Fees and Expenses (defined below) from the date of prepayment until the redemption date for the Previously Issued Bonds to be redeemed with the prepayment.
11. Add the amounts computed pursuant to paragraphs 8 and 9 and subtract the amount computed pursuant to paragraph 10 (the "Defeasance Amount").
12. The administrative fees and expenses of CFD No. 117 are as calculated by the CFD Administrator and include the costs of computation of the prepayment, the costs to invest

the prepayment proceeds, the costs of redeeming CFD No. 117 Bonds, and the costs of recording any notices to evidence the prepayment and the redemption (the "Administrative Fees and Expenses").

13. The reserve fund credit (the "Reserve Fund Credit") shall equal the lesser of: (a) the expected reduction in the reserve requirement (as defined in the Indenture), if any, associated with the redemption of Previously Issued Bonds as a result of the prepayment, or (b) the amount derived by subtracting the new reserve requirement (as defined in the Indenture) in effect after the redemption of Previously Issued Bonds as a result of the prepayment from the balance in the reserve fund on the prepayment date, but in no event shall such amount be less than zero. No Reserve Fund Credit shall be granted if the amount then on deposit in the reserve fund for the Previously Issued Bonds is below 100% of the reserve requirement (as defined in the Indenture).

14. If any capitalized interest for the Previously Issued Bonds will not have been expended as of the date immediately following the first interest and/or principal payment following the current Fiscal Year, a capitalized interest credit shall be calculated by multiplying the larger quotient computed pursuant to paragraph 3(a) or 3(b) by the expected balance in the capitalized interest fund or account under the Indenture after such first interest and/or principal payment date (the "Capitalized Interest Credit").

15. The Facilities Special Tax prepayment is equal to the sum of the amounts computed pursuant to paragraphs 4, 5, 7, 11 and 12, less the amounts computed pursuant to paragraphs 13 and 14 (the "Facilities Special Tax Prepayment Amount").

2. Prepayment in Part

The amount of the prepayment shall be calculated as in Section H.1; except that a partial prepayment shall be calculated according to the following formula:

PP = [(PE – A) x F] + A

These terms have the following meaning:

PP = the partial prepayment.

PE = the Facilities Special Tax Prepayment Amount calculated according to Section H.1.

F = the percentage, expressed as a decimal, by which the owner of the Assessor's Parcel is partially prepaying the Facilities Special Tax.

A = the Administrative Fees and Expenses calculated according to Section H.1.

3. General Provisions Applicable to the Prepayment of Facilities Special Tax

(a). Use of the Facilities Special Tax Prepayment Amount

The Facilities Special Tax Prepayment Amount, less the Administrative Fees and Expenses calculated according to Section H.1 which shall be retained by CFD No. 117, and less the Future Facilities Amount calculated according to Section H.1 which shall be deposited into the Improvement Fund, shall be deposited into specific funds established under the Indenture, to fully or partially redeem as many Outstanding Bonds as possible, and, if amounts are less than $5,000, to make debt service payments on the Outstanding Bonds.

(b). Full Prepayment of Facilities Special Tax

Upon confirmation of the payment of the current Fiscal Year's entire Facilities Special Tax obligation, the CFD Administrator shall remove the current Fiscal Year's Facilities Special Tax levy for such Assessor's Parcel from the County tax rolls. With respect to any Assessor's Parcel that is prepaid in accordance with Section H.1, the CFD Administrator shall cause a suitable notice to be recorded in compliance with the Act, to indicate the prepayment of the Facilities Special Tax and the release of the Facilities Special Tax lien on such Assessor's Parcel, and the obligation of such Assessor's Parcel to pay the Facilities Special Tax shall cease.

(c). Partial Prepayment of Facilities Special Tax

With respect to any Assessor's Parcel that is partially prepaid, the CFD Administrator shall (i) distribute or cause to be distributed the funds remitted to it according to Section H.3.(a) and (ii) indicate in the records of CFD No. 117 that there has been a partial prepayment of the Facilities Special Tax and that a portion of the Facilities Special Tax with respect to such Assessor's parcel, equal to the outstanding percentage (1.00 – F) of the remaining Maximum Facilities Special Tax, shall continue to be levied on such Assessor's Parcel pursuant to Section D herein.

(d). Debt Service Coverage

Notwithstanding the foregoing, no prepayment of the Facilities Special Tax shall be allowed unless the amount of Facilities Special Tax that may be levied on Taxable Property (assuming Buildout) within CFD No. 117 in each future Fiscal Year (after excluding Public Property and Property Owner Association Property as set forth in Section E.1 herein), after the proposed prepayment, is at least equal to the sum of (i) 1.10 times the debt service necessary to support the remaining Outstanding Bonds in each corresponding Fiscal Year, and (ii) Administrative Expenses.

I. TERM OF SPECIAL TAX

The Facilities Special Tax shall be levied for a period not to exceed fifty years commencing with Fiscal Year 2026-2027. The Services Special Tax shall be levied in perpetuity to fund the Special Tax Requirement for Services.

EXHIBIT A
CERTIFICATE TO AMEND FACILITIES SPECIAL TAX
CFD NO. 117 CERTIFICATE

1. Pursuant to Section C.1 of the Amended Rate and Method of Apportionment (the "Amended Rate and Method") for City of Fontana Community Facilities District No. 117 (Southridge) ("CFD No. 117"), the Assigned Facilities Special Tax and the Backup Facilities Special Tax for Developed Property within CFD No. 117 has been reduced as described herein.

   (a) The information in Table 1 of the Amended Rate and Method relating to the Assigned Facilities Special Tax for Residential Property within CFD No. 117 shall be modified as follows:

Land Use Class	Description	Residential Floor Area (square feet)	Original Assigned Facilities Special Tax	Reduced Assigned Facilities Special Tax
1	Residential Property	2,175 or greater	$3,706 per unit	$[_____] per unit
2	Residential Property	2,025 to less than 2,175	$3,435 per unit	$[_____] per unit
3	Residential Property	1,875 to less than 2,025	$3,382 per unit	$[_____] per unit
4	Residential Property	1,725 to less than 1,875	$3,184 per unit	$[_____] per unit
5	Residential Property	Less than 1,725	$3,107 per unit	$[_____] per unit

   (b) The Assigned Facilities Special Tax for Non-Residential Property, as stated in Section C.1.a.(3) of the Amended Rate and Method, shall be reduced from $42,665 per Acre to $[_____] per Acre.

   (c) The Backup Facilities Special Tax for Developed Property, as stated in Section C.1.a.(4) of the Amended Rate and Method, shall be reduced from $50,190 per Acre to $[_____] per Acre.

2. The Assigned Facilities Special Tax and the Backup Facilities Special Tax for Developed Property may only be reduced prior to the first issuance of CFD No. 117 Bonds.

3. Upon execution of the certificate by CFD No. 117, CFD No. 117 shall cause an amended notice of Special Tax lien for CFD No. 117 to be recorded reflecting the reductions set forth herein.

All capitalized terms used herein shall have the meanings set forth in the Amended Rate and Method.

By:_____ Date:_____
CFD Administrator

By execution hereof, the undersigned acknowledge, on behalf of CFD No. 117, receipt of this certificate and modification of the Amended Rate and Method as set forth in this certificate.

CITY OF FONTANA COMMUNITY FACILITIES DISTRICT NO. 117 (SOUTHRIDGE)

By:_____ Date:_____

EXHIBIT B

DESCRIPTION OF PROPERTY

The Property consists of San Bernardino County Assessor Parcel Number 0237-411-35.

File #: 26-1143
Agenda #: Z.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Development Services

SUBJECT:
Second Amendment to Option and Purchase and Sale Agreement for City owned property

RECOMMENDATION:
1. Approve the Second Amendment to the Option and Purchase and Sale Agreement with SA Golden Investments, Inc., for city owned land located at the northwest corner of Arrow Boulevard and Sierra Avenue consisting of approximately 21,600 square feet, more specifically described as APNs 0191-163-26, 0191-163-17, and 0191-163-16

2. Authorize the City Manager to enter into any documents necessary or appropriate to effectuate said approvals and/or agreement, including any related financing or subordination documents required to effectuate the close of escrow and development of the property.

COUNCIL GOALS:
- Promote economic development by pursuing business attraction, retention, and expansion.

- Provide a diverse range of housing types and levels of affordability while addressing homelessness in the community by promoting diverse range of housing projects and levels of affordability.

DISCUSSION:
The City of Fontana has undertaken an expansive and comprehensive revitalization of Downtown Fontana. The City of Fontana owns three parcels (Assessor's Parcel Numbers 0191-163-16, 0191-163-17, and 0191-163-26) on the northwest corner of Arrow Boulevard and Sierra Avenue encompassing approximately 21,600 square feet. The City entered into an Option and Purchase and Sale Agreement and Joint Escrow Instructions with SA Golden Investments, Inc., dated February 22, 2024. The Agreement was amended via the First Amendment, which defined certain responsibilities of the parties and confirmed specific closing and post-closing conditions.

This Second amendment provides the Buyer with the financial flexibility needed to ensure a successful development. By providing an option to defer the payment of the purchase price, the Buyer will be able to focus 100% of their financial resources on construction and finishing costs.

Approval of the Second Amendment will facilitate timely completion of the project and further support

the ongoing revitalization of Downtown Fontana.

FISCAL IMPACT:
Purchase agreement reflects a purchase price of $650,000. Actual revenue will not be realized until the building is occupied, with an anticipated payment schedule beginning 36 months from close of escrow, with final payoff 5 years later. Upon receipt of closing proceeds, net revenue will be deposited into Fund 601 - Capital Reinvestment.

MOTION:
Approve staff recommendation.

SECOND AMENDMENT TO REAL ESTATE OPTION AND PURCHASE AND SALE AGREEMENT

This Second Amendment to the Real Estate Option and Purchase and Sale Agreement (the "Amendment") is entered into on this 15th day of July, 2026, ("Effective Date") by and between SA Golden Investments, Inc., a California corporation ("Buyer"), and the City of Fontana, a California municipal corporation ("Seller"), to amend that certain Real Estate Option and Purchase and Sale Agreement dated as of February 22, 2024, as amended (the "Agreement").

RECITALS

WHEREAS, Buyer and Seller are parties to the Agreement, pursuant to which Seller granted to Buyer an exclusive option to purchase certain real property located in the City of Fontana, County of San Bernardino, State of California, and more particularly described in the Agreement (the "Option Property"); and

WHEREAS, Buyer and Seller desired to amend certain terms of the Agreement, confirm Buyer's intention to exercise the Option to Purchase, and provide Buyer's Feasibility Approval notice, Buyer and Seller executed the First Amendment to the Agreement on May 4, 2026; and

WHEREAS, the parties desire to amend the Agreement further to modify certain terms and conditions as set forth herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

AMENDMENTS

The Agreement is hereby amended as follows:

1. Section 6 E. Balance of Purchase Price. Section 6.E. is hereby amended to read as follows:

   "E. Balance of Purchase Price. Prior to 10:00 a.m. on the day of the Closing, Buyer shall deposit the balance of the Purchase Price, together with such other amounts as may be required in order to pay Buyer's share of closing costs and prorations. Notwithstanding anything to the contrary contained herein, at Buyer's election, in lieu of immediately available funds for the balance of the Purchase Price, Buyer may execute and deliver to Escrow a Promissory Note, which includes payment terms acceptable to Seller."

2. Except as expressly amended by this Second Amendment, all other terms, conditions, and provisions of the Agreement shall remain in full force and effect, In the event of any conflict between the terms of the Agreement and this Second Amendment, the terms of the Second Amendment shall prevail.

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the date first written above.

SELLER:

City of Fontana

By:_____

Name:

Title:

BUYER:

SA Golden Investments, Inc.

By:_____

Name:

Title:

File #: 26-1145
Agenda #: AA.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
City Manager's Office

SUBJECT:
Authorization to Join the California JPIA Local Government Liability Reform Coalition

RECOMMENDATION:
1. Authorize the City of Fontana to join the California Joint Powers Insurance Authority (California JPIA) Local Government Liability Reform Coalition; and

2. Authorize the use of the City's logo on coalition materials by approving the attached authorization form.

COUNCIL GOALS:
- Practice sound fiscal management by living within our means while investing in the future.
- Concentrate on Inter-governmental relations by advocating Fontana's position in regional, state, and federal organizations.

DISCUSSION:
The California Joint Powers Insurance Authority (California JPIA) has formed a coalition of public agencies to advocate for legislative reforms related to public agency liability. The coalition is seeking meaningful tort reform to help address the increasing costs of civil litigation and liability claims affecting cities and other public agencies throughout California.

The coalition supports legislation that would:

Establish proportionate liability for economic damages in civil actions against public entities so that public agencies are responsible only for their share of damages; and

Establish reasonable caps on damages in civil actions against public entities while ensuring injured parties are fairly compensated and public agencies can continue providing essential public services.

Participation in the coalition demonstrates the City's support for these legislative efforts. Approval of the attached authorization form will also allow the California JPIA to include the City of Fontana's logo on coalition materials.

FISCAL IMPACT:
There is no fiscal impact associated with joining the coalition.

MOTION:

Approve staff recommendation.

LOGO AUTHORIZATION AND RELEASE FORM

Coalition to Protect Community Services

California Joint Powers Insurance Authority

Purpose. The undersigned organization hereby grants permission to the California Joint Powers Insurance Authority ("California JPIA") and the Coalition to Protect Community Services to display the organization's official logo on coalition correspondence, letters of support and related legislative advocacy materials submitted to members of the California Legislature and other government officials. This authorization is limited to the specific use described below.

AUTHORIZING ORGANIZATION

Organization Name	
Organization Type (City / Special District / Other)	
Authorized Representative	
Title / Position	
Phone Number	
Email Address	

LOGO SUBMISSION

Please provide a high-resolution version of your organization's official logo by email to: **Tim@BryantGA.com**.

TERMS OF USE

1. The logo will be used solely to identify the organization as a coalition supporter and will not be altered, distorted, or combined with other imagery in a manner that misrepresents the organization.
2. Use is limited to the Coalition to Protect Community Services legislative advocacy campaign and associated materials presented to the California Legislature and state government officials.
3. The California JPIA will remove the logo upon written request from the authorizing organization. Requests should be directed to Tim@BryantGA.com.
4. This authorization does not imply endorsement of any specific legislation beyond the coalition's stated principles-based advocacy.
5. The authorizing organization represents that it has authority to grant permission for use of its logo.

AUTHORIZATION

By signing below, the authorized representative confirms they have the authority to grant this logo use permission on behalf of the organization named above.

_____

Signature

_____

Printed Name

_____

Title

_____

Date

Please return this completed form by email to:

Tim@BryantGA.com

Questions? Contact Tim Townsend at Bryant Government Affairs

Establish Proportionate Liability for Local Governments

Under California's joint and several liability rule, a city found just **1% at fault can be forced to pay 100% of a plaintiff's economic damages**—when the other responsible co-defendants can't pay. Every dollar consumed by disproportionate liability judgments and inflated settlements is a dollar unavailable for community services that our residents rely on: police and fire protection, roads and infrastructure maintenance, parks, libraries, senior services and youth sports programs.

Establishing proportionate liability means that local governments named in lawsuits would be required to pay only their actual share of fault, as determined by the court. Not only is this more fair, but it would help to solve a rapidly escalating problem—a fiscal crisis of runaway liability costs for cities and other local government agencies that have limited taxpayer funding to provide much needed public services.

June 12, 2026

To Members of the Legislature:

On behalf of the Coalition to Protect Community Services, we write to express our strong support for meaningful tort reform in civil actions against public entities, consistent with the priorities of other local government organizations statewide.

Specifically, we support:

- Proportionate (several) liability for economic damages in civil actions against public entities, so that taxpayers pay only for the share of harm attributable to the public agency.
- Caps on damages in civil actions against public entities, ensuring that injured parties are fairly compensated, while also preserving the capacity to deliver essential public services.

Local governments across California are facing a growing liability crisis. In many cases, it is not a result of agencies improperly delivering services or mismanaging risk—but because the current legal framework systematically exposes public entities to liability far beyond their actual share of responsibility.

For cities and special districts, rising settlements and liability costs pose an existential threat to the services we provide. **Multi-million dollar claims against local agencies—arising from public roadways, sidewalks, public property, and routine government services—have increased sharply, and the rising costs are unsustainable**. Insurance premiums paid by local agencies have grown 370%, climbing from $115 million in 2016 to $541 million in 2025. And since 2019, public entity liability costs have more than tripled, now exceeding $7 billion in known exposure.

When a local government agency faces a liability judgment, the cost is borne collectively by liability risk pools—meaning it is ultimately funded by the taxpayers of every member community across California—or directly by the local agency if it is not a member of a risk pool. Dollars spent defending and paying out lawsuits are dollars diverted from public safety, road maintenance, parks, and the core local services these agencies exist to provide.

We stand ready to work with the Legislature, the Administration, and all involved stakeholders to craft a practical and meaningful solution to this growing problem.

Can we count on your support to help safeguard essential public services?

CALIFORNIA JOINT POWERS INSURANCE AUTHORITY

Providing Innovative Risk Management Solutions for Our Public Agency Partners

8081 Moody Street, La Palma, CA 90623 | (562) 467-8700 | cjpia.org

Case Studies: The Case for Proportionate Liability

Under California's joint and several liability rule, a city found just **1% at fault can be forced to pay 100% of a plaintiff's economic damages** when the other responsible defendants can't pay. The cases below show what that means in practice: in each situation, the driver who caused the collision paid an insurance policy limit and walked away, while taxpayers absorbed a multimillion-dollar settlement. Proportionate liability would fix this injustice by requiring each party to pay only its actual share of fault, as determined by the court.

Case Study 1 — *Bautista v. City of Chino Hills*

What Happened?	A jogger crossing in a marked crosswalk was struck by a distracted driver and left a paraplegic. The driver—familiar with the crosswalk, by her own testimony—carried a $100,000 auto insurance policy and had no other assets.
The Claim	The City should have added in-ground flashers or a stop sign—neither recommended by traffic engineers for this intersection, which already had two sets of pedestrian warning signs.
Damages Alleged	**$23.6 million in economic damages**
At Fault Driver Paid	$100,000 (policy limit) — then no further exposure
City Settled and Taxpayers Paid	**$10 million**
Difference	Plaintiff accepted settlement of $10M, and stopped pursuing the $23.6M in alleged damages

Why the City Settled:

With a catastrophically injured plaintiff and a judgment-proof driver, even a 1% fault finding by the court would have made the City liable for the full $23.6 million in economic damages. That exposure—not the strength of the claim—forced a $10 million settlement.

In Budget Terms:

$10M = 17% of the City's entire annual General Fund ($58.6M), the fund that pays for police, public works, and parks. As a member of the California JPIA, the cost of this claim was partially absorbed by other cities and public agencies who participate in the liability risk sharing pool. However, as these types of large settlements occur with greater and greater frequency—and they are—the entire risk pool is rapidly drawing down reserves and was forced to increase member rates by 30% in 2026 alone.

Case Study 2 — *Barrios v. City of Commerce*

What Happened?	A driver turning from a side street was struck by a speeding van and suffered a permanent traumatic brain injury. The van driver's employer paid its $1 million auto insurance policy limit and was dismissed from the case.
The Claim	The City allowing curbside parked cars created a dangerous condition. California law already requires drivers to proceed carefully when parked cars limit visibility—and there was no evidence the plaintiff did.
Damages Alleged	**~$35 million in economic damages ($50M total demand)**
At Fault Driver Paid	$1 million (policy limit) — then dismissed
City Settled and Taxpayers Paid	**$18 million**

Why the City Settled:

The City had the law on its side, but under joint and several liability, a 1% fault finding meant paying the full ~$35 million. The risk of trial was simply too large to take.

In Budget Terms:

$18M ≈ 22% of the City's annual General Fund ($80M) — or about **four years of the City's library budget**.

File #: 26-1146
Agenda #: AB.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Engineering

SUBJECT:
Adoption of Comprehensive Capital Improvement Plan

RECOMMENDATION:
Adoption of Comprehensive Capital Improvement Plan

COUNCIL GOALS:

- To practice sound fiscal management by living within our means while investing in the future.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:
The City's Capital Improvement Plan (CIP) identifies the public infrastructure necessary to accommodate future growth while maintaining the level of service established by the City Council. The CIP serves as the planning and implementation framework for the City's Development Impact Fee (DIF) Program and identifies the public facilities reasonably required to mitigate the impacts generated by future development.

The projects included in the CIP have been evaluated to determine whether they are reasonably related to the anticipated growth identified in the City's General Plan, Specific Plans, Housing Element, Transportation Plans, Storm Drain and Sewer Master Plans, Parks Master Plan, and other adopted planning documents. The CIP also incorporates recommendations derived from engineering studies, traffic analyses, utility and infrastructure assessments, and other technical and administrative information developed by City staff and professional consultants. Following review and consideration by the City Council, this CIP serves as the City's official long-range planning documents for identifying public infrastructure improvements needed to accommodate future growth, maintain adopted levels of service, preserve public assets, enhance public safety, and support the community's long-term development objectives.

The CIP is intended to serve as the technical foundation supporting the City's Development Impact Fee Nexus Study and will be annually reviewed and updated to reflect changes in development projections, construction costs, adopted planning documents, completed projects, funding availability, and applicable legal requirements. Because future development patterns, travel demand, funding opportunities, and infrastructure needs are inherently uncertain, the CIP does not identify specific construction schedules or anticipated completion dates for individual projects. Project implementation will be prioritized and scheduled based on development activity, available funding, operational needs, engineering evaluations, and City Council direction.

The inclusion of a project in this CIP does not constitute a determination that the project currently satisfies all applicable engineering criteria, operational thresholds, regulatory requirements, or warrants for construction. Rather, the CIP identifies public infrastructure improvements that may become necessary to accommodate future growth and maintain the City's adopted level-of-service objectives. Individual projects including, but not limited to, traffic signals, intersection improvements, roadway widenings, and other transportation facilities will be subject to separate engineering analyses, warrant evaluations, environmental review, funding availability, and all applicable federal, state, and local approval requirements before design or construction is authorized.

FISCAL IMPACT:
Because this item is a planning and policy document, approval of the proposed action does not have a direct fiscal impact. Any future capital improvements or programs identified in the document will be subject to separate City Council review and approval through the annual budget and Capital Improvement Program (CIP) processes.

MOTION:
Approve staff recommendation.

City of Fontana Capital Improvement List

2026-2027

The City's Capital Improvement Program (CIP) identifies the public infrastructure necessary to accommodate future growth while maintaining the level of service established by the City Council. The CIP serves as the planning and implementation framework for the City's Development Impact Fee (DIF) Program and identifies the public facilities reasonably required to mitigate the impacts generated by future development.

The projects included in this Capital Improvement Program (CIP) have been evaluated to determine whether they are reasonably related to the anticipated growth identified in the City's General Plan, Specific Plans, Housing Element, Transportation Plans, Storm Drain and Sewer Master Plans, Parks Master Plan, and other adopted planning documents. The CIP also incorporates recommendations derived from engineering studies, traffic analyses, utility and infrastructure assessments, and other technical and administrative information developed by City staff and professional consultants. Following review and consideration by the City Council, this CIP serves as the City's official long-range planning document for identifying public infrastructure improvements needed to accommodate future growth, maintain adopted levels of service, preserve public assets, enhance public safety, and support the community's long-term development objectives.

The Capital Improvement Program (CIP) is intended to serve as the technical foundation supporting the City's Development Impact Fee Nexus Study and will be periodically reviewed and updated to reflect changes in development projections, construction costs, adopted planning documents, completed projects, funding availability, and applicable legal requirements. Because future development patterns, travel demand, funding opportunities, and infrastructure needs are inherently uncertain, the CIP does not identify specific construction schedules or anticipated completion dates for individual projects. Project implementation will be prioritized and scheduled based on development activity, available funding, operational needs, engineering evaluations, and City Council direction.

The inclusion of a project in this CIP does not constitute a determination that the project currently satisfies all applicable engineering criteria, operational thresholds, regulatory requirements, or warrants for construction. Rather, the CIP identifies public infrastructure improvements that may become necessary to accommodate future growth and maintain the City's adopted level-of-service objectives. Individual projects—including, but not limited to, traffic signals, intersection improvements, roadway widenings, and other transportation facilities—will be subject to separate engineering analyses, warrant evaluations, environmental review, funding availability, and all applicable federal, state, and local approval requirements before design or construction is authorized.

PUBLIC FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
Corporate Yard Expansion (Public Works North yard)	$30,000,000
Proposed Parking Structure (Metro Station - 1,500 spaces)	$70,000,000
City Hall (Phase III Expansion – Energy Efficiency & Sustainability Project)	$10,000,000

POLICE FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
Police Department – add 3,300/sq ft TI work for additional PDs	$40,000
Police Department Secure Parking Structure	$40,000
Police Sub Station - North end of town 2000 sq ft	$5,000,000
Police Hangar for Helicopter storage	$6,000,000
Command Post 50 ft motor home increase the size	$650,000
Police Black & White Vehicles - Fleet increase 1 vehicle per every 3 officers (30 officers)	$1,000,000
Armored Vehicle	$400,000
Helicopter (for high wind situation)	$5,000,000
Motorcycles ($45,000 each x 10)	$450,000
Property Office Site Storage facility 2500 sq ft	$0
Police Substation (Metrolink)	$10,000,000

FIRE FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
Station 77 Expansion to the neighboring lot with addition of apparatus bays and dorm rooms	$5,000,000

Construction of Phase 2 station 80 fire station once development begins in Westgate Specific Plan area	$12,000,000
Two High-End Ladder Fire Trucks $2 mil each total $4 mil to support additional population	$4,000,000
Purchase Firecat Swat Vehicle for fire fighting	$1,000,000

LIBRARY FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
Library Facility Modernization and Expansion (STEAM Learning Center)	$1,004,936
Facility Improvements and Reconfiguration (STEAM Learning Center)	$797,568
Site Circulation	$103,684
Technology, Infrastructure, and Building enhancements (STEAM Learning Center)	$7,178,112
Growth-servicing library facilities	$311,052

PARKS FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
New South Fontana Community Center (Don Day)	$35,000,000
Park Improvements – See Park and Recreational Trail Master Plan	$35,000,000
Recreational Trails – See Park and Recreational Trail Master Plan	$35,000,000
New Community Center in Core of City (Miller)	$30,000,000
Action Park - North or Mid portion of Fontana	$7,500,000
Security Camera Upgrades	$6,500,000
Action Park – Martin Tudor	$10,000,000
Millar Amphitheater	$15,000,000

LANDSCAPE MEDIANS NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
S Highland Ave - 600' Past Citrus to Auto Center Drive Heading East: Construct Raised Landscape Median	$2,400,000
Valley Blvd. from Banana Ave. to Cherry Ave.	$1,500,000
Mulberry Ave. from Santa Ana Ave. to Slover Ave.	$1,500,000
Arrow Blvd. from Citrus Ave. to Jurupa Ave.	$2,400,000
Arrow Blvd. from Palmetto Ave. to Alder Ave.	$1,500,000
Slover Ave. from Jasmine St to Sierra Ave	$14,889,600
Beech Ave. from Slover to Jurupa Ave.	$3,168,000
Beech Ave. from Baseline Ave. to Miller Ave.	$1,500,000
Beech Ave. from PE Trail to Foothill Blvd	$630,000
Sierra Lakes from San Sevaine to Beach	$1,560,000
Sierra Lakes from Lytle Creek to Catawba	$1,560,000

LOCAL ARTERIALS NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility
Alder Ave - from 650 feet north of Miller Ave to Miller Ave	$338,000
Alder Ave - from 460 feet south of Marygold Ave to Valley Blvd (West Side)	$405,600
Fontana Ave from Merrill Ave to Randall Ave	$5,168,000
Fontana Ave from Poplar Ave to San Bernardino Ave	$3,600,000
Fontana Ave from San Bernardino Ave to Valley Ave	$4,586,000
Knox Ave - from Sierra Lakes Pkwy to S. Highland Ave	$2,448,000
Locust Ave - from San Jacinto to 320 feet north of Miller Ave	$496,400

Locust Ave - from Miller Ave to Foothill Blvd	$1,346,400
Locust Ave - from Foothill Blvd to 275 feet north of PE Trail	$3,300,000
Locust Ave - from Arrow Blvd to Metrolink RR	$1,950,000
Locust Ave - from Metrolink RR to Merrill Ave	$770,000
Locust Ave - from Merrill Ave to Randall Ave	$4,080,000
Miller Ave - Date Ave to Cypress Ave	$306,000
Miller Ave - 230 feet west of Laurel Ave to Laurel Ave	$156,400
Miller Ave - 150 feet east of Laurel Ave to Texas Way	$210,000
Miller Ave - Locust Ave to Maple Ave	$980,000
Randall Ave. from Lime Ave. to Fontana Ave.	$2,590,000
Randall Ave from Laurel Ave to Locust Ave (North side)	$1,280,000
Randall Ave from 650 feet east of Locust Ave to Maple Ave (North side)	$650,000
Valley Blvd. Banana to Almond	$1,088,000

ACTIVE TRANSPORTATION NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
CLASS I SHARED-USE PATHS	
San Bernardino County Parcel from Southern California Edison Utility North to Riverside Ave	$10,240,112
Southern California Edison Utility North Spur I from Bridlepath Dr to SCE Utility North Spur II	$5,217,850
Connector Path from Wilson Ave to Southern California Edison Utility North Spur I	$1,630,542
Southern California Edison Utility North from East Ave to Sierra Ave	$21,197,626
SR-210 Drainage (South) from Victoria Ave to Knox Ave	$8,087,756
SR-210 Drainage (North) from San Sevaine Rd to Knox Ave	$3,261,230
San Sevaine Trail Extension from Pacific Electric Trail to Victoria Ave	$1,630,542

Metrolink Trail from Catawba Ave to Maple Ave	$9,881,264
San Sevaine Trail (South) from Philadelphia Ave to 1-10 Freeway	$8,152,854
Southern California Edison Utility South I from San Sevaine Trail to Rancherias Dr	$2,608,925
Southern California Edison Utility South II from Live Oak Ave to Poplar Ave	$3,587,309
Southern California Edison Utility South III from Catawba Park to Locust Ave	$9,783,542

CLASS II BIKE LANES

Sierra Ave (Central) from Foothill Blvd to Merrill Ave	$347,437
Valley Blvd from Banana Ave to Alder Ave	$781,771
Alder Ave (North) from Shamrock to Randall Ave	$437,844
Cypress Ave (South) from Slover Ave to Southern California Edison Utility Path	$86,896
Juniper Ave (Central) from Foothill Ave to Merrill Ave	$173,792
Jurupa Ave from Etiwanda Ave to Live Oak Ave	$564,677
Merrill Ave from Catawba Ave to Maple Ave	$521,229
Miller Ave from Beech Ave to Maple Ave	$654,938
Fontana Ave from Athol Ave to Randall Ave	$65,977
Live Oak Ave from Jurupa Ave to Fernwood Way	$52,079
Mulberry Ave from Jurupa Ave to Philadelphia Ave	$175,547
Poplar Ave (South) from Boyle St to Beech Ave	$303,989
Randall Ave from Lime Ave to Catawba Ave	$477,781
Randall Ave from Juniper Ave to Palmetto Ave	$955,658
San Bernardino Ave from Fontana Ave to Catawba Ave	$483,048
San Bernardino Ave from Juniper Ave to Alder Ave	$1,209,723
Sierra Ave from Jurupa Ave to South City Border	$172,036

Slover Ave from San Sevaine Trail to Sierra Ave	$781,771
Mango Ave (Central) from Foothill Blvd to Merrill Ave	$173,792

CLASS IV SEPARATED BIKEWAY CONSTRUCTION

Slover Ave from Sierra Ave to Tamarind Ave	$151,995
Sierra Ave (South) from Slover Ave to Jurupa Ave	$407,270
Jurupa Ave from Live Oak Ave to Sierra Ave	$526,788
Citrus Ave (South) from Slover Ave to Jurupa Ave	$243,133

TRAFFIC SIGNALS NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility
SIERRA RIVERSIDE	$1,000,000
MERRILL AVE CYPRESS AVE	$1,000,000
VALLEY BLVD BEECH AVE	$1,000,000
BASELINE AVE TAMARIND AVE	$1,000,000
VALLEY BLVD ELM AVENUE	$1,000,000
SLOVER AVE HEMLOCK AVE	$1,000,000
LIVE OAK AVE VILLAGE DR	$1,000,000
FOOTHILL BLVD BEECH AVE	$1,000,000
BEECH AVE SR-210	$1,000,000
CHERRY AVE BANANA AVE	$1,000,000
BEECH AVE MILLER AVE	$1,000,000
ARROW BLVD LAUREL AVE	$1,000,000
ALDER AVE MARYGOLD AVE	$1,000,000

SANTA ANA AVE ALMOND AVE	$1,000,000
SAN BERNARDINO OLEANDER AVE	$1,000,000
SAN BERNARDINO MANGO AVE	$1,000,000
SAN BERNARDINO CATAWBA AVE	$1,000,000
CHERRY AVE VILLAGE DR	$1,000,000
SOUTH HIGHLAND JUNIPER AVE	$1,000,000
SLOVER AVE POPLAR AVE	$1,000,000
MILLER AVE LOCUST AVE	$1,000,000
SLOVER AVE BANANA AVE	$1,000,000
CHERRY AVE SUMMIT AVENUE	$1,000,000
RANDALL AVE MANGO AVE	$1,000,000
RANDALL AVE FONTANA AVE/CATAWBA	$1,000,000
JUNIPER AVE VALENCIA AVE	$1,000,000
MILLER AVE MANGO AVE	$1,000,000
SLOVER AVE ELM AVE	$1,000,000
SOUTH HIGHLAND ALMERIA AVE	$1,000,000
SOUTH HIGHLAND KNOX AVE	$1,000,000
MILLER AVE JUNIPER AVE	$1,000,000
RANDALL AVE CYPRESS AVE	$1,000,000
BEECH AVE WALNUT AVE	$1,000,000
WALNUT AVE JUNIPER AVE	$1,000,000
RANDALL AVE OLEANDER AVE	$1,000,000
BEECH AVE KRISTINE	$1,000,000
SUMMIT AVE CYPRESS AVE	$1,000,000

SANTA ANA AVE ALMOND AVE	$1,000,000
MARLAY AVE PACIFIC AVE	$1,000,000
CYPRESS AVE WALNUT STREET	$1,000,000
SOUTH HERITAGE WEST LIBERTY PKWY	$1,000,000
SOUTH HERITAGE EAST LIBERTY PKWY	$1,000,000
RANDALL AVE PEPPER ST	$1,000,000

SEWER NEEDS LIST THROUGH 2043

YEAR 0 TO YEAR 5

Facility Name	Proj. ID	Description of Improvement	Est. Proj. Cost
Diversion Structures			
San Bernardino Ave and Citrus Ave (1)	-	Change diversion of splitter box. Reconfigure flow direction westerly (MH ID: I24_70)	$0
San Bernardino Ave and Poplar Ave (1)	-	Change diversion of splitter box. Reconfigure flow direction westerly (MH ID: H24_88)	$0
Cypress Ave and Baseline Ave (1)	-	Change diversion of splitter box. Reconfigure flow direction westerly (MH ID: I26_28)	$0
Palmetto Ave and Valley Blvd	H-1	Install diversion stop plate to divert flow into southerly parallel line	$128,000
Alder Ave and Hawthorne Ave	H-3	Install diversion structure to split half flow into Hawthorne Ave and half into Alder Ave	$128,000
Pipelines			
Alder Ave and Hawthorne Ave	H-2	Replace ±1,350 LF of 6" dia. pipe with 10" dia. pipe	$669,000
Granada Ave and Alder Ave	H-4	Replace ±2,400 LF of 8"-12" dia. pipe with 12" and 15" dia. pipe	$2,436,000
Marygold Ave and Palmetto Ave	H-5	Replace ±1,300 LF of 10" dia. pipe with 15" dia. pipe	$780,000
Juniper Ave and Randall Ave	H-6	Replace ±2,650 LF of 18" dia. pipe with 24" dia. pipe	$2,134,000
Oleander Ave and Orange Way	H-7	Lower invert elevation of manhole L21_22 to increase slope and maximize pipe capacity prior to RR crossing. Replace ±1,000 LF of 12"	$714,000

		dia. pipe and ±300 LF of 10" dia. pipe.	
Gravity Collectors and Local Street Sewer Imprv.	-	Proposed 25,000 LF of 8" dia. Pipe	$11,250,000
Downtown Core	-	Refer to Appendix A	$7,871,000

* Apply 10% of Admin and Env Cost to the project

* Apply 6.25% of cost increase from Dec 2023 to Dec 2025 per California Construction Cost Index

SEWER NEEDS LIST THROUGH 2043

YEAR 6 TO YEAR 20

Facility Name	Proj. ID	Description of Improvement	Est. Proj. Cost
Pipelines			
Westgate SP Phase 1	H-8	Proposed ±2,520 of 10" dia. and 1,600± of 12" dia. backbone piping for Westgate SP	$2,152,000
Westgate SP Phase 2	H-9	Proposed ±3,000 of 12" dia. backbone piping for Westgate SP	$1,695,000
Arboretum SP	H-10	Proposed ±1,310 of 10" dia. backbone piping for Arboretum Specific Plan	$649,000
Tamarind Ave. and Grevillea St.	H-11	Replace ±1,900 LF of 15" dia. pipe with 18" dia. pipe	$1,273,000
Alder Ave and Pine Ave	H-12	Replace ±2,150 LF of 12" dia. pipe with 15" dia. pipe	$1,290,000
Maple Ave	S-2	Proposed ±2,650 LF of 15" dia. pipe, ±2,650 LF of 12" dia. pipe, and ±6,600 of 10" dia. pipe	$6,355,000
Gravity Collectors and Local Street Sewer Improv.	-	Proposed 25,000 LF of 8" dia. Pipe	$11,250,000
Lift Stations			
Southridge Lift Station	-	Proposed 2.0 MGD LS (1.7 MGD firm capacity)	$4,000,000
Tamarind	L-1	Proposed 1.7 MGD LS (1.3 MGD firm capacity)	$3,000,000
11th St and Linden Lift Station	IDI development	Treating IDI development Sewer - Lift Station	$3,000,000

* Apply 10% of Admin and Env Cost to the project

* Apply 6.25% of cost increase from Dec 2023 to Dec 2025 per California Construction Cost Index

PARKS FACILITIES NEEDS LIST THROUGH 2043

I. Park Improvements (Existing Parks)

	Construction Costs	A&E Costs	Total Costs	Priority Level
Almeria Park			**$385,000**	
2 new ADA inclusive Playground Structures	$350,000	$35,000		High
Cambria Park			**$605,000**	
Playground Shade Structure	$150,000	$15,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
New Park Gazebo	$150,000	$15,000		Low
Catawba Park			**$440,000**	
New Restrooms	$300,000	$30,000		High
Resurface Parking	$100,000	$10,000		Low
Chaparral Park			**$753,500**	
Shelter Roof Renovation	$85,000	$8,500		Moderate
New Restroom	$300,000	$30,000		High
New ADA Inclusive Playground w/ shade Structure	$300,000	$30,000		Moderate
Condor Park			**$165,000**	
Full coverage playground shade structure	$150,000	$15,000		Moderate
Coyote Canyon Park			**$1,419,000**	
Add shade at ballfield dugouts (6)	$150,000	$15,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
Replace rubber playground safety surfacing	$80,000	$8,000		Low
Add shade for ballfield spectator areas (6)	$360,000	$36,000		Low
Ballfield Score Boards (3)	$450,000	$45,000		Moderate
Fiesta Park			**$412,500**	
Playground Shade Structure	$100,000	$10,000		High
Replace rubber playground safety surfacing	$75,000	$7,500		High
New ADA Inclusive Playground Structure	$200,000	$20,000		Low
Fontana Park			**$330,000**	
Shaded spectator areas for the pool deck (2)	$300,000	$30,000		Low
Dr. Charles Koehler Park			**$572,000**	
ADA Playground w/ shade & Improvements	$400,000	$40,000		Moderate
Resurface Parking Lot	$120,000	$12,000		Low
Heritage Circle Park			**$731,000**	
Security Lighting	$200,000	$20,000		High
Renovate Restroom	$150,000	$15,000		High
Fitness Trail	$200,000	$36,000		Moderaate
New Park Gazebo	$100,000	$10,000		High
Heritage Tot Lot West			**$385,000**	
Playground Shade Structure	$100,000	$10,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
Hunter's Ridge			**$632,500**	
Snack Bar Roof Improvement	$100,000	$10,000		Moderate
Resurface Parking Lot	$120,000	$12,000		Low
Add Shade at Ballfield Dugouts (2)	$30,000	$3,000		High
Full Coverage Playground Shade Structure	$150,000	$15,000		Low
Add shade for ballfield spectator areas (2)	$175,000	$17,500		Low
Martin Tudor Regional Park			**$3,135,000**	
Park Rehabilitation	$450,000	$45,000		High
Resurface Parking Lot	$100,000	$10,000		High
Sewer Extension	$300,000	$30,000		High
Playground Shade Structure	$150,000	$15,000		High
Replace rubber playground safety surfacing	$100,000	$10,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		High
Bicycle Pump Track Action Park	$1,500,000	$150,000		High
Jurupa Hills Open space Park			**$330,000**	
Hillside Stabilization above the splash Pad	$200,000	$20,000		Low
Wilderness Trails	$100,000	$10,000		Moderate

PARKS FACILITIES NEEDS LIST THROUGH 2043

Mary Vagle Museum and Nature Center			**$165,000**	
Resurface Existing Parking Lot	$150,000	$15,000		High
McDermott Sports Park			**$385,000**	
Playground Shade Structure	$150,000	$15,000		High
ADA Playground Structure	$200,000	$20,000		High
McDermott Soccer Park			**$2,787,500**	
Replace Fence	$225,000	$22,500		High
Resurface Parking Lot	$150,000	$15,000		Low
Shade Structures	$250,000	$25,000		Moderate
Artifical Turf	$2,000,000	$100,000		Low
Miller Park			**$20,460,000**	
New outdoor pool facility	$2,500,000	$250,000		Low
New Indoor Pool Facility	$400,000	$40,000		Low
Gymnasium with two indoor basketball courts Courts	$15,000,000	$1,500,000		Low
Indoor racketball courts	$300,000	$30,000		Low
Amphitheature seating with Dance Area	$400,000	$40,000		Low
North Heritage Park			**$687,500**	
Playground Shade Structure	$150,000	$15,000		High
Replace rubber playground safety surfacing	$75,000	$7,500		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
Lighting	$150,000	$15,000		High
North Tamarind Park			**$110,000**	
ADA sidewalk improvements	$100,000	$10,000		High
Oak Park			**$825,000**	
Restroom Improvement	$150,000	$15,000		High
Security Lights	$150,000	$15,000		High
Shelter Roof	$50,000	$5,000		Moderate
Playground Shade Structure	$150,000	$15,000		Moderate
New ADA Inclusive Playground Structure	$250,000	$25,000		Moderate
Patricia Marrujo Park			**$770,000**	
Playground Shade Structures (2)	$200,000	$20,000		Moderate
New ADA Inclusive Playground Structure	$250,000	$25,000		Moderate
New Park Gazebos (2)	$250,000	$25,000		Moderate
Patricia Murry Park			**$550,000**	
Playground Shade Structure	$100,000	$10,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Moderate
New Park Gazebo (2)	$150,000	$15,000		Moderate
Ralph M. Lewis Park			**$704,000**	
New Football Goal Posts with Catch Net Systems(8)	$640,000	$64,000		High
Rosena East Park			**$1,210,000**	
Playground Shade Structures (2)	$400,000	$40,000		High
New Park Gazebo	$100,000	$10,000		Low
New ADA Inclusive Playground Structures (2)	$600,000	$60,000		Low
Rosena West Park			**$528,000**	
Playground Shade Structure	$150,000	$15,000		High
Replace rubber playground safety surfacing	$80,000	$8,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
San Sevaine			**$715,000**	
Resurface Parking Lot	$200,000	$20,000		Low
Full Coverage Playground Shade Structure	$150,000	$15,000		Low
Upgrade Existing Park Exercise Equipment	$150,000	$15,000		Low
New Park Gazebo	$150,000	$15,000		Low
Seville Park			**$880,000**	
Resurface Parking Lot	$100,000	$10,000		Low
Remove the old amphitheater and stage	$150,000	$15,000		Low
New Pickle Ball Courts (4)	$400,000	$40,000		Low
ADA sidewalk improvements	$150,000	$15,000		Low
Shadow Park			**$440,000**	
Playground Shade Structure	$150,000	$15,000		Moderate
New ADA Playground Improvements	$250,000	$25,000		Moderate

PARKS FACILITIES NEEDS LIST THROUGH 2043

Southridge Park and Don Day Community Center			**$715,000**	
Resurface Existing Parking Lot	$100,000	$10,000		Low
Shade for Ballfield Spectator Areas (4)	$300,000	$30,000		Low
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
Sycamore Hills Park			**$605,000**	
Playground Shade Structure (2)	$300,000	$30,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		High
Village Park			**$1,630,000**	
Playground Shade Structure	$150,000	$15,000		High
Replace roof on Park Gazebo	$100,000	$10,000		High
Shade for Ballfield Spectator Areas (4)	$250,000	$25,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Moderate
Expand Parking	$250,000	$25,000		Moderate
ADA sidewalk improvements	$50,000	$150,000		Moderate
Ballfield Score Boards(3)	$300,000	$30,000		Moderate
VOH Pool Facility			**$330,000**	
Spectator Shade Structure (2)	$300,000	$30,000		High
General Park Camera Based Security for Parks			**$165,000**	
Annual Security up grades to parks	$150,000	$15,000		High
	$40,815,000	**$4,142,500**	**$44,957,500**	

II. New Community Facilities

	Sq. Ft.	Construction Costs	A&E Costs	Total Costs	Priority Level
		$650.00 /SF			
Renovated Don Day Community Center				**$28,080,000**	
	40,000	$26,000,000	$2,080,000		Moderate
				$28,080,000	

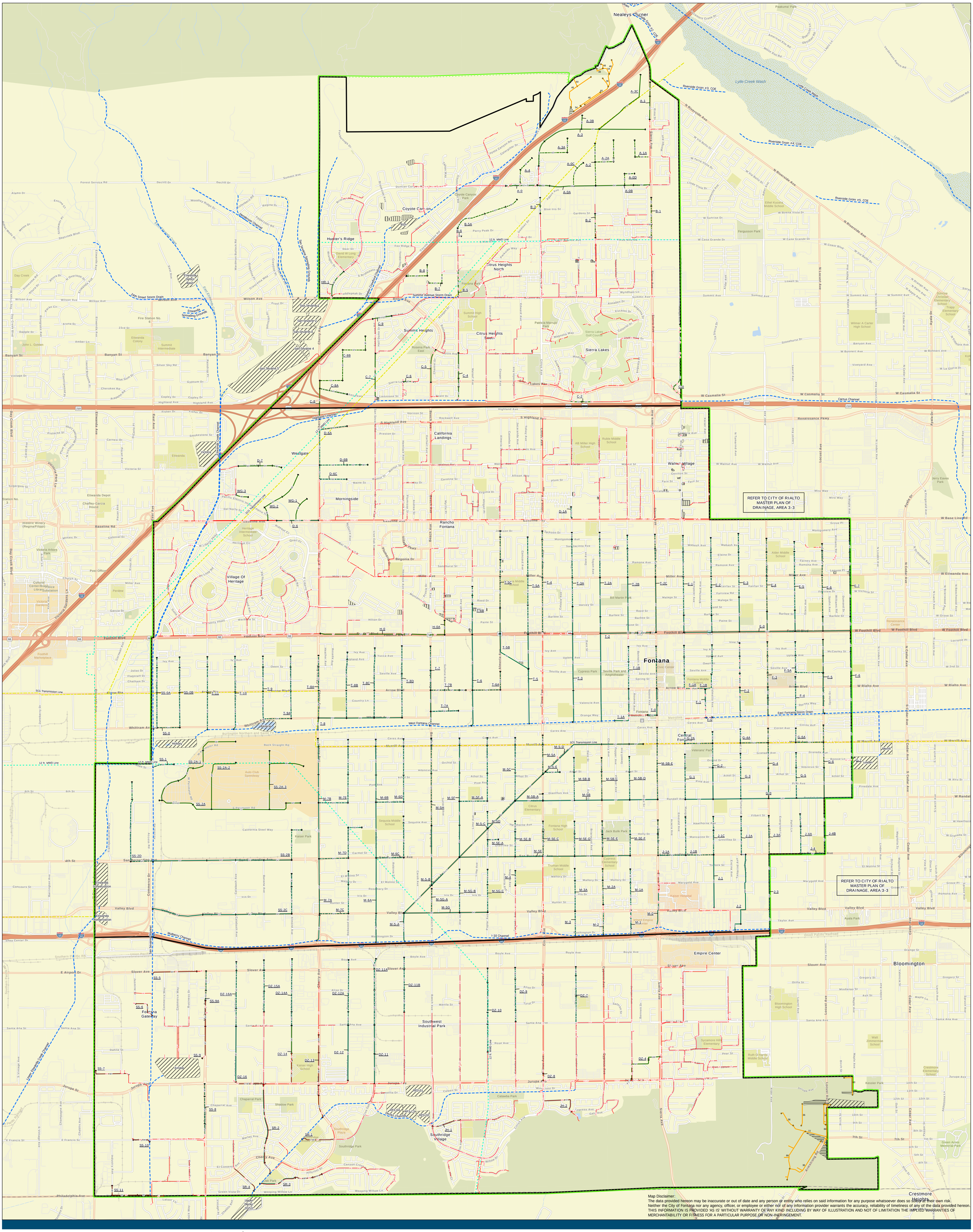
III. Recreation Trails

	Acres	Construction Costs	A&E Costs	Total Costs	Priority Level
		$450,000 /Acre			
Hiking and Biking Trails (12" Wide)					
Sec Utility Corridor	8.73	$3,928,500	$392,850	**$4,321,350**	Low
Joint Use Trail (27' Wide)					
San Sevaine Creek Channel	33.71	$15,169,500	$758,475	**$15,927,975**	Low
				$20,249,325	

IV. New Parks

	Acres	Land Costs	Construction Costs	A&E Costs	Total Costs	Priority Level
		$600,000 /Acre	$750,000 /Acre			
Arboretum Parks					**$7,722,000**	
	13		$7,150,000	$572,000		Moderate
Downtown Linear Park on P.E. Trail					**$1,603,800**	
	2.7		$1,485,000	$118,800		Moderate
Sierra Lakes Sports Park					**$35,820,000**	
	30	$18,000,000	$16,500,000	$1,320,000		Moderate
Westgate Parks					**$11,309,760**	
	19.04		$10,472,000	$837,760		Moderate
					$56,455,560	

STORM DRAIN FACILITIES NEEDS LIST THROUGH 2043



Map Disclaimer:
The data provided hereon may be inaccurate or out of date and any person or entity who relies on said information for any purpose whatsoever does so solely at their own risk. Neither the City of Fontana nor any agency, officer, or employee or either nor of any information provider warrants the accuracy, reliability of timeliness of any of the data provided hereon. THIS INFORMATION IS PROVIDED 'AS IS' WITHOUT WARRANTY OF ANY KIND INCLUDING BY WAY OF ILLUSTRATION AND NOT OF LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT.

Legend

- AOS Boundary
- Fontana Sphere of Influence
- Existing Pipes (36-inch diameter and larger)
- Regional Flood Control Channels
- Metropolitan Water District Feeders
- Gas Transmission Lines

Proposed Projects

- 100-Year
- 25-Year
- Proposed Pipe Sizes (inches or feet)
- Proposed Projects on Regional Facilities
- Proposed Private Development Projects

- Proposed Detention Basins
- Existing Detention Basins
- Existing Recharge Basins

N

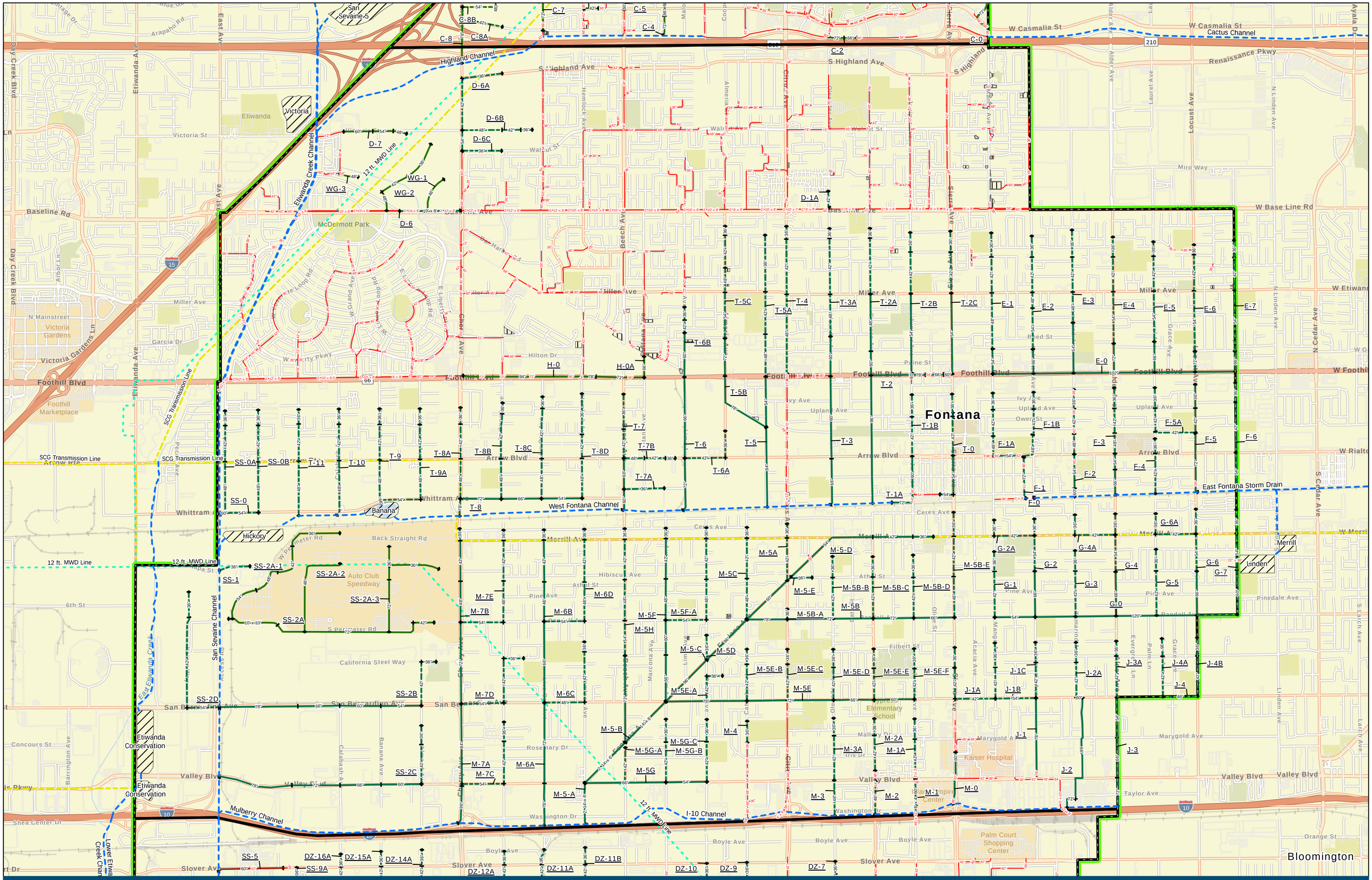
0 1,500 3,000 6,000 Feet

Capital Improvement Project Prioritization Scores

All Areas of Study

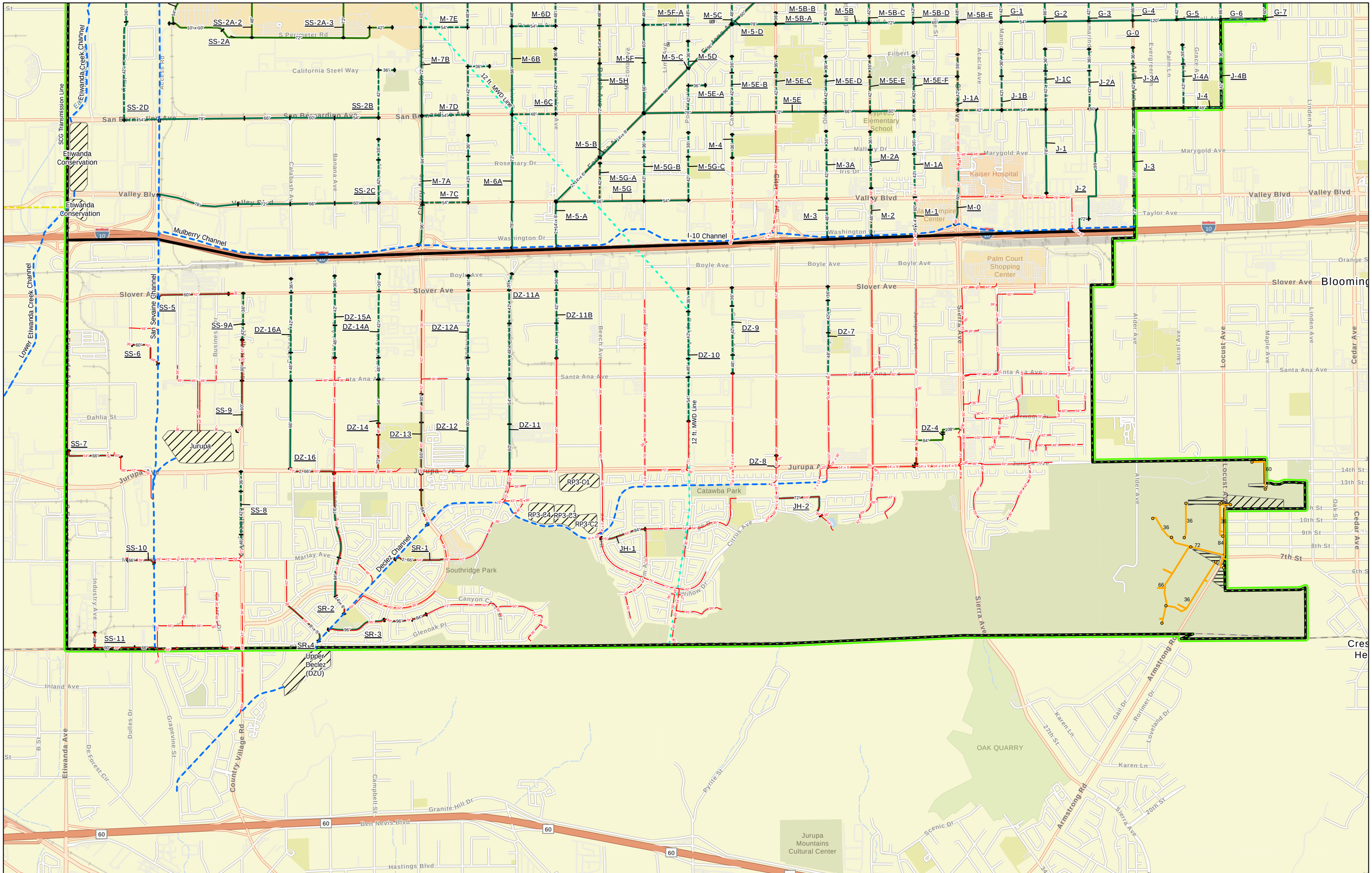
FONTANA CALIFORNIA

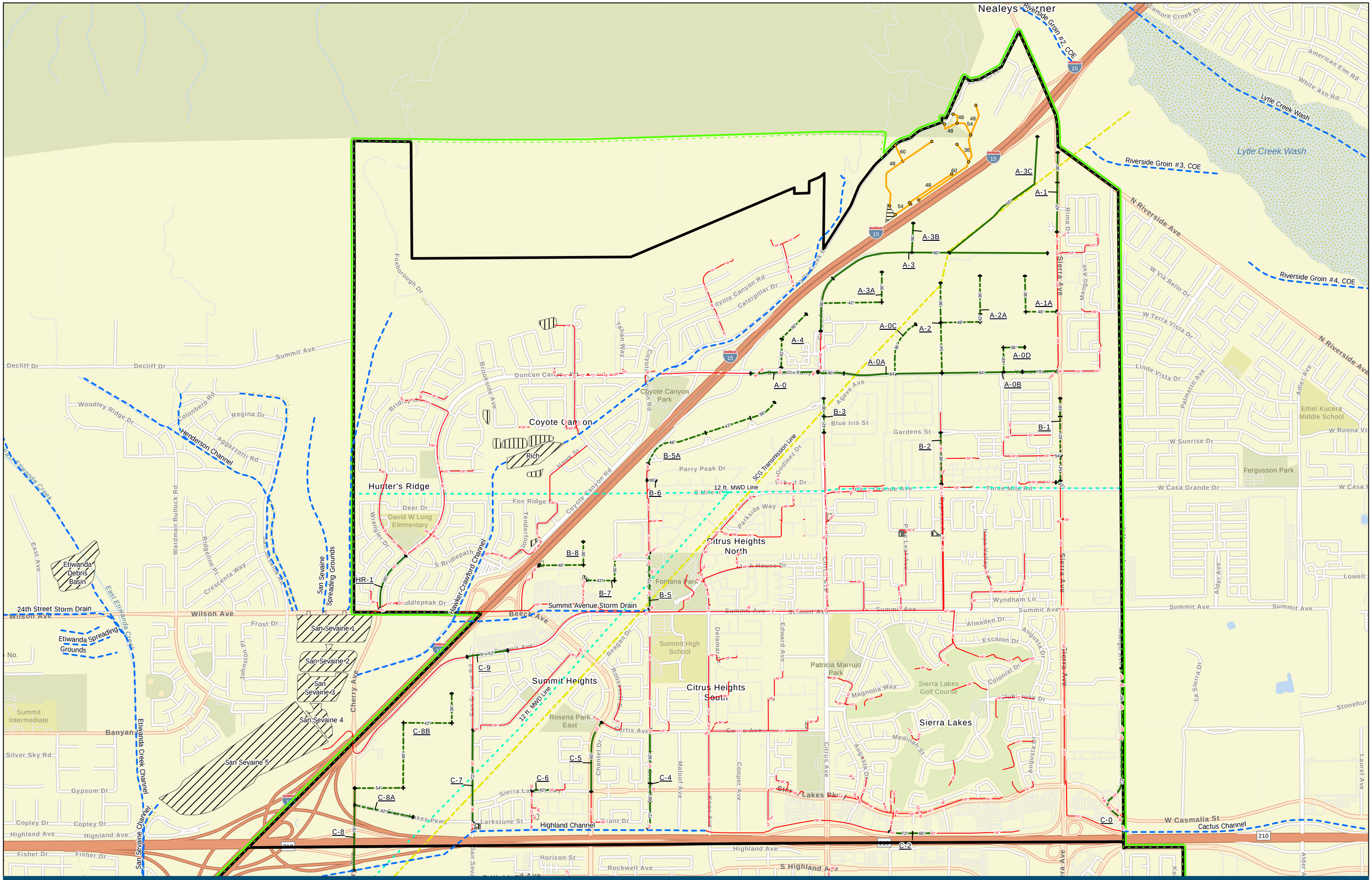
Path: P:\F\FONT00000121\0600\INFO\GS\Maps\ProposedCapitalImprovementProjects.aprx



AOS 1 Capital Projects

City of Fontana Storm Drain Master Plan


M-7E
M-6D
M-5F-A
M-5C
M-5B-B
M-5B-A
M-5B
M-5B-C
M-5B-D
M-5B-E
G-1
G-2
G-3
G-4
G-5
G-6
G-7
G-0
SS-2A-2
SS-2A-3
SS-2A
M-7B
M-6B
M-5F
M-5-D
M-5C
M-5D
M-5H
M-5E-B
M-5E-C
M-5E-D
M-5E-E
M-5E-F
M-5E-A
M-5E
J-1C
J-2A
J-3A
J-4A
J-4B
J-4
J-1A
J-1B
J-1
J-3
SS-2D
SS-2B
M-7D
M-6C
M-5-B
M-4
M-3A
M-2A
M-1A
M-7A
M-6A
M-5G-B
M-5G-C
M-5G-A
M-5G
SS-2C
M-7C
M-5-A
M-3
M-2
M-1
M-0
J-2
J-3
SS-5
SS-9A
DZ-16A
DZ-15A
DZ-14A
DZ-12A
DZ-11A
DZ-11B
DZ-9
DZ-7
SS-6
DZ-10
SS-9
DZ-14
DZ-13
DZ-12
DZ-11
DZ-4
SS-7
DZ-16
DZ-8
SS-8
RP3-C1
RP3-C4
RP3-C3
RP3-C2
JH-2
JH-1
SS-10
SR-1
SR-2
SR-3
SR-4
SS-11
Upper Declez (DZU)
Etiwanda Conservation
Jurupa
Catawba Park
Southridge Park
Cypress Elementary School
Kaiser Hospital
Empire Center
Palm Court Shopping Center
OAK QUARRY
Jurupa Mountains Cultural Center
I-10 Channel
Mulberry Channel
Lower Etiwanda Creek Channel
San Sevaine Channel
Declez Channel
12 ft. MWD Line
SCG Transmission Line
California Steel Way
S Perimeter Rd
San Bernardino Ave
Valley Blvd
Slover Ave
Boyle Ave
Washington Dr
Rosemary Dr
Marigold Ave
Taylor Ave
Santa Ana Ave
Jurupa Ave
Dahlia St
Marlay Ave
Granite Hill Dr
Ben Nevis Blvd
Hastings Blvd
Inland Ave
Filbert St
Malibu Dr
Iris Dr
Orange St
Bloomington
14th St
13th St
10th St
9th St
8th St
7th St
6th St
Oak St
Cedar Ave
Locust Ave
Maple Ave
Linden Ave
Alder Ave
Laurel Ave
Juniper Ave
Beech Ave
Cypress Ave
Sierra Ave
Armstrong Rd
Etiwanda Ave
Grapevine St
Dulles Dr
De Forest Cir
Country Village Rd
Campbell St
Pyrite St
Scenic Dr
Karen Ln
Gail Dr
Rorimer Dr
Loveland Dr
27th St
20th St
Industry Ave
Banana Ave
Calabash Ave
Beech Ave
Monona Ave
Linden Ave
Palm Ln
Grace Ave
Evergreen Ave
Acacia Ave
Mango Ave
Citrus Ave
Willow Dr
Glenoak Pl
Canyon Crest Dr
Business Dr
Jurupa Ave
Slover Ave
Valley Blvd
Boyle Ave
Santa Ana Ave
Marigold Ave
Taylor Ave
Washington Dr



AOS Boundary
Fontana Sphere of Influence
Existing Pipes (36-inch diameter and larger)
Regional Flood Control Channels

Proposed Projects
100-Year
25-Year
Proposed Pipe Sizes (inches or feet)

Proposed Private Development Projects
Proposed Detention Basins
Existing Detention Basins
Existing Recharge Basins

Metropolitan Water District Feeders
Gas Transmission Lines

N

0 2,000 4,000 8,000 Feet

AOS 3 Capital Projects

City of Fontana Storm Drain Master Plan

AOS 1 Capital Project Cost Estimates

Project	Cost
D-1A	$638,000.00
D-6	$20,519,000.00
D-6A	$4,675,000.00
D-6B	$3,028,000.00
D-6C	$1,459,000.00
D-7	$3,131,000.00
E-0	$27,459,000.00
E-1	$10,120,000.00
E-2	$6,511,000.00
E-3	$6,394,000.00
E-4	$6,764,000.00
E-5	$6,409,000.00
E-6	$6,249,000.00
E-7	$6,321,000.00
F-1	$2,821,000.00
F-1A	$4,093,000.00
F-1B	$2,986,000.00
F-2	$4,982,000.00
F-3	$4,898,000.00
F-4	$2,134,000.00
F-5	$5,824,000.00
F-5A	$3,272,000.00
F-6	$4,530,000.00
G-0	$31,966,000.00
G-1	$2,509,000.00
G-2	$5,221,000.00
G-2A	$2,275,000.00
G-3	$2,518,000.00
G-4	$5,360,000.00
G-4A	$2,411,000.00
G-5	$2,514,000.00
G-6	$5,496,000.00
G-6A	$2,435,000.00
G-7	$5,223,000.00

Project	Cost
H-0	$16,558,000.00
H-0A	$1,376,000.00
J-1	$5,558,000.00
J-1A	$3,660,000.00
J-1B	$4,074,000.00
J-1C	$2,140,000.00
J-2	$7,918,000.00
J-2A	$2,425,000.00
J-3	$6,428,000.00
J-3A	$2,178,000.00
J-4	$1,528,000.00
J-4A	$2,248,000.00
J-4B	$2,255,000.00
M-0	$3,064,000.00
M-1	$2,254,000.00
M-1A	$2,228,000.00
M-2	$1,528,000.00
M-2A	$1,980,000.00
M-3	$1,604,000.00
M-3A	$2,490,000.00
M-4	$775,000.00
M-5-A	$42,209,000.00
M-5-B	$87,343,000.00
M-5-C	$11,275,000.00
M-5-D	$10,714,000.00
M-5-E	$807,000.00
M-5A	$2,295,000.00
M-5B	$13,584,000.00
M-5B-A	$377,000.00
M-5B-B	$2,380,000.00
M-5B-C	$2,359,000.00
M-5B-D	$2,398,000.00
M-5B-E	$4,419,000.00
M-5C	$3,936,000.00

Project	Cost
M-5D	$883,000.00
M-5E	$27,493,000.00
M-5E-A	$1,543,000.00
M-5E-B	$1,985,000.00
M-5E-C	$1,960,000.00
M-5E-D	$1,931,000.00
M-5E-E	$1,936,000.00
M-5E-F	$1,914,000.00
M-5F	$8,724,000.00
M-5F-A	$5,968,000.00
M-5G	$7,041,000.00
M-5G-A	$1,450,000.00
M-5G-B	$2,428,000.00
M-5G-C	$2,473,000.00
M-5H	$11,553,000.00
M-6A	$8,300,000.00
M-6B	$8,904,000.00
M-6C	$4,254,000.00
M-6D	$6,021,000.00
M-7A	$10,749,000.00
M-7B	$9,501,000.00
M-7C	$4,550,000.00
M-7D	$4,736,000.00
M-7E	$6,074,000.00
SS-0	$3,850,000.00
SS-0A	$3,800,000.00
SS-0B	$4,371,000.00
SS-1	$1,130,000.00
SS-2A-1	$7,183,000.00
SS-2A	$28,483,000.00
SS-2A-2	$4,513,000.00
SS-2A-3	$6,658,000.00
SS-2B	$15,071,000.00
SS-2C	$16,093,000.00

Project	Cost
SS-2D	$4,625,000.00
T-0	$6,570,000.00
T-10	$4,439,000.00
T-11	$4,489,000.00
T-1A	$3,929,000.00
T-1B	$2,342,000.00
T-2	$20,035,000.00
T-2A	$7,649,000.00
T-2B	$6,375,000.00
T-2C	$6,388,000.00
T-3	$9,259,000.00
T-3A	$11,376,000.00
T-4	$5,880,000.00
T-5	$8,995,000.00
T-5A	$5,790,000.00
T-5B	$5,614,000.00
T-5C	$7,346,000.00
T-6	$7,250,000.00
T-6A	$2,584,000.00
T-6B	$3,350,000.00
T-7	$12,064,000.00
T-7A	$1,434,000.00
T-7B	$2,069,000.00
T-8	$10,190,000.00
T-8A	$3,685,000.00
T-8B	$3,920,000.00
T-8C	$3,768,000.00
T-8D	$5,920,000.00
T-9	$4,593,000.00
T-9A	$5,871,000.00
WG-1	$1,625,000.00
WG-2	$3,643,000.00
WG-3	$828,000.00

Name	D-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	540	$588	$ 318,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Sawcut and Remove Existing AC Pavement	SF	3,180	$2.66	$ 8,000
4	Crushed Miscellaneous Base	SF	3,180	$4	$ 13,000
5	Replace Asphalt Concrete Pavement	SF	3,180	$2	$ 6,000
6	Traffic Control	%	5%		$ 18,000
7	Erosion Control	%	1%		$ 4,000
8	Moblilization/Demobilization	%	10%		$ 39,000
			SUBTOTAL (CONSTRUCTION)		$ 426,000
	Engineering and Design	%	10%		$ 42,600
	Surveying & Staking & Geotechnical	%	5%		$ 21,000
	Construction Management/Staff	%	10%		$ 42,600
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 106,000
			SUBTOTAL COST		$ 532,000
			CONTINGENCY	20%	$ 106,000
			TOTAL PROJECT		$ 638,000

* All unit prices reflect 2024 costs.

Name	D-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 10' x 8' RCB	FT	1,990	$4,491	$ 8,937,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Remove 14' x 8' RCB	FT	850	$910	$ 773,000
4	Remove 12' x 8' RCB	FT	1,990	$639	$ 1,272,000
5	Sawcut and Remove Existing AC Pavement	SF	19,900	$2.66	$ 53,000
6	Crushed Miscellaneous Base	SF	19,900	$4	$ 80,000
7	Replace Asphalt Concrete Pavement	SF	19,900	$2	$ 40,000
8	Traffic Control	%	5%		$ 563,000
9	Erosion Control	%	1%		$ 118,000
10	Moblilization/Demobilization	%	10%		$ 1,194,000
			SUBTOTAL (CONSTRUCTION)		$ 13,132,000
	Engineering and Design	%	10%		$ 1,313,000
	Surveying & Staking & Geotechnical	%	5%		$ 657,000
	Construction Management/Staff	%	10%		$ 1,313,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 3,283,000
			SUBTOTAL COST		$ 16,415,000
			CONTINGENCY +	25%	$ 4,104,000
			TOTAL PROJECT		$ 20,519,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	D-6A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,320	$527	$ 696,000
2	Install 42" RCP	FT	1,700	$588	$ 1,000,000
3	Install 54" RCP	FT	680	$732	$ 498,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	21,740	$2.66	$ 58,000
6	Crushed Miscellaneous Base	SF	21,740	$4	$ 87,000
7	Replace Asphalt Concrete Pavement	SF	21,740	$2	$ 43,000
8	Traffic Control	%	5%		$ 128,000
9	Erosion Control	%	1%		$ 27,000
10	Moblilization/Demobilization	%	10%		$ 272,000
			SUBTOTAL (CONSTRUCTION)		$ 2,992,000
	Engineering and Design	%	10%		$ 299,000
	Surveying & Staking & Geotechnical	%	5%		$ 150,000
	Construction Management/Staff	%	10%		$ 299,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 748,000
			SUBTOTAL COST		$ 3,740,000
			CONTINGENCY +	25%	$ 935,000
			TOTAL PROJECT		$ 4,675,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway, 12' water main, and SCG transmisson line conflict

Name	D-6B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	380	$527	$ 200,000
2	Install 42" RCP	FT	620	$588	$ 365,000
3	Install 48" RCP	FT	1,300	$656	$ 853,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	14,020	$2.66	$ 37,000
6	Crushed Miscellaneous Base	SF	14,020	$4	$ 56,000
7	Replace Asphalt Concrete Pavement	SF	14,020	$2	$ 28,000
8	Traffic Control	%	5%		$ 83,000
9	Erosion Control	%	1%		$ 17,000
10	Moblilization/Demobilization	%	10%		$ 176,000
			SUBTOTAL (CONSTRUCTION)		$ 1,937,000
	Engineering and Design	%	10%		$ 194,000
	Surveying & Staking & Geotechnical	%	5%		$ 97,000
	Construction Management/Staff	%	10%		$ 194,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 485,000
			SUBTOTAL COST		$ 2,422,000
			CONTINGENCY +	25%	$ 606,000
			TOTAL PROJECT		$ 3,028,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	D-6C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,290	$527	$ 680,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	6,880	$2.66	$ 18,000
4	Crushed Miscellaneous Base	SF	6,880	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	6,880	$2	$ 14,000
6	Traffic Control	%	5%		$ 40,000
7	Erosion Control	%	1%		$ 8,000
8	Moblilization/Demobilization	%	10%		$ 85,000
			SUBTOTAL (CONSTRUCTION)		$ 934,000
	Engineering and Design	%	10%		$ 93,000
	Surveying & Staking & Geotechnical	%	5%		$ 47,000
	Construction Management/Staff	%	10%		$ 93,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 233,000
			SUBTOTAL COST		$ 1,167,000
			CONTINGENCY +	25%	$ 292,000
			TOTAL PROJECT		$ 1,459,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	D-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	450	$656	$ 295,000
2	Install 54" RCP	FT	670	$732	$ 490,000
3	Install 60" RCP	FT	950	$816	$ 775,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	14,680	$2.66	$ 39,000
6	Crushed Miscellaneous Base	SF	14,680	$4	$ 59,000
7	Replace Asphalt Concrete Pavement	SF	14,680	$2	$ 29,000
8	Traffic Control	%	5%		$ 89,000
9	Erosion Control	%	1%		$ 19,000
10	Moblilization/Demobilization	%	10%		$ 190,000
			SUBTOTAL (CONSTRUCTION)		$ 2,087,000
	Engineering and Design	%	10%		$ 209,000
	Surveying & Staking & Geotechnical	%	5%		$ 104,000
	Construction Management/Staff	%	10%		$ 209,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 522,000
			SUBTOTAL COST		$ 2,609,000
			CONTINGENCY	20%	$ 522,000
			TOTAL PROJECT		$ 3,131,000

* All unit prices reflect 2024 costs.

Name	E-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 102" RCP	FT	7,920	$1,753	$ 13,884,000
2	Manhole	EA	20	$20,322	$ 406,000
3	Sawcut and Remove Existing AC Pavement	SF	89,430	$2.66	$ 238,000
4	Crushed Miscellaneous Base	SF	89,430	$4	$ 358,000
5	Replace Asphalt Concrete Pavement	SF	89,430	$2	$ 179,000
6	Traffic Control	%	5%		$ 753,000
7	Erosion Control	%	1%		$ 158,000
8	Moblilization/Demobilization	%	10%		$ 1,598,000
			SUBTOTAL (CONSTRUCTION)		$ 17,574,000
	Engineering and Design	%	10%		$ 1,757,000
	Surveying & Staking & Geotechnical	%	5%		$ 879,000
	Construction Management/Staff	%	10%		$ 1,757,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 4,393,000
			SUBTOTAL COST		$ 21,967,000
			CONTINGENCY +	25%	$ 5,492,000
			TOTAL PROJECT		$ 27,459,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	790	$527	$ 416,000
2	Install 42" RCP	FT	1,170	$588	$ 688,000
3	Install 48" RCP	FT	2,650	$656	$ 1,738,000
4	Install 54" RCP	FT	2,650	$732	$ 1,940,000
5	Manhole	EA	18	$20,322	$ 366,000
6	Sawcut and Remove Existing AC Pavement	SF	46,540	$2.66	$ 124,000
7	Crushed Miscellaneous Base	SF	46,540	$4	$ 186,000
8	Replace Asphalt Concrete Pavement	SF	46,540	$2	$ 93,000
9	Traffic Control	%	5%		$ 278,000
10	Erosion Control	%	1%		$ 58,000
11	Moblilization/Demobilization	%	10%		$ 589,000
			SUBTOTAL (CONSTRUCTION)		$ 6,476,000
	Engineering and Design	%	10%		$ 648,000
	Surveying & Staking & Geotechnical	%	5%		$ 324,000
	Construction Management/Staff	%	10%		$ 648,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,620,000
			SUBTOTAL COST		$ 8,096,000
			CONTINGENCY +	25%	$ 2,024,000
			TOTAL PROJECT		$ 10,120,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	690	$527	$ 364,000
2	Install 42" RCP	FT	1,150	$588	$ 676,000
3	Install 48" RCP	FT	520	$656	$ 341,000
4	Install 54" RCP	FT	1,340	$732	$ 981,000
5	Install 66" RCP	FT	800	$911	$ 729,000
6	Manhole	EA	11	$20,322	$ 224,000
7	Sawcut and Remove Existing AC Pavement	SF	29,540	$2.66	$ 79,000
8	Crushed Miscellaneous Base	SF	29,540	$4	$ 118,000
9	Replace Asphalt Concrete Pavement	SF	29,540	$2	$ 59,000
10	Traffic Control	%	5%		$ 179,000
11	Erosion Control	%	1%		$ 38,000
12	Moblilization/Demobilization	%	10%		$ 379,000
			SUBTOTAL (CONSTRUCTION)		$ 4,167,000
	Engineering and Design	%	10%		$ 417,000
	Surveying & Staking & Geotechnical	%	5%		$ 208,000
	Construction Management/Staff	%	10%		$ 417,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,042,000
			SUBTOTAL COST		$ 5,209,000
			CONTINGENCY +	25%	$ 1,302,000
			TOTAL PROJECT		$ 6,511,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	890	$527	$ 469,000
2	Install 42" RCP	FT	1,150	$588	$ 676,000
3	Install 48" RCP	FT	1,000	$656	$ 656,000
4	Install 54" RCP	FT	1,650	$732	$ 1,208,000
5	Manhole	EA	12	$20,322	$ 244,000
6	Sawcut and Remove Existing AC Pavement	SF	29,410	$2.66	$ 78,000
7	Crushed Miscellaneous Base	SF	29,410	$4	$ 118,000
8	Replace Asphalt Concrete Pavement	SF	29,410	$2	$ 59,000
9	Traffic Control	%	5%		$ 175,000
10	Erosion Control	%	1%		$ 37,000
11	Moblilization/Demobilization	%	10%		$ 372,000
			SUBTOTAL (CONSTRUCTION)		$ 4,092,000
	Engineering and Design	%	10%		$ 409,000
	Surveying & Staking & Geotechnical	%	5%		$ 205,000
	Construction Management/Staff	%	10%		$ 409,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,023,000
			SUBTOTAL COST		$ 5,115,000
			CONTINGENCY +	25%	$ 1,279,000
			TOTAL PROJECT		$ 6,394,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	650	$527	$ 343,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 54" RCP	FT	1,690	$732	$ 1,237,000
4	Install 72" RCP	FT	960	$1,016	$ 975,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	30,170	$2.66	$ 80,000
7	Crushed Miscellaneous Base	SF	30,170	$4	$ 121,000
8	Replace Asphalt Concrete Pavement	SF	30,170	$2	$ 60,000
9	Traffic Control	%	5%		$ 186,000
10	Erosion Control	%	1%		$ 39,000
11	Moblilization/Demobilization	%	10%		$ 394,000
			SUBTOTAL (CONSTRUCTION)		$ 4,329,000
	Engineering and Design	%	10%		$ 433,000
	Surveying & Staking & Geotechnical	%	5%		$ 216,000
	Construction Management/Staff	%	10%		$ 433,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,082,000
			SUBTOTAL COST		$ 5,411,000
			CONTINGENCY +	25%	$ 1,353,000
			TOTAL PROJECT		$ 6,764,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	480	$527	$ 253,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 54" RCP	FT	1,650	$732	$ 1,208,000
4	Install 66" RCP	FT	1,000	$911	$ 911,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	28,790	$2.66	$ 77,000
7	Crushed Miscellaneous Base	SF	28,790	$4	$ 115,000
8	Replace Asphalt Concrete Pavement	SF	28,790	$2	$ 58,000
9	Traffic Control	%	5%		$ 176,000
10	Erosion Control	%	1%		$ 37,000
11	Moblilization/Demobilization	%	10%		$ 373,000
			SUBTOTAL (CONSTRUCTION)		$ 4,102,000
	Engineering and Design	%	10%		$ 410,000
	Surveying & Staking & Geotechnical	%	5%		$ 205,000
	Construction Management/Staff	%	10%		$ 410,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,025,000
			SUBTOTAL COST		$ 5,127,000
			CONTINGENCY +	25%	$ 1,282,000
			TOTAL PROJECT		$ 6,409,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	320	$527	$ 169,000
2	Install 42" RCP	FT	1,180	$588	$ 694,000
3	Install 54" RCP	FT	1,970	$732	$ 1,442,000
4	Install 72" RCP	FT	680	$1,016	$ 691,000
5	Manhole	EA	10	$20,322	$ 203,000
6	Sawcut and Remove Existing AC Pavement	SF	26,450	$2.66	$ 70,000
7	Crushed Miscellaneous Base	SF	26,450	$4	$ 106,000
8	Replace Asphalt Concrete Pavement	SF	26,450	$2	$ 53,000
9	Traffic Control	%	5%		$ 171,000
10	Erosion Control	%	1%		$ 36,000
11	Moblilization/Demobilization	%	10%		$ 364,000
			SUBTOTAL (CONSTRUCTION)		$ 3,999,000
	Engineering and Design	%	10%		$ 400,000
	Surveying & Staking & Geotechnical	%	5%		$ 200,000
	Construction Management/Staff	%	10%		$ 400,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,000,000
			SUBTOTAL COST		$ 4,999,000
			CONTINGENCY +	25%	$ 1,250,000
			TOTAL PROJECT		$ 6,249,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	560	$527	$ 295,000
2	Install 42" RCP	FT	1,070	$588	$ 629,000
3	Install 54" RCP	FT	1,990	$732	$ 1,457,000
4	Install 66" RCP	FT	670	$911	$ 610,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	29,240	$2.66	$ 78,000
7	Crushed Miscellaneous Base	SF	29,240	$4	$ 117,000
8	Replace Asphalt Concrete Pavement	SF	29,240	$2	$ 58,000
9	Traffic Control	%	5%		$ 173,000
10	Erosion Control	%	1%		$ 36,000
11	Moblilization/Demobilization	%	10%		$ 368,000
			SUBTOTAL (CONSTRUCTION)		$ 4,045,000
	Engineering and Design	%	10%		$ 405,000
	Surveying & Staking & Geotechnical	%	5%		$ 202,000
	Construction Management/Staff	%	10%		$ 405,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,012,000
			SUBTOTAL COST		$ 5,057,000
			CONTINGENCY +	25%	$ 1,264,000
			TOTAL PROJECT		$ 6,321,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	F-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	1,340	$1,016	$ 1,361,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 48" RCP	FT	530	$71	$ 38,000
4	Remove 54" RCP	FT	650	$80	$ 52,000
5	Sawcut and Remove Existing AC Pavement	SF	11,510	$2.66	$ 31,000
6	Crushed Miscellaneous Base	SF	11,510	$4	$ 46,000
7	Replace Asphalt Concrete Pavement	SF	11,510	$2	$ 23,000
8	Traffic Control	%	5%		$ 81,000
9	Erosion Control	%	1%		$ 17,000
10	Moblilization/Demobilization	%	10%		$ 171,000
			SUBTOTAL (CONSTRUCTION)		$ 1,881,000
	Engineering and Design	%	10%		$ 188,000
	Surveying & Staking & Geotechnical	%	5%		$ 94,000
	Construction Management/Staff	%	10%		$ 188,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 470,000
			SUBTOTAL COST		$ 2,351,000
			CONTINGENCY	20%	$ 470,000
			TOTAL PROJECT		$ 2,821,000

* All unit prices reflect 2024 costs.

Name	F-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	730	$527	$ 385,000
2	Install 42" RCP	FT	690	$588	$ 406,000
3	Install 48" RCP	FT	650	$656	$ 426,000
4	Install 54" RCP	FT	1,000	$732	$ 732,000
5	Manhole	EA	8	$20,322	$ 163,000
6	Remove 42" RCP	FT	980	$62	$ 61,000
7	Sawcut and Remove Existing AC Pavement	SF	19,210	$2.66	$ 51,000
8	Crushed Miscellaneous Base	SF	19,210	$4	$ 77,000
9	Replace Asphalt Concrete Pavement	SF	19,210	$2	$ 38,000
10	Traffic Control	%	5%		$ 117,000
11	Erosion Control	%	1%		$ 25,000
12	Moblilization/Demobilization	%	10%		$ 248,000
			SUBTOTAL (CONSTRUCTION)		$ 2,729,000
	Engineering and Design	%	10%		$ 273,000
	Surveying & Staking & Geotechnical	%	5%		$ 136,000
	Construction Management/Staff	%	10%		$ 273,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 682,000
			SUBTOTAL COST		$ 3,411,000
			CONTINGENCY	20%	$ 682,000
			TOTAL PROJECT		$ 4,093,000

* All unit prices reflect 2024 costs.

Name	F-1B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	710	$527	$ 374,000
2	Install 42" RCP	FT	690	$588	$ 406,000
3	Install 48" RCP	FT	970	$656	$ 636,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Remove 24" RCP	FT	200	$35	$ 7,000
6	Remove 30" RCP	FT	920	$44	$ 40,000
7	Sawcut and Remove Existing AC Pavement	SF	14,070	$2.66	$ 37,000
8	Crushed Miscellaneous Base	SF	14,070	$4	$ 56,000
9	Replace Asphalt Concrete Pavement	SF	14,070	$2	$ 28,000
10	Traffic Control	%	5%		$ 85,000
11	Erosion Control	%	1%		$ 18,000
12	Moblilization/Demobilization	%	10%		$ 181,000
			SUBTOTAL (CONSTRUCTION)		$ 1,990,000
	Engineering and Design	%	10%		$ 199,000
	Surveying & Staking & Geotechnical	%	5%		$ 100,000
	Construction Management/Staff	%	10%		$ 199,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 498,000
			SUBTOTAL COST		$ 2,488,000
			CONTINGENCY	20%	$ 498,000
			TOTAL PROJECT		$ 2,986,000

* All unit prices reflect 2024 costs.

Name	F-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	820	$527	$ 432,000
2	Install 42" RCP	FT	650	$588	$ 382,000
3	Install 48" RCP	FT	660	$656	$ 433,000
4	Install 54" RCP	FT	1,110	$732	$ 813,000
5	Install 60" RCP	FT	280	$816	$ 228,000
6	Manhole	EA	9	$20,322	$ 183,000
7	Remove 36" RCP	FT	720	$53	$ 38,000
8	Remove 39" RCP	FT	850	$58	$ 49,000
9	Remove 42" RCP	FT	320	$62	$ 20,000
10	Remove 48" RCP	FT	1,080	$71	$ 77,000
11	Sawcut and Remove Existing AC Pavement	SF	22,260	$2.66	$ 59,000
12	Crushed Miscellaneous Base	SF	22,260	$4	$ 89,000
13	Replace Asphalt Concrete Pavement	SF	22,260	$2	$ 45,000
14	Traffic Control	%	5%		$ 142,000
15	Erosion Control	%	1%		$ 30,000
16	Moblilization/Demobilization	%	10%		$ 302,000
			SUBTOTAL (CONSTRUCTION)		$ 3,322,000
	Engineering and Design	%	10%		$ 332,000
	Surveying & Staking & Geotechnical	%	5%		$ 166,000
	Construction Management/Staff	%	10%		$ 332,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 830,000
			SUBTOTAL COST		$ 4,152,000
			CONTINGENCY	20%	$ 830,000
			TOTAL PROJECT		$ 4,982,000

* All unit prices reflect 2024 costs.

Name	F-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	850	$527	$ 448,000
2	Install 42" RCP	FT	640	$588	$ 376,000
3	Install 48" RCP	FT	670	$656	$ 440,000
4	Install 54" RCP	FT	530	$732	$ 388,000
5	Install 66" RCP	FT	840	$911	$ 765,000
6	Manhole	EA	9	$20,322	$ 183,000
7	Sawcut and Remove Existing AC Pavement	SF	23,040	$2.66	$ 61,000
8	Crushed Miscellaneous Base	SF	23,040	$4	$ 92,000
9	Replace Asphalt Concrete Pavement	SF	23,040	$2	$ 46,000
10	Traffic Control	%	5%		$ 140,000
11	Erosion Control	%	1%		$ 29,000
12	Moblilization/Demobilization	%	10%		$ 297,000
			SUBTOTAL (CONSTRUCTION)		$ 3,265,000
	Engineering and Design	%	10%		$ 327,000
	Surveying & Staking & Geotechnical	%	5%		$ 163,000
	Construction Management/Staff	%	10%		$ 327,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 817,000
			SUBTOTAL COST		$ 4,082,000
			CONTINGENCY	20%	$ 816,000
			TOTAL PROJECT		$ 4,898,000

* All unit prices reflect 2024 costs.

Name	F-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	480	$527	$ 253,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,320	$2.66	$ 27,000
5	Crushed Miscellaneous Base	SF	10,320	$4	$ 41,000
6	Replace Asphalt Concrete Pavement	SF	10,320	$2	$ 21,000
7	Traffic Control	%	5%		$ 61,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 129,000
			SUBTOTAL (CONSTRUCTION)		$ 1,423,000
	Engineering and Design	%	10%		$ 142,000
	Surveying & Staking & Geotechnical	%	5%		$ 71,000
	Construction Management/Staff	%	10%		$ 142,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 355,000
			SUBTOTAL COST		$ 1,778,000
			CONTINGENCY	20%	$ 356,000
			TOTAL PROJECT		$ 2,134,000

* All unit prices reflect 2024 costs.

Name	F-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	890	$527	$ 469,000
2	Install 42" RCP	FT	710	$588	$ 417,000
3	Install 72" RCP	FT	1,970	$1,016	$ 2,002,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Remove 39" RCP	FT	590	$58	$ 34,000
6	Sawcut and Remove Existing AC Pavement	SF	25,830	$2.66	$ 69,000
7	Crushed Miscellaneous Base	SF	25,830	$4	$ 103,000
8	Replace Asphalt Concrete Pavement	SF	25,830	$2	$ 52,000
9	Traffic Control	%	5%		$ 166,000
10	Erosion Control	%	1%		$ 35,000
11	Moblilization/Demobilization	%	10%		$ 353,000
			SUBTOTAL (CONSTRUCTION)		$ 3,883,000
	Engineering and Design	%	10%		$ 388,000
	Surveying & Staking & Geotechnical	%	5%		$ 194,000
	Construction Management/Staff	%	10%		$ 388,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 970,000
			SUBTOTAL COST		$ 4,853,000
			CONTINGENCY	20%	$ 971,000
			TOTAL PROJECT		$ 5,824,000

* All unit prices reflect 2024 costs.

Name	F-5A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	830	$527	$ 437,000
2	Install 42" RCP	FT	610	$588	$ 359,000
3	Install 42" RCP	FT	1,330	$588	$ 782,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Sawcut and Remove Existing AC Pavement	SF	17,270	$2.66	$ 46,000
6	Crushed Miscellaneous Base	SF	17,270	$4	$ 69,000
7	Replace Asphalt Concrete Pavement	SF	17,270	$2	$ 35,000
8	Traffic Control	%	5%		$ 94,000
9	Erosion Control	%	1%		$ 20,000
10	Moblilization/Demobilization	%	10%		$ 198,000
			SUBTOTAL (CONSTRUCTION)		$ 2,182,000
	Engineering and Design	%	10%		$ 218,000
	Surveying & Staking & Geotechnical	%	5%		$ 109,000
	Construction Management/Staff	%	10%		$ 218,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 545,000
			SUBTOTAL COST		$ 2,727,000
			CONTINGENCY	20%	$ 545,000
			TOTAL PROJECT		$ 3,272,000

* All unit prices reflect 2024 costs.

Name	F-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	630	$527	$ 332,000
2	Install 42" RCP	FT	1,650	$588	$ 970,000
3	Install 54" RCP	FT	1,250	$732	$ 915,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	21,760	$2.66	$ 58,000
6	Crushed Miscellaneous Base	SF	21,760	$4	$ 87,000
7	Replace Asphalt Concrete Pavement	SF	21,760	$2	$ 44,000
8	Traffic Control	%	5%		$ 129,000
9	Erosion Control	%	1%		$ 27,000
10	Moblilization/Demobilization	%	10%		$ 275,000
			SUBTOTAL (CONSTRUCTION)		$ 3,020,000
	Engineering and Design	%	10%		$ 302,000
	Surveying & Staking & Geotechnical	%	5%		$ 151,000
	Construction Management/Staff	%	10%		$ 302,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 755,000
			SUBTOTAL COST		$ 3,775,000
			CONTINGENCY	20%	$ 755,000
			TOTAL PROJECT		$ 4,530,000

* All unit prices reflect 2024 costs.

Name	G-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,320	$732	$ 966,000
2	Install 120" RCP	FT	6,610	$2,433	$ 16,082,000
3	Manhole	EA	20	$20,322	$ 406,000
4	Sawcut and Remove Existing AC Pavement	SF	94,020	$2.66	$ 250,000
5	Crushed Miscellaneous Base	SF	94,020	$4	$ 376,000
6	Replace Asphalt Concrete Pavement	SF	94,020	$2	$ 188,000
7	Traffic Control	%	5%		$ 913,000
8	Erosion Control	%	1%		$ 192,000
9	Moblilization/Demobilization	%	10%		$ 1,937,000
			SUBTOTAL (CONSTRUCTION)		$ 21,310,000
	Engineering and Design	%	10%		$ 2,131,000
	Surveying & Staking & Geotechnical	%	5%		$ 1,066,000
	Construction Management/Staff	%	10%		$ 2,131,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 5,328,000
			SUBTOTAL COST		$ 26,638,000
			CONTINGENCY	20%	$ 5,328,000
			TOTAL PROJECT		$ 31,966,000

* All unit prices reflect 2024 costs.

Name	G-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	650	$527	$ 343,000
2	Install 42" RCP	FT	1,500	$588	$ 882,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	12,280	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,280	$4	$ 49,000
6	Replace Asphalt Concrete Pavement	SF	12,280	$2	$ 25,000
7	Traffic Control	%	5%		$ 72,000
8	Erosion Control	%	1%		$ 15,000
9	Moblilization/Demobilization	%	10%		$ 152,000
			SUBTOTAL (CONSTRUCTION)		$ 1,673,000
	Engineering and Design	%	10%		$ 167,000
	Surveying & Staking & Geotechnical	%	5%		$ 84,000
	Construction Management/Staff	%	10%		$ 167,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 418,000
			SUBTOTAL COST		$ 2,091,000
			CONTINGENCY	20%	$ 418,000
			TOTAL PROJECT		$ 2,509,000

* All unit prices reflect 2024 costs.

Name	G-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	550	$527	$ 290,000
2	Install 54" RCP	FT	1,170	$732	$ 856,000
3	Install 66" RCP	FT	1,490	$911	$ 1,357,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	23,060	$2.66	$ 61,000
6	Crushed Miscellaneous Base	SF	23,060	$4	$ 92,000
7	Replace Asphalt Concrete Pavement	SF	23,060	$2	$ 46,000
8	Traffic Control	%	5%		$ 143,000
9	Erosion Control	%	1%		$ 30,000
10	Moblilization/Demobilization	%	10%		$ 304,000
			SUBTOTAL (CONSTRUCTION)		$ 3,342,000
	Engineering and Design	%	10%		$ 334,000
	Surveying & Staking & Geotechnical	%	5%		$ 167,000
	Construction Management/Staff	%	10%		$ 334,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 835,000
			SUBTOTAL COST		$ 4,177,000
			CONTINGENCY +	25%	$ 1,044,000
			TOTAL PROJECT		$ 5,221,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	530	$527	$ 279,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,590	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,590	$4	$ 42,000
6	Replace Asphalt Concrete Pavement	SF	10,590	$2	$ 21,000
7	Traffic Control	%	5%		$ 62,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 132,000
			SUBTOTAL (CONSTRUCTION)		$ 1,455,000
	Engineering and Design	%	10%		$ 146,000
	Surveying & Staking & Geotechnical	%	5%		$ 73,000
	Construction Management/Staff	%	10%		$ 146,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 365,000
			SUBTOTAL COST		$ 1,820,000
			CONTINGENCY +	25%	$ 455,000
			TOTAL PROJECT		$ 2,275,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,490	$588	$ 876,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	12,330	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,330	$4	$ 49,000
6	Replace Asphalt Concrete Pavement	SF	12,330	$2	$ 25,000
7	Traffic Control	%	5%		$ 72,000
8	Erosion Control	%	1%		$ 15,000
9	Moblilization/Demobilization	%	10%		$ 153,000
			SUBTOTAL (CONSTRUCTION)		$ 1,678,000
	Engineering and Design	%	10%		$ 168,000
	Surveying & Staking & Geotechnical	%	5%		$ 84,000
	Construction Management/Staff	%	10%		$ 168,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 420,000
			SUBTOTAL COST		$ 2,098,000
			CONTINGENCY	20%	$ 420,000
			TOTAL PROJECT		$ 2,518,000

* All unit prices reflect 2024 costs.

Name	G-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	690	$527	$ 364,000
2	Install 54" RCP	FT	1,210	$732	$ 886,000
3	Install 66" RCP	FT	1,450	$911	$ 1,321,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	23,760	$2.66	$ 63,000
6	Crushed Miscellaneous Base	SF	23,760	$4	$ 95,000
7	Replace Asphalt Concrete Pavement	SF	23,760	$2	$ 48,000
8	Traffic Control	%	5%		$ 147,000
9	Erosion Control	%	1%		$ 31,000
10	Moblilization/Demobilization	%	10%		$ 312,000
			SUBTOTAL (CONSTRUCTION)		$ 3,430,000
	Engineering and Design	%	10%		$ 343,000
	Surveying & Staking & Geotechnical	%	5%		$ 172,000
	Construction Management/Staff	%	10%		$ 343,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 858,000
			SUBTOTAL COST		$ 4,288,000
			CONTINGENCY +	25%	$ 1,072,000
			TOTAL PROJECT		$ 5,360,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-4A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,280	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,280	$4	$ 45,000
6	Replace Asphalt Concrete Pavement	SF	11,280	$2	$ 23,000
7	Traffic Control	%	5%		$ 66,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 140,000
			SUBTOTAL (CONSTRUCTION)		$ 1,544,000
	Engineering and Design	%	10%		$ 154,000
	Surveying & Staking & Geotechnical	%	5%		$ 77,000
	Construction Management/Staff	%	10%		$ 154,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 385,000
			SUBTOTAL COST		$ 1,929,000
			CONTINGENCY +	25%	$ 482,000
			TOTAL PROJECT		$ 2,411,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	710	$527	$ 374,000
2	Install 42" RCP	FT	1,450	$588	$ 853,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	12,310	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,310	$4	$ 49,000
6	Replace Asphalt Concrete Pavement	SF	12,310	$2	$ 25,000
7	Traffic Control	%	5%		$ 72,000
8	Erosion Control	%	1%		$ 15,000
9	Moblilization/Demobilization	%	10%		$ 152,000
			SUBTOTAL (CONSTRUCTION)		$ 1,675,000
	Engineering and Design	%	10%		$ 168,000
	Surveying & Staking & Geotechnical	%	5%		$ 84,000
	Construction Management/Staff	%	10%		$ 168,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 420,000
			SUBTOTAL COST		$ 2,095,000
			CONTINGENCY	20%	$ 419,000
			TOTAL PROJECT		$ 2,514,000

* All unit prices reflect 2024 costs.

Name	G-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	810	$527	$ 427,000
2	Install 54" RCP	FT	1,220	$732	$ 893,000
3	Install 66" RCP	FT	1,440	$911	$ 1,312,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	23,050	$2.66	$ 61,000
6	Crushed Miscellaneous Base	SF	23,050	$4	$ 92,000
7	Replace Asphalt Concrete Pavement	SF	23,050	$2	$ 46,000
8	Traffic Control	%	5%		$ 151,000
9	Erosion Control	%	1%		$ 32,000
10	Moblilization/Demobilization	%	10%		$ 320,000
			SUBTOTAL (CONSTRUCTION)		$ 3,517,000
	Engineering and Design	%	10%		$ 352,000
	Surveying & Staking & Geotechnical	%	5%		$ 176,000
	Construction Management/Staff	%	10%		$ 352,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 880,000
			SUBTOTAL COST		$ 4,397,000
			CONTINGENCY +	25%	$ 1,099,000
			TOTAL PROJECT		$ 5,496,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-6A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	680	$527	$ 358,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,390	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,390	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,390	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 142,000
			SUBTOTAL (CONSTRUCTION)		$ 1,558,000
	Engineering and Design	%	10%		$ 156,000
	Surveying & Staking & Geotechnical	%	5%		$ 78,000
	Construction Management/Staff	%	10%		$ 156,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 390,000
			SUBTOTAL COST		$ 1,948,000
			CONTINGENCY +	25%	$ 487,000
			TOTAL PROJECT		$ 2,435,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	780	$527	$ 411,000
2	Install 54" RCP	FT	1,200	$732	$ 878,000
3	Install 60" RCP	FT	1,460	$816	$ 1,191,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	23,460	$2.66	$ 62,000
6	Crushed Miscellaneous Base	SF	23,460	$4	$ 94,000
7	Replace Asphalt Concrete Pavement	SF	23,460	$2	$ 47,000
8	Traffic Control	%	5%		$ 143,000
9	Erosion Control	%	1%		$ 30,000
10	Moblilization/Demobilization	%	10%		$ 304,000
			SUBTOTAL (CONSTRUCTION)		$ 3,343,000
	Engineering and Design	%	10%		$ 334,000
	Surveying & Staking & Geotechnical	%	5%		$ 167,000
	Construction Management/Staff	%	10%		$ 334,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 835,000
			SUBTOTAL COST		$ 4,178,000
			CONTINGENCY +	25%	$ 1,045,000
			TOTAL PROJECT		$ 5,223,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	H-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	1,330	$1,016	$ 1,351,000
2	Install 78" RCP	FT	1,330	$1,133	$ 1,507,000
3	Install 84" RCP	FT	3,900	$1,264	$ 4,930,000
4	Manhole	EA	16	$20,322	$ 325,000
5	Remove 42" RCP	FT	420	$62	$ 26,000
6	Remove 66" RCP	FT	730	$99	$ 72,000
7	Remove 72" RCP	FT	3,170	$108	$ 342,000
8	Sawcut and Remove Existing AC Pavement	SF	61,260	$2.66	$ 163,000
9	Crushed Miscellaneous Base	SF	61,260	$4	$ 245,000
10	Replace Asphalt Concrete Pavement	SF	61,260	$2	$ 123,000
11	Traffic Control	%	5%		$ 454,000
12	Erosion Control	%	1%		$ 95,000
13	Moblilization/Demobilization	%	10%		$ 963,000
			SUBTOTAL (CONSTRUCTION)		$ 10,596,000
	Engineering and Design	%	10%		$ 1,060,000
	Surveying & Staking & Geotechnical	%	5%		$ 530,000
	Construction Management/Staff	%	10%		$ 1,060,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,650,000
			SUBTOTAL COST		$ 13,246,000
			CONTINGENCY +	25%	$ 3,312,000
			TOTAL PROJECT		$ 16,558,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	H-0A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	690	$911	$ 629,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Remove 36" RCP	FT	690	$53	$ 37,000
4	Sawcut and Remove Existing AC Pavement	SF	5,550	$2.66	$ 15,000
5	Crushed Miscellaneous Base	SF	5,550	$4	$ 22,000
6	Replace Asphalt Concrete Pavement	SF	5,550	$2	$ 11,000
7	Traffic Control	%	5%		$ 38,000
8	Erosion Control	%	1%		$ 8,000
9	Moblilization/Demobilization	%	10%		$ 80,000
			SUBTOTAL (CONSTRUCTION)		$ 881,000
	Engineering and Design	%	10%		$ 88,000
	Surveying & Staking & Geotechnical	%	5%		$ 44,000
	Construction Management/Staff	%	10%		$ 88,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 220,000
			SUBTOTAL COST		$ 1,101,000
			CONTINGENCY +	25%	$ 275,000
			TOTAL PROJECT		$ 1,376,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	J-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	2,520	$1,133	$ 2,855,000
2	Manhole	EA	6	$20,322	$ 122,000
3	Sawcut and Remove Existing AC Pavement	SF	23,000	$2.66	$ 61,000
4	Crushed Miscellaneous Base	SF	23,000	$4	$ 92,000
5	Replace Asphalt Concrete Pavement	SF	23,000	$2	$ 46,000
6	Traffic Control	%	5%		$ 159,000
7	Erosion Control	%	1%		$ 33,000
8	Moblilization/Demobilization	%	10%		$ 337,000
			SUBTOTAL (CONSTRUCTION)		$ 3,705,000
	Engineering and Design	%	10%		$ 371,000
	Surveying & Staking & Geotechnical	%	5%		$ 185,000
	Construction Management/Staff	%	10%		$ 371,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 927,000
			SUBTOTAL COST		$ 4,632,000
			CONTINGENCY	20%	$ 926,000
			TOTAL PROJECT		$ 5,558,000

* All unit prices reflect 2024 costs.

Name	J-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	2,330	$588	$ 1,370,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Sawcut and Remove Existing AC Pavement	SF	17,210	$2.66	$ 46,000
5	Crushed Miscellaneous Base	SF	17,210	$4	$ 69,000
6	Replace Asphalt Concrete Pavement	SF	17,210	$2	$ 34,000
7	Traffic Control	%	5%		$ 100,000
8	Erosion Control	%	1%		$ 21,000
9	Moblilization/Demobilization	%	10%		$ 213,000
			SUBTOTAL (CONSTRUCTION)		$ 2,343,000
	Engineering and Design	%	10%		$ 234,000
	Surveying & Staking & Geotechnical	%	5%		$ 117,000
	Construction Management/Staff	%	10%		$ 234,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 585,000
			SUBTOTAL COST		$ 2,928,000
			CONTINGENCY +	25%	$ 732,000
			TOTAL PROJECT		$ 3,660,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	J-1B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	800	$527	$ 422,000
2	Install 42" RCP	FT	1,020	$588	$ 600,000
3	Install 54" RCP	FT	1,330	$732	$ 974,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	19,520	$2.66	$ 52,000
6	Crushed Miscellaneous Base	SF	19,520	$4	$ 78,000
7	Replace Asphalt Concrete Pavement	SF	19,520	$2	$ 39,000
8	Traffic Control	%	5%		$ 116,000
9	Erosion Control	%	1%		$ 24,000
10	Moblilization/Demobilization	%	10%		$ 247,000
			SUBTOTAL (CONSTRUCTION)		$ 2,715,000
	Engineering and Design	%	10%		$ 272,000
	Surveying & Staking & Geotechnical	%	5%		$ 136,000
	Construction Management/Staff	%	10%		$ 272,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 680,000
			SUBTOTAL COST		$ 3,395,000
			CONTINGENCY	20%	$ 679,000
			TOTAL PROJECT		$ 4,074,000

* All unit prices reflect 2024 costs.

Name	J-1C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,160	$588	$ 682,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,340	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,340	$4	$ 41,000
6	Replace Asphalt Concrete Pavement	SF	10,340	$2	$ 21,000
7	Traffic Control	%	5%		$ 61,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 130,000
			SUBTOTAL (CONSTRUCTION)		$ 1,426,000
	Engineering and Design	%	10%		$ 143,000
	Surveying & Staking & Geotechnical	%	5%		$ 71,000
	Construction Management/Staff	%	10%		$ 143,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 357,000
			SUBTOTAL COST		$ 1,783,000
			CONTINGENCY	20%	$ 357,000
			TOTAL PROJECT		$ 2,140,000

* All unit prices reflect 2024 costs.

Name	J-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	3,570	$911	$ 3,252,000
2	Install 72" RCP	FT	560	$1,016	$ 569,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Remove 24" RCP	FT	400	$35	$ 14,000
5	Remove 30" RCP	FT	340	$44	$ 15,000
6	Sawcut and Remove Existing AC Pavement	SF	33,520	$2.66	$ 89,000
7	Crushed Miscellaneous Base	SF	33,520	$4	$ 134,000
8	Replace Asphalt Concrete Pavement	SF	33,520	$2	$ 67,000
9	Traffic Control	%	5%		$ 217,000
10	Erosion Control	%	1%		$ 46,000
11	Moblilization/Demobilization	%	10%		$ 461,000
			SUBTOTAL (CONSTRUCTION)		$ 5,067,000
	Engineering and Design	%	10%		$ 507,000
	Surveying & Staking & Geotechnical	%	5%		$ 253,000
	Construction Management/Staff	%	10%		$ 507,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,267,000
			SUBTOTAL COST		$ 6,334,000
			CONTINGENCY +	25%	$ 1,584,000
			TOTAL PROJECT		$ 7,918,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	J-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	650	$527	$ 343,000
2	Install 42" RCP	FT	1,150	$588	$ 676,000
3	Install 60" RCP	FT	200	$816	$ 163,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	11,730	$2.66	$ 31,000
6	Crushed Miscellaneous Base	SF	11,730	$4	$ 47,000
7	Replace Asphalt Concrete Pavement	SF	11,730	$2	$ 23,000
8	Traffic Control	%	5%		$ 69,000
9	Erosion Control	%	1%		$ 15,000
10	Moblilization/Demobilization	%	10%		$ 147,000
			SUBTOTAL (CONSTRUCTION)		$ 1,616,000
	Engineering and Design	%	10%		$ 162,000
	Surveying & Staking & Geotechnical	%	5%		$ 81,000
	Construction Management/Staff	%	10%		$ 162,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 405,000
			SUBTOTAL COST		$ 2,021,000
			CONTINGENCY	20%	$ 404,000
			TOTAL PROJECT		$ 2,425,000

* All unit prices reflect 2024 costs.

Name	J-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,320	$732	$ 966,000
2	Install 66" RCP	FT	1,310	$911	$ 1,193,000
3	Install 72" RCP	FT	930	$1,016	$ 945,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	27,670	$2.66	$ 74,000
6	Crushed Miscellaneous Base	SF	27,670	$4	$ 111,000
7	Replace Asphalt Concrete Pavement	SF	27,670	$2	$ 55,000
8	Traffic Control	%	5%		$ 176,000
9	Erosion Control	%	1%		$ 37,000
10	Moblilization/Demobilization	%	10%		$ 374,000
			SUBTOTAL (CONSTRUCTION)		$ 4,114,000
	Engineering and Design	%	10%		$ 411,000
	Surveying & Staking & Geotechnical	%	5%		$ 206,000
	Construction Management/Staff	%	10%		$ 411,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,028,000
			SUBTOTAL COST		$ 5,142,000
			CONTINGENCY +	25%	$ 1,286,000
			TOTAL PROJECT		$ 6,428,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	J-3A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	490	$527	$ 258,000
2	Install 42" RCP	FT	1,350	$588	$ 794,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,550	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,550	$4	$ 42,000
6	Replace Asphalt Concrete Pavement	SF	10,550	$2	$ 21,000
7	Traffic Control	%	5%		$ 62,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 132,000
	SUBTOTAL (CONSTRUCTION)				$ 1,452,000
	Engineering and Design	%	10%		$ 145,000
	Surveying & Staking & Geotechnical	%	5%		$ 73,000
	Construction Management/Staff	%	10%		$ 145,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 363,000
	SUBTOTAL COST				$ 1,815,000
	CONTINGENCY			20%	$ 363,000
	TOTAL PROJECT				$ 2,178,000

* All unit prices reflect 2024 costs.

Name	J-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,140	$656	$ 748,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,320	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,320	$4	$ 29,000
5	Replace Asphalt Concrete Pavement	SF	7,320	$2	$ 15,000
6	Traffic Control	%	5%		$ 44,000
7	Erosion Control	%	1%		$ 9,000
8	Moblilization/Demobilization	%	10%		$ 93,000
			SUBTOTAL (CONSTRUCTION)		$ 1,018,000
	Engineering and Design	%	10%		$ 102,000
	Surveying & Staking & Geotechnical	%	5%		$ 51,000
	Construction Management/Staff	%	10%		$ 102,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 255,000
			SUBTOTAL COST		$ 1,273,000
			CONTINGENCY	20%	$ 255,000
			TOTAL PROJECT		$ 1,528,000

* All unit prices reflect 2024 costs.

Name	J-4A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	580	$527	$ 306,000
2	Install 42" RCP	FT	1,330	$588	$ 782,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,910	$2.66	$ 29,000
5	Crushed Miscellaneous Base	SF	10,910	$4	$ 44,000
6	Replace Asphalt Concrete Pavement	SF	10,910	$2	$ 22,000
7	Traffic Control	%	5%		$ 64,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 136,000
			SUBTOTAL (CONSTRUCTION)		$ 1,498,000
	Engineering and Design	%	10%		$ 150,000
	Surveying & Staking & Geotechnical	%	5%		$ 75,000
	Construction Management/Staff	%	10%		$ 150,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 375,000
			SUBTOTAL COST		$ 1,873,000
			CONTINGENCY	20%	$ 375,000
			TOTAL PROJECT		$ 2,248,000

* All unit prices reflect 2024 costs.

Name	J-4B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	600	$527	$ 316,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,960	$2.66	$ 29,000
5	Crushed Miscellaneous Base	SF	10,960	$4	$ 44,000
6	Replace Asphalt Concrete Pavement	SF	10,960	$2	$ 22,000
7	Traffic Control	%	5%		$ 64,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 137,000
			SUBTOTAL (CONSTRUCTION)		$ 1,504,000
	Engineering and Design	%	10%		$ 150,000
	Surveying & Staking & Geotechnical	%	5%		$ 75,000
	Construction Management/Staff	%	10%		$ 150,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 375,000
			SUBTOTAL COST		$ 1,879,000
			CONTINGENCY	20%	$ 376,000
			TOTAL PROJECT		$ 2,255,000

* All unit prices reflect 2024 costs.

Name	M-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,700	$816	$ 1,387,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 42" RCP	FT	910	$62	$ 56,000
4	Remove 48" RCP	FT	650	$71	$ 46,000
5	Sawcut and Remove Existing AC Pavement	SF	12,750	$2.66	$ 34,000
6	Crushed Miscellaneous Base	SF	12,750	$4	$ 51,000
7	Replace Asphalt Concrete Pavement	SF	12,750	$2	$ 26,000
8	Traffic Control	%	5%		$ 84,000
9	Erosion Control	%	1%		$ 18,000
10	Moblilization/Demobilization	%	10%		$ 178,000
			SUBTOTAL (CONSTRUCTION)		$ 1,961,000
	Engineering and Design	%	10%		$ 196,000
	Surveying & Staking & Geotechnical	%	5%		$ 98,000
	Construction Management/Staff	%	10%		$ 196,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 490,000
			SUBTOTAL COST		$ 2,451,000
			CONTINGENCY +	25%	$ 613,000
			TOTAL PROJECT		$ 3,064,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	870	$816	$ 710,000
2	Install 6' x 4' RCB	FT	250	$1,323	$ 331,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Remove 48" RCP	FT	840	$71	$ 60,000
5	Sawcut and Remove Existing AC Pavement	SF	8,680	$2.66	$ 23,000
6	Crushed Miscellaneous Base	SF	8,680	$4	$ 35,000
7	Replace Asphalt Concrete Pavement	SF	8,680	$2	$ 17,000
8	Traffic Control	%	5%		$ 62,000
9	Erosion Control	%	1%		$ 13,000
10	Moblilization/Demobilization	%	10%		$ 131,000
			SUBTOTAL (CONSTRUCTION)		$ 1,443,000
	Engineering and Design	%	10%		$ 144,000
	Surveying & Staking & Geotechnical	%	5%		$ 72,000
	Construction Management/Staff	%	10%		$ 144,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 360,000
			SUBTOTAL COST		$ 1,803,000
			CONTINGENCY +	25%	$ 451,000
			TOTAL PROJECT		$ 2,254,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,240	$588	$ 729,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,810	$2.66	$ 29,000
5	Crushed Miscellaneous Base	SF	10,810	$4	$ 43,000
6	Replace Asphalt Concrete Pavement	SF	10,810	$2	$ 22,000
7	Traffic Control	%	5%		$ 64,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 135,000
			SUBTOTAL (CONSTRUCTION)		$ 1,485,000
	Engineering and Design	%	10%		$ 149,000
	Surveying & Staking & Geotechnical	%	5%		$ 74,000
	Construction Management/Staff	%	10%		$ 149,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 372,000
			SUBTOTAL COST		$ 1,857,000
			CONTINGENCY	20%	$ 371,000
			TOTAL PROJECT		$ 2,228,000

* All unit prices reflect 2024 costs.

Name	M-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,090	$656	$ 715,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,000	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,000	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	7,000	$2	$ 14,000
6	Traffic Control	%	5%		$ 42,000
7	Erosion Control	%	1%		$ 9,000
8	Moblilization/Demobilization	%	10%		$ 89,000
			SUBTOTAL (CONSTRUCTION)		$ 977,000
	Engineering and Design	%	10%		$ 98,000
	Surveying & Staking & Geotechnical	%	5%		$ 49,000
	Construction Management/Staff	%	10%		$ 98,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 245,000
			SUBTOTAL COST		$ 1,222,000
			CONTINGENCY +	25%	$ 306,000
			TOTAL PROJECT		$ 1,528,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	550	$527	$ 290,000
2	Install 42" RCP	FT	1,150	$588	$ 676,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,690	$2.66	$ 26,000
5	Crushed Miscellaneous Base	SF	9,690	$4	$ 39,000
6	Replace Asphalt Concrete Pavement	SF	9,690	$2	$ 19,000
7	Traffic Control	%	5%		$ 57,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 120,000
			SUBTOTAL (CONSTRUCTION)		$ 1,320,000
	Engineering and Design	%	10%		$ 132,000
	Surveying & Staking & Geotechnical	%	5%		$ 66,000
	Construction Management/Staff	%	10%		$ 132,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 330,000
			SUBTOTAL COST		$ 1,650,000
			CONTINGENCY	20%	$ 330,000
			TOTAL PROJECT		$ 1,980,000

* All unit prices reflect 2024 costs.

Name	M-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,150	$656	$ 754,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,380	$2.66	$ 20,000
4	Crushed Miscellaneous Base	SF	7,380	$4	$ 30,000
5	Replace Asphalt Concrete Pavement	SF	7,380	$2	$ 15,000
6	Traffic Control	%	5%		$ 44,000
7	Erosion Control	%	1%		$ 9,000
8	Moblilization/Demobilization	%	10%		$ 93,000
			SUBTOTAL (CONSTRUCTION)		$ 1,026,000
	Engineering and Design	%	10%		$ 103,000
	Surveying & Staking & Geotechnical	%	5%		$ 51,000
	Construction Management/Staff	%	10%		$ 103,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 257,000
			SUBTOTAL COST		$ 1,283,000
			CONTINGENCY +	25%	$ 321,000
			TOTAL PROJECT		$ 1,604,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-3A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	580	$527	$ 306,000
2	Install 42" RCP	FT	1,460	$588	$ 858,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,680	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,680	$4	$ 47,000
6	Replace Asphalt Concrete Pavement	SF	11,680	$2	$ 23,000
7	Traffic Control	%	5%		$ 68,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 145,000
			SUBTOTAL (CONSTRUCTION)		$ 1,594,000
	Engineering and Design	%	10%		$ 159,000
	Surveying & Staking & Geotechnical	%	5%		$ 80,000
	Construction Management/Staff	%	10%		$ 159,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 398,000
			SUBTOTAL COST		$ 1,992,000
			CONTINGENCY +	25%	$ 498,000
			TOTAL PROJECT		$ 2,490,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	700	$527	$ 369,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	3,740	$2.66	$ 10,000
4	Crushed Miscellaneous Base	SF	3,740	$4	$ 15,000
5	Replace Asphalt Concrete Pavement	SF	3,740	$2	$ 7,000
6	Traffic Control	%	5%		$ 22,000
7	Erosion Control	%	1%		$ 5,000
8	Moblilization/Demobilization	%	10%		$ 47,000
			SUBTOTAL (CONSTRUCTION)		$ 516,000
	Engineering and Design	%	10%		$ 51,600
	Surveying & Staking & Geotechnical	%	5%		$ 26,000
	Construction Management/Staff	%	10%		$ 52,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 129,600
			SUBTOTAL COST		$ 645,600
			CONTINGENCY	20%	$ 129,000
			TOTAL PROJECT		$ 774,600

* All unit prices reflect 2024 costs.

Name	M-5-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install Double 14' x 6' RCB	FT	1,360	$16,722	$ 22,742,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	40,800	$2.66	$ 109,000
4	Crushed Miscellaneous Base	SF	40,800	$4	$ 163,000
5	Replace Asphalt Concrete Pavement	SF	40,800	$2	$ 82,000
6	Traffic Control	%	5%		$ 1,158,000
7	Erosion Control	%	1%		$ 243,000
8	Moblilization/Demobilization	%	10%		$ 2,456,000
			SUBTOTAL (CONSTRUCTION)		$ 27,014,000
	Engineering and Design	%	10%		$ 2,701,000
	Surveying & Staking & Geotechnical	%	5%		$ 1,351,000
	Construction Management/Staff	%	10%		$ 2,701,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 6,753,000
			SUBTOTAL COST		$ 33,767,000
			CONTINGENCY +	25%	$ 8,442,000
			TOTAL PROJECT		$ 42,209,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-5-B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 14' x 8' RCB	FT	1,880	$8,361	$ 15,719,000
2	Install Double 14' x 6' RCB	FT	1,870	$16,722	$ 31,270,000
3	Manhole	EA	9	$20,322	$ 183,000
4	Sawcut and Remove Existing AC Pavement	SF	86,180	$2.66	$ 229,000
5	Crushed Miscellaneous Base	SF	86,180	$4	$ 345,000
6	Replace Asphalt Concrete Pavement	SF	86,180	$2	$ 172,000
7	Traffic Control	%	5%		$ 2,396,000
8	Erosion Control	%	1%		$ 503,000
9	Moblilization/Demobilization	%	10%		$ 5,082,000
			SUBTOTAL (CONSTRUCTION)		$ 55,899,000
	Engineering and Design	%	10%		$ 5,590,000
	Surveying & Staking & Geotechnical	%	5%		$ 2,795,000
	Construction Management/Staff	%	10%		$ 5,590,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 13,975,000
			SUBTOTAL COST		$ 69,874,000
			CONTINGENCY +	25%	$ 17,469,000
			TOTAL PROJECT		$ 87,343,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	M-5-C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 96" RCP	FT	3,760	$1,572	$ 5,911,000
2	Manhole	EA	9	$20,322	$ 183,000
3	Sawcut and Remove Existing AC Pavement	SF	40,270	$2.66	$ 107,000
4	Crushed Miscellaneous Base	SF	40,270	$4	$ 161,000
5	Replace Asphalt Concrete Pavement	SF	40,270	$2	$ 81,000
6	Traffic Control	%	5%		$ 322,000
7	Erosion Control	%	1%		$ 68,000
8	Moblilization/Demobilization	%	10%		$ 683,000
			SUBTOTAL (CONSTRUCTION)		$ 7,516,000
	Engineering and Design	%	10%		$ 752,000
	Surveying & Staking & Geotechnical	%	5%		$ 376,000
	Construction Management/Staff	%	10%		$ 752,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,880,000
			SUBTOTAL COST		$ 9,396,000
			CONTINGENCY	20%	$ 1,879,000
			TOTAL PROJECT		$ 11,275,000

* All unit prices reflect 2024 costs.

Name	M-5-D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,310	$588	$ 770,000
3	Install 54" RCP	FT	3,180	$732	$ 2,328,000
4	Install 60" RCP	FT	2,010	$816	$ 1,640,000
5	Manhole	EA	18	$20,322	$ 366,000
6	Sawcut and Remove Existing AC Pavement	SF	48,560	$2.66	$ 129,000
7	Crushed Miscellaneous Base	SF	48,560	$4	$ 194,000
8	Replace Asphalt Concrete Pavement	SF	48,560	$2	$ 97,000
9	Traffic Control	%	5%		$ 294,000
10	Erosion Control	%	1%		$ 62,000
11	Moblilization/Demobilization	%	10%		$ 623,000
			SUBTOTAL (CONSTRUCTION)		$ 6,856,000
	Engineering and Design	%	10%		$ 686,000
	Surveying & Staking & Geotechnical	%	5%		$ 343,000
	Construction Management/Staff	%	10%		$ 686,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,715,000
			SUBTOTAL COST		$ 8,571,000
			CONTINGENCY +	25%	$ 2,143,000
			TOTAL PROJECT		$ 10,714,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5-E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	700	$527	$ 369,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	3,740	$2.66	$ 10,000
4	Crushed Miscellaneous Base	SF	3,740	$4	$ 15,000
5	Replace Asphalt Concrete Pavement	SF	3,740	$2	$ 7,000
6	Traffic Control	%	5%		$ 22,000
7	Erosion Control	%	1%		$ 5,000
8	Moblilization/Demobilization	%	10%		$ 47,000
			SUBTOTAL (CONSTRUCTION)		$ 516,000
	Engineering and Design	%	10%		$ 51,600
	Surveying & Staking & Geotechnical	%	5%		$ 26,000
	Construction Management/Staff	%	10%		$ 52,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 129,600
			SUBTOTAL COST		$ 645,600
			CONTINGENCY +	25%	$ 161,000
			TOTAL PROJECT		$ 806,600

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	460	$527	$ 242,000
2	Install 42" RCP	FT	1,400	$588	$ 823,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,680	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,680	$4	$ 43,000
6	Replace Asphalt Concrete Pavement	SF	10,680	$2	$ 21,000
7	Traffic Control	%	5%		$ 63,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 134,000
			SUBTOTAL (CONSTRUCTION)		$ 1,469,000
	Engineering and Design	%	10%		$ 147,000
	Surveying & Staking & Geotechnical	%	5%		$ 73,000
	Construction Management/Staff	%	10%		$ 147,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 367,000
			SUBTOTAL COST		$ 1,836,000
			CONTINGENCY +	25%	$ 459,000
			TOTAL PROJECT		$ 2,295,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	1,330	$911	$ 1,212,000
2	Install 72" RCP	FT	4,130	$1,016	$ 4,196,000
3	Install 78" RCP	FT	1,330	$1,133	$ 1,507,000
4	Manhole	EA	17	$20,322	$ 345,000
5	Sawcut and Remove Existing AC Pavement	SF	58,000	$2.66	$ 154,000
6	Crushed Miscellaneous Base	SF	58,000	$4	$ 232,000
7	Replace Asphalt Concrete Pavement	SF	58,000	$2	$ 116,000
8	Traffic Control	%	5%		$ 388,000
9	Erosion Control	%	1%		$ 82,000
10	Moblilization/Demobilization	%	10%		$ 823,000
			SUBTOTAL (CONSTRUCTION)		$ 9,055,000
	Engineering and Design	%	10%		$ 906,000
	Surveying & Staking & Geotechnical	%	5%		$ 453,000
	Construction Management/Staff	%	10%		$ 906,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,265,000
			SUBTOTAL COST		$ 11,320,000
			CONTINGENCY	20%	$ 2,264,000
			TOTAL PROJECT		$ 13,584,000

* All unit prices reflect 2024 costs.

Name	M-5B-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Sawcut and Remove Existing AC Pavement	SF	1,820	$2.66	$ 5,000
4	Crushed Miscellaneous Base	SF	1,820	$4	$ 7,000
5	Replace Asphalt Concrete Pavement	SF	1,820	$2	$ 4,000
6	Traffic Control	%	5%		$ 11,000
7	Erosion Control	%	1%		$ 2,000
8	Moblilization/Demobilization	%	10%		$ 23,000
			SUBTOTAL (CONSTRUCTION)		$ 251,000
	Engineering and Design	%	10%		$ 25,100
	Surveying & Staking & Geotechnical	%	5%		$ 13,000
	Construction Management/Staff	%	10%		$ 25,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 63,100
			SUBTOTAL COST		$ 314,100
			CONTINGENCY	20%	$ 63,000
			TOTAL PROJECT		$ 377,100

* All unit prices reflect 2024 costs.

Name	M-5B-B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	690	$527	$ 364,000
2	Install 42" RCP	FT	1,350	$588	$ 794,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,620	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,620	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,620	$2	$ 23,000
7	Traffic Control	%	5%		$ 68,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 144,000
			SUBTOTAL (CONSTRUCTION)		$ 1,586,000
	Engineering and Design	%	10%		$ 159,000
	Surveying & Staking & Geotechnical	%	5%		$ 79,000
	Construction Management/Staff	%	10%		$ 159,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 397,000
			SUBTOTAL COST		$ 1,983,000
			CONTINGENCY	20%	$ 397,000
			TOTAL PROJECT		$ 2,380,000

* All unit prices reflect 2024 costs.

Name	M-5B-C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,350	$588	$ 794,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,510	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,510	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,510	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 143,000
			SUBTOTAL (CONSTRUCTION)		$ 1,573,000
	Engineering and Design	%	10%		$ 157,000
	Surveying & Staking & Geotechnical	%	5%		$ 79,000
	Construction Management/Staff	%	10%		$ 157,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 393,000
			SUBTOTAL COST		$ 1,966,000
			CONTINGENCY	20%	$ 393,000
			TOTAL PROJECT		$ 2,359,000

* All unit prices reflect 2024 costs.

Name	M-5B-D	100			
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	730	$527	$ 385,000
2	Install 42" RCP	FT	1,330	$588	$ 782,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,710	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,710	$4	$ 47,000
6	Replace Asphalt Concrete Pavement	SF	11,710	$2	$ 23,000
7	Traffic Control	%	5%		$ 69,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 145,000
			SUBTOTAL (CONSTRUCTION)		$ 1,598,000
	Engineering and Design	%	10%		$ 160,000
	Surveying & Staking & Geotechnical	%	5%		$ 80,000
	Construction Management/Staff	%	10%		$ 160,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 400,000
			SUBTOTAL COST		$ 1,998,000
			CONTINGENCY	20%	$ 400,000
			TOTAL PROJECT		$ 2,398,000

* All unit prices reflect 2024 costs.

Name	M-5B-E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	790	$527	$ 416,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,330	$656	$ 872,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	20,510	$2.66	$ 55,000
6	Crushed Miscellaneous Base	SF	20,510	$4	$ 82,000
7	Replace Asphalt Concrete Pavement	SF	20,510	$2	$ 41,000
8	Traffic Control	%	5%		$ 121,000
9	Erosion Control	%	1%		$ 25,000
10	Moblilization/Demobilization	%	10%		$ 257,000
			SUBTOTAL (CONSTRUCTION)		$ 2,828,000
	Engineering and Design	%	10%		$ 283,000
	Surveying & Staking & Geotechnical	%	5%		$ 141,000
	Construction Management/Staff	%	10%		$ 283,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 707,000
			SUBTOTAL COST		$ 3,535,000
			CONTINGENCY +	25%	$ 884,000
			TOTAL PROJECT		$ 4,419,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway and SCG transmisson line conflict

Name	M-5C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	350	$527	$ 184,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,340	$656	$ 879,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	18,220	$2.66	$ 48,000
6	Crushed Miscellaneous Base	SF	18,220	$4	$ 73,000
7	Replace Asphalt Concrete Pavement	SF	18,220	$2	$ 36,000
8	Traffic Control	%	5%		$ 108,000
9	Erosion Control	%	1%		$ 23,000
10	Moblilization/Demobilization	%	10%		$ 229,000
			SUBTOTAL (CONSTRUCTION)		$ 2,519,000
	Engineering and Design	%	10%		$ 252,000
	Surveying & Staking & Geotechnical	%	5%		$ 126,000
	Construction Management/Staff	%	10%		$ 252,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 630,000
			SUBTOTAL COST		$ 3,149,000
			CONTINGENCY +	25%	$ 787,000
			TOTAL PROJECT		$ 3,936,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	810	$527	$ 427,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	4,320	$2.66	$ 11,000
4	Crushed Miscellaneous Base	SF	4,320	$4	$ 17,000
5	Replace Asphalt Concrete Pavement	SF	4,320	$2	$ 9,000
6	Traffic Control	%	5%		$ 25,000
7	Erosion Control	%	1%		$ 5,000
8	Moblilization/Demobilization	%	10%		$ 54,000
			SUBTOTAL (CONSTRUCTION)		$ 589,000
	Engineering and Design	%	10%		$ 58,900
	Surveying & Staking & Geotechnical	%	5%		$ 29,000
	Construction Management/Staff	%	10%		$ 59,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 146,900
			SUBTOTAL COST		$ 735,900
			CONTINGENCY	20%	$ 147,000
			TOTAL PROJECT		$ 882,900

* All unit prices reflect 2024 costs.

Name	M-5E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,320	$816	$ 1,077,000
2	Install 66" RCP	FT	1,330	$911	$ 1,212,000
3	Install 72" RCP	FT	5,480	$1,016	$ 5,568,000
4	Install 78" RCP	FT	5,480	$1,133	$ 6,209,000
5	Manhole	EA	34	$20,322	$ 691,000
6	Sawcut and Remove Existing AC Pavement	SF	110,270	$2.66	$ 293,000
7	Crushed Miscellaneous Base	SF	110,270	$4	$ 441,000
8	Replace Asphalt Concrete Pavement	SF	110,270	$2	$ 221,000
9	Traffic Control	%	5%		$ 786,000
10	Erosion Control	%	1%		$ 165,000
11	Moblilization/Demobilization	%	10%		$ 1,666,000
			SUBTOTAL (CONSTRUCTION)		$ 18,329,000
	Engineering and Design	%	10%		$ 1,833,000
	Surveying & Staking & Geotechnical	%	5%		$ 916,000
	Construction Management/Staff	%	10%		$ 1,833,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 4,582,000
			SUBTOTAL COST		$ 22,911,000
			CONTINGENCY	20%	$ 4,582,000
			TOTAL PROJECT		$ 27,493,000

* All unit prices reflect 2024 costs.

Name	M-5E-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	820	$588	$ 482,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	7,600	$2.66	$ 20,000
5	Crushed Miscellaneous Base	SF	7,600	$4	$ 30,000
6	Replace Asphalt Concrete Pavement	SF	7,600	$2	$ 15,000
7	Traffic Control	%	5%		$ 44,000
8	Erosion Control	%	1%		$ 9,000
9	Moblilization/Demobilization	%	10%		$ 94,000
			SUBTOTAL (CONSTRUCTION)		$ 1,029,000
	Engineering and Design	%	10%		$ 103,000
	Surveying & Staking & Geotechnical	%	5%		$ 51,000
	Construction Management/Staff	%	10%		$ 103,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 257,000
			SUBTOTAL COST		$ 1,286,000
			CONTINGENCY	20%	$ 257,000
			TOTAL PROJECT		$ 1,543,000

* All unit prices reflect 2024 costs.

Name	M-5E-B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	500	$527	$ 264,000
2	Install 42" RCP	FT	1,200	$588	$ 706,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,720	$2.66	$ 26,000
5	Crushed Miscellaneous Base	SF	9,720	$4	$ 39,000
6	Replace Asphalt Concrete Pavement	SF	9,720	$2	$ 19,000
7	Traffic Control	%	5%		$ 57,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 120,000
			SUBTOTAL (CONSTRUCTION)		$ 1,324,000
	Engineering and Design	%	10%		$ 132,000
	Surveying & Staking & Geotechnical	%	5%		$ 66,000
	Construction Management/Staff	%	10%		$ 132,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 330,000
			SUBTOTAL COST		$ 1,654,000
			CONTINGENCY	20%	$ 331,000
			TOTAL PROJECT		$ 1,985,000

* All unit prices reflect 2024 costs.

Name	M-5E-C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	490	$527	$ 258,000
2	Install 42" RCP	FT	1,180	$588	$ 694,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Remove 36" RCP	FT	70	$53	$ 4,000
5	Sawcut and Remove Existing AC Pavement	SF	9,550	$2.66	$ 25,000
6	Crushed Miscellaneous Base	SF	9,550	$4	$ 38,000
7	Replace Asphalt Concrete Pavement	SF	9,550	$2	$ 19,000
8	Traffic Control	%	5%		$ 56,000
9	Erosion Control	%	1%		$ 12,000
10	Moblilization/Demobilization	%	10%		$ 119,000
			SUBTOTAL (CONSTRUCTION)		$ 1,306,000
	Engineering and Design	%	10%		$ 131,000
	Surveying & Staking & Geotechnical	%	5%		$ 65,000
	Construction Management/Staff	%	10%		$ 131,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 327,000
			SUBTOTAL COST		$ 1,633,000
			CONTINGENCY	20%	$ 327,000
			TOTAL PROJECT		$ 1,960,000

* All unit prices reflect 2024 costs.

Name	M-5E-D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	590	$527	$ 311,000
2	Install 42" RCP	FT	1,070	$588	$ 629,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,440	$2.66	$ 25,000
5	Crushed Miscellaneous Base	SF	9,440	$4	$ 38,000
6	Replace Asphalt Concrete Pavement	SF	9,440	$2	$ 19,000
7	Traffic Control	%	5%		$ 55,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 117,000
			SUBTOTAL (CONSTRUCTION)		$ 1,287,000
	Engineering and Design	%	10%		$ 129,000
	Surveying & Staking & Geotechnical	%	5%		$ 64,000
	Construction Management/Staff	%	10%		$ 129,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 322,000
			SUBTOTAL COST		$ 1,609,000
			CONTINGENCY	20%	$ 322,000
			TOTAL PROJECT		$ 1,931,000

* All unit prices reflect 2024 costs.

Name	M-5E-E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	640	$527	$ 337,000
2	Install 42" RCP	FT	1,030	$588	$ 606,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,470	$2.66	$ 25,000
5	Crushed Miscellaneous Base	SF	9,470	$4	$ 38,000
6	Replace Asphalt Concrete Pavement	SF	9,470	$2	$ 19,000
7	Traffic Control	%	5%		$ 55,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 117,000
			SUBTOTAL (CONSTRUCTION)		$ 1,290,000
	Engineering and Design	%	10%		$ 129,000
	Surveying & Staking & Geotechnical	%	5%		$ 65,000
	Construction Management/Staff	%	10%		$ 129,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 323,000
			SUBTOTAL COST		$ 1,613,000
			CONTINGENCY	20%	$ 323,000
			TOTAL PROJECT		$ 1,936,000

* All unit prices reflect 2024 costs.

Name	M-5E-F				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	650	$527	$ 343,000
2	Install 42" RCP	FT	1,000	$588	$ 588,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,350	$2.66	$ 25,000
5	Crushed Miscellaneous Base	SF	9,350	$4	$ 37,000
6	Replace Asphalt Concrete Pavement	SF	9,350	$2	$ 19,000
7	Traffic Control	%	5%		$ 55,000
8	Erosion Control	%	1%		$ 11,000
9	Moblilization/Demobilization	%	10%		$ 116,000
			SUBTOTAL (CONSTRUCTION)		$ 1,275,000
	Engineering and Design	%	10%		$ 128,000
	Surveying & Staking & Geotechnical	%	5%		$ 64,000
	Construction Management/Staff	%	10%		$ 128,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 320,000
			SUBTOTAL COST		$ 1,595,000
			CONTINGENCY	20%	$ 319,000
			TOTAL PROJECT		$ 1,914,000

* All unit prices reflect 2024 costs.

Name	M-5F				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	350	$527	$ 184,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,350	$656	$ 886,000
4	Install 60" RCP	FT	1,140	$816	$ 930,000
5	Install 66" RCP	FT	1,520	$911	$ 1,385,000
6	Manhole	EA	14	$20,322	$ 285,000
7	Sawcut and Remove Existing AC Pavement	SF	39,320	$2.66	$ 105,000
8	Crushed Miscellaneous Base	SF	39,320	$4	$ 157,000
9	Replace Asphalt Concrete Pavement	SF	39,320	$2	$ 79,000
10	Traffic Control	%	5%		$ 239,000
11	Erosion Control	%	1%		$ 50,000
12	Moblilization/Demobilization	%	10%		$ 508,000
			SUBTOTAL (CONSTRUCTION)		$ 5,584,000
	Engineering and Design	%	10%		$ 558,000
	Surveying & Staking & Geotechnical	%	5%		$ 279,000
	Construction Management/Staff	%	10%		$ 558,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,395,000
			SUBTOTAL COST		$ 6,979,000
			CONTINGENCY +	25%	$ 1,745,000
			TOTAL PROJECT		$ 8,724,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5F-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	360	$527	$ 190,000
2	Install 42" RCP	FT	1,330	$588	$ 782,000
3	Install 48" RCP	FT	1,320	$656	$ 866,000
4	Install 54" RCP	FT	1,330	$732	$ 974,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,460	$2.66	$ 73,000
7	Crushed Miscellaneous Base	SF	27,460	$4	$ 110,000
8	Replace Asphalt Concrete Pavement	SF	27,460	$2	$ 55,000
9	Traffic Control	%	5%		$ 164,000
10	Erosion Control	%	1%		$ 34,000
11	Moblilization/Demobilization	%	10%		$ 347,000
			SUBTOTAL (CONSTRUCTION)		$ 3,819,000
	Engineering and Design	%	10%		$ 382,000
	Surveying & Staking & Geotechnical	%	5%		$ 191,000
	Construction Management/Staff	%	10%		$ 382,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 955,000
			SUBTOTAL COST		$ 4,774,000
			CONTINGENCY +	25%	$ 1,194,000
			TOTAL PROJECT		$ 5,968,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5G				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,340	$732	$ 981,000
2	Install 66" RCP	FT	2,650	$911	$ 2,414,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Sawcut and Remove Existing AC Pavement	SF	30,530	$2.66	$ 81,000
5	Crushed Miscellaneous Base	SF	30,530	$4	$ 122,000
6	Replace Asphalt Concrete Pavement	SF	30,530	$2	$ 61,000
7	Traffic Control	%	5%		$ 193,000
8	Erosion Control	%	1%		$ 41,000
9	Moblilization/Demobilization	%	10%		$ 410,000
			SUBTOTAL (CONSTRUCTION)		$ 4,506,000
	Engineering and Design	%	10%		$ 451,000
	Surveying & Staking & Geotechnical	%	5%		$ 225,000
	Construction Management/Staff	%	10%		$ 451,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,127,000
			SUBTOTAL COST		$ 5,633,000
			CONTINGENCY +	25%	$ 1,408,000
			TOTAL PROJECT		$ 7,041,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway and 12' water main conflict

Name	M-5G-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	1,150	$588	$ 676,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	6,760	$2.66	$ 18,000
4	Crushed Miscellaneous Base	SF	6,760	$4	$ 27,000
5	Replace Asphalt Concrete Pavement	SF	6,760	$2	$ 14,000
6	Traffic Control	%	5%		$ 40,000
7	Erosion Control	%	1%		$ 8,000
8	Moblilization/Demobilization	%	10%		$ 84,000
			SUBTOTAL (CONSTRUCTION)		$ 928,000
	Engineering and Design	%	10%		$ 93,000
	Surveying & Staking & Geotechnical	%	5%		$ 46,000
	Construction Management/Staff	%	10%		$ 93,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 232,000
			SUBTOTAL COST		$ 1,160,000
			CONTINGENCY +	25%	$ 290,000
			TOTAL PROJECT		$ 1,450,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-5G-B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,310	$527	$ 690,000
2	Install 42" RCP	FT	750	$588	$ 441,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,400	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,400	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,400	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 141,000
			SUBTOTAL (CONSTRUCTION)		$ 1,554,000
	Engineering and Design	%	10%		$ 155,000
	Surveying & Staking & Geotechnical	%	5%		$ 78,000
	Construction Management/Staff	%	10%		$ 155,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 388,000
			SUBTOTAL COST		$ 1,942,000
			CONTINGENCY +	25%	$ 486,000
			TOTAL PROJECT		$ 2,428,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-5G-C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	730	$527	$ 385,000
2	Install 42" RCP	FT	1,310	$588	$ 770,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,590	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,590	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,590	$2	$ 23,000
7	Traffic Control	%	5%		$ 68,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 144,000
			SUBTOTAL (CONSTRUCTION)		$ 1,583,000
	Engineering and Design	%	10%		$ 158,000
	Surveying & Staking & Geotechnical	%	5%		$ 79,000
	Construction Management/Staff	%	10%		$ 158,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 395,000
			SUBTOTAL COST		$ 1,978,000
			CONTINGENCY +	25%	$ 495,000
			TOTAL PROJECT		$ 2,473,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-5H				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	350	$527	$ 184,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,340	$656	$ 879,000
4	Install 54" RCP	FT	1,150	$732	$ 842,000
5	Install 72" RCP	FT	2,830	$1,016	$ 2,875,000
6	Manhole	EA	17	$20,322	$ 345,000
7	Sawcut and Remove Existing AC Pavement	SF	50,520	$2.66	$ 134,000
8	Crushed Miscellaneous Base	SF	50,520	$4	$ 202,000
9	Replace Asphalt Concrete Pavement	SF	50,520	$2	$ 101,000
10	Traffic Control	%	5%		$ 317,000
11	Erosion Control	%	1%		$ 67,000
12	Moblilization/Demobilization	%	10%		$ 672,000
			SUBTOTAL (CONSTRUCTION)		$ 7,394,000
	Engineering and Design	%	10%		$ 739,000
	Surveying & Staking & Geotechnical	%	5%		$ 370,000
	Construction Management/Staff	%	10%		$ 739,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,848,000
			SUBTOTAL COST		$ 9,242,000
			CONTINGENCY +	25%	$ 2,311,000
			TOTAL PROJECT		$ 11,553,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-6A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	2,630	$1,016	$ 2,672,000
2	Install 78" RCP	FT	1,380	$1,133	$ 1,564,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Sawcut and Remove Existing AC Pavement	SF	35,170	$2.66	$ 94,000
5	Crushed Miscellaneous Base	SF	35,170	$4	$ 141,000
6	Replace Asphalt Concrete Pavement	SF	35,170	$2	$ 70,000
7	Traffic Control	%	5%		$ 237,000
8	Erosion Control	%	1%		$ 50,000
9	Moblilization/Demobilization	%	10%		$ 503,000
			SUBTOTAL (CONSTRUCTION)		$ 5,534,000
	Engineering and Design	%	10%		$ 553,000
	Surveying & Staking & Geotechnical	%	5%		$ 277,000
	Construction Management/Staff	%	10%		$ 553,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,383,000
			SUBTOTAL COST		$ 6,917,000
			CONTINGENCY	20%	$ 1,383,000
			TOTAL PROJECT		$ 8,300,000

* All unit prices reflect 2024 costs.

Name	M-6B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Install 42" RCP	FT	1,370	$588	$ 806,000
3	Install 48" RCP	FT	1,290	$656	$ 846,000
4	Install 66" RCP	FT	2,650	$911	$ 2,414,000
5	Manhole	EA	14	$20,322	$ 285,000
6	Sawcut and Remove Existing AC Pavement	SF	40,890	$2.66	$ 109,000
7	Crushed Miscellaneous Base	SF	40,890	$4	$ 164,000
8	Replace Asphalt Concrete Pavement	SF	40,890	$2	$ 82,000
9	Traffic Control	%	5%		$ 244,000
10	Erosion Control	%	1%		$ 51,000
11	Moblilization/Demobilization	%	10%		$ 518,000
			SUBTOTAL (CONSTRUCTION)		$ 5,698,000
	Engineering and Design	%	10%		$ 570,000
	Surveying & Staking & Geotechnical	%	5%		$ 285,000
	Construction Management/Staff	%	10%		$ 570,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,425,000
			SUBTOTAL COST		$ 7,123,000
			CONTINGENCY +	25%	$ 1,781,000
			TOTAL PROJECT		$ 8,904,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main and SCG transmisson line conflict

Name	M-6C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	320	$527	$ 169,000
2	Install 42" RCP	FT	1,650	$588	$ 970,000
3	Install 48" RCP	FT	1,310	$656	$ 859,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	19,810	$2.66	$ 53,000
6	Crushed Miscellaneous Base	SF	19,810	$4	$ 79,000
7	Replace Asphalt Concrete Pavement	SF	19,810	$2	$ 40,000
8	Traffic Control	%	5%		$ 117,000
9	Erosion Control	%	1%		$ 25,000
10	Moblilization/Demobilization	%	10%		$ 248,000
			SUBTOTAL (CONSTRUCTION)		$ 2,723,000
	Engineering and Design	%	10%		$ 272,000
	Surveying & Staking & Geotechnical	%	5%		$ 136,000
	Construction Management/Staff	%	10%		$ 272,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 680,000
			SUBTOTAL COST		$ 3,403,000
			CONTINGENCY +	25%	$ 851,000
			TOTAL PROJECT		$ 4,254,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	M-6D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Install 42" RCP	FT	1,380	$588	$ 811,000
3	Install 48" RCP	FT	1,280	$656	$ 840,000
4	Install 54" RCP	FT	1,380	$732	$ 1,010,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,740	$2.66	$ 74,000
7	Crushed Miscellaneous Base	SF	27,740	$4	$ 111,000
8	Replace Asphalt Concrete Pavement	SF	27,740	$2	$ 55,000
9	Traffic Control	%	5%		$ 165,000
10	Erosion Control	%	1%		$ 35,000
11	Moblilization/Demobilization	%	10%		$ 350,000
			SUBTOTAL (CONSTRUCTION)		$ 3,854,000
	Engineering and Design	%	10%		$ 385,000
	Surveying & Staking & Geotechnical	%	5%		$ 193,000
	Construction Management/Staff	%	10%		$ 385,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 963,000
			SUBTOTAL COST		$ 4,817,000
			CONTINGENCY +	25%	$ 1,204,000
			TOTAL PROJECT		$ 6,021,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-7A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	2,680	$1,264	$ 3,388,000
2	Install 96" RCP	FT	1,250	$1,572	$ 1,965,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Sawcut and Remove Existing AC Pavement	SF	39,350	$2.66	$ 105,000
5	Crushed Miscellaneous Base	SF	39,350	$4	$ 157,000
6	Replace Asphalt Concrete Pavement	SF	39,350	$2	$ 79,000
7	Traffic Control	%	5%		$ 295,000
8	Erosion Control	%	1%		$ 62,000
9	Moblilization/Demobilization	%	10%		$ 625,000
			SUBTOTAL (CONSTRUCTION)		$ 6,879,000
	Engineering and Design	%	10%		$ 688,000
	Surveying & Staking & Geotechnical	%	5%		$ 344,000
	Construction Management/Staff	%	10%		$ 688,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,720,000
			SUBTOTAL COST		$ 8,599,000
			CONTINGENCY +	25%	$ 2,150,000
			TOTAL PROJECT		$ 10,749,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-7B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	400	$527	$ 211,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,340	$656	$ 879,000
4	Install 72" RCP	FT	2,660	$1,016	$ 2,703,000
5	Manhole	EA	14	$20,322	$ 285,000
6	Sawcut and Remove Existing AC Pavement	SF	41,320	$2.66	$ 110,000
7	Crushed Miscellaneous Base	SF	41,320	$4	$ 165,000
8	Replace Asphalt Concrete Pavement	SF	41,320	$2	$ 83,000
9	Traffic Control	%	5%		$ 261,000
10	Erosion Control	%	1%		$ 55,000
11	Moblilization/Demobilization	%	10%		$ 553,000
			SUBTOTAL (CONSTRUCTION)		$ 6,081,000
	Engineering and Design	%	10%		$ 608,000
	Surveying & Staking & Geotechnical	%	5%		$ 304,000
	Construction Management/Staff	%	10%		$ 608,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,520,000
			SUBTOTAL COST		$ 7,601,000
			CONTINGENCY +	25%	$ 1,900,000
			TOTAL PROJECT		$ 9,501,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway, 12' water main conflict, and SCG transmisson line conflict

Name	M-7C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	640	$527	$ 337,000
2	Install 42" RCP	FT	1,380	$588	$ 811,000
3	Install 54" RCP	FT	1,370	$732	$ 1,003,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	21,060	$2.66	$ 56,000
6	Crushed Miscellaneous Base	SF	21,060	$4	$ 84,000
7	Replace Asphalt Concrete Pavement	SF	21,060	$2	$ 42,000
8	Traffic Control	%	5%		$ 125,000
9	Erosion Control	%	1%		$ 26,000
10	Moblilization/Demobilization	%	10%		$ 265,000
			SUBTOTAL (CONSTRUCTION)		$ 2,912,000
	Engineering and Design	%	10%		$ 291,000
	Surveying & Staking & Geotechnical	%	5%		$ 146,000
	Construction Management/Staff	%	10%		$ 291,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 728,000
			SUBTOTAL COST		$ 3,640,000
			CONTINGENCY +	25%	$ 910,000
			TOTAL PROJECT		$ 4,550,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-7D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,450	$588	$ 853,000
3	Install 54" RCP	FT	1,400	$732	$ 1,025,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	21,790	$2.66	$ 58,000
6	Crushed Miscellaneous Base	SF	21,790	$4	$ 87,000
7	Replace Asphalt Concrete Pavement	SF	21,790	$2	$ 44,000
8	Traffic Control	%	5%		$ 130,000
9	Erosion Control	%	1%		$ 27,000
10	Moblilization/Demobilization	%	10%		$ 276,000
			SUBTOTAL (CONSTRUCTION)		$ 3,031,000
	Engineering and Design	%	10%		$ 303,000
	Surveying & Staking & Geotechnical	%	5%		$ 152,000
	Construction Management/Staff	%	10%		$ 303,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 758,000
			SUBTOTAL COST		$ 3,789,000
			CONTINGENCY +	25%	$ 947,000
			TOTAL PROJECT		$ 4,736,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	M-7E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,350	$656	$ 886,000
4	Install 54" RCP	FT	1,400	$732	$ 1,025,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,980	$2.66	$ 74,000
7	Crushed Miscellaneous Base	SF	27,980	$4	$ 112,000
8	Replace Asphalt Concrete Pavement	SF	27,980	$2	$ 56,000
9	Traffic Control	%	5%		$ 167,000
10	Erosion Control	%	1%		$ 35,000
11	Moblilization/Demobilization	%	10%		$ 353,000
			SUBTOTAL (CONSTRUCTION)		$ 3,887,000
	Engineering and Design	%	10%		$ 389,000
	Surveying & Staking & Geotechnical	%	5%		$ 194,000
	Construction Management/Staff	%	10%		$ 389,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 972,000
			SUBTOTAL COST		$ 4,859,000
			CONTINGENCY +	25%	$ 1,215,000
			TOTAL PROJECT		$ 6,074,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict and SCG transmisson line conflict

Name	SS-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,090	$732	$ 798,000
2	Install 60" RCP	FT	200	$816	$ 163,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	9,090	$2.66	$ 24,000
5	Crushed Miscellaneous Base	SF	9,090	$4	$ 36,000
6	Replace Asphalt Concrete Pavement	SF	9,090	$2	$ 18,000
7	Traffic Control	%	5%		$ 55,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 117,000
			SUBTOTAL (CONSTRUCTION)		$ 1,284,000
	Engineering and Design	%	10%		$ 128,000
	Surveying & Staking & Geotechnical	%	5%		$ 64,000
	Construction Management/Staff	%	10%		$ 128,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 320,000
			SUBTOTAL COST		$ 3,208,000
			CONTINGENCY	20%	$ 642,000
			TOTAL PROJECT		$ 3,850,000

* All unit prices reflect 2024 costs.

Name	SS-0A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	1,180	$588	$ 694,000
2	Install 48" RCP	FT	1,670	$656	$ 1,096,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Sawcut and Remove Existing AC Pavement	SF	17,650	$2.66	$ 47,000
5	Crushed Miscellaneous Base	SF	17,650	$4	$ 71,000
6	Replace Asphalt Concrete Pavement	SF	17,650	$2	$ 35,000
7	Traffic Control	%	5%		$ 104,000
8	Erosion Control	%	1%		$ 22,000
9	Moblilization/Demobilization	%	10%		$ 221,000
			SUBTOTAL (CONSTRUCTION)		$ 2,432,000
	Engineering and Design	%	10%		$ 243,000
	Surveying & Staking & Geotechnical	%	5%		$ 122,000
	Construction Management/Staff	%	10%		$ 243,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 608,000
			SUBTOTAL COST		$ 3,040,000
			CONTINGENCY +	25%	$ 760,000
			TOTAL PROJECT		$ 3,800,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	SS-0B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	500	$527	$ 264,000
2	Install 42" RCP	FT	1,200	$588	$ 706,000
3	Install 48" RCP	FT	1,660	$656	$ 1,089,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	20,370	$2.66	$ 54,000
6	Crushed Miscellaneous Base	SF	20,370	$4	$ 81,000
7	Replace Asphalt Concrete Pavement	SF	20,370	$2	$ 41,000
8	Traffic Control	%	5%		$ 120,000
9	Erosion Control	%	1%		$ 25,000
10	Moblilization/Demobilization	%	10%		$ 254,000
			SUBTOTAL (CONSTRUCTION)		$ 2,797,000
	Engineering and Design	%	10%		$ 280,000
	Surveying & Staking & Geotechnical	%	5%		$ 140,000
	Construction Management/Staff	%	10%		$ 280,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 700,000
			SUBTOTAL COST		$ 3,497,000
			CONTINGENCY +	25%	$ 874,000
			TOTAL PROJECT		$ 4,371,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	SS-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,020	$527	$ 538,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	5,440	$2.66	$ 14,000
4	Crushed Miscellaneous Base	SF	5,440	$4	$ 22,000
5	Replace Asphalt Concrete Pavement	SF	5,440	$2	$ 11,000
6	Traffic Control	%	5%		$ 32,000
7	Erosion Control	%	1%		$ 7,000
8	Moblilization/Demobilization	%	10%		$ 69,000
			SUBTOTAL (CONSTRUCTION)		$ 754,000
	Engineering and Design	%	10%		$ 75,000
	Surveying & Staking & Geotechnical	%	5%		$ 38,000
	Construction Management/Staff	%	10%		$ 75,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 188,000
			SUBTOTAL COST		$ 942,000
			CONTINGENCY	20%	$ 188,000
			TOTAL PROJECT		$ 1,130,000

* All unit prices reflect 2024 costs.

Name	SS-2A-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,820	$527	$ 959,000
2	Install 42" RCP	FT	1,220	$588	$ 717,000
3	Install 48" RCP	FT	1,040	$656	$ 682,000
4	Install 54" RCP	FT	1,380	$732	$ 1,010,000
5	Manhole	EA	14	$20,322	$ 285,000
6	Sawcut and Remove Existing AC Pavement	SF	33,150	$2.66	$ 88,000
7	Crushed Miscellaneous Base	SF	33,150	$4	$ 133,000
8	Replace Asphalt Concrete Pavement	SF	33,150	$2	$ 66,000
9	Traffic Control	%	5%		$ 197,000
10	Erosion Control	%	1%		$ 41,000
11	Moblilization/Demobilization	%	10%		$ 418,000
			SUBTOTAL (CONSTRUCTION)		$ 4,596,000
	Engineering and Design	%	10%		$ 460,000
	Surveying & Staking & Geotechnical	%	5%		$ 230,000
	Construction Management/Staff	%	10%		$ 460,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,150,000
			SUBTOTAL COST		$ 5,746,000
			CONTINGENCY +	25%	$ 1,437,000
			TOTAL PROJECT		$ 7,183,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	SS-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	690	$588	$ 406,000
2	Install 72" RCP	FT	4,810	$1,016	$ 4,887,000
3	Install 10' x 10' RCB	FT	1,670	$6,012	$ 10,040,000
4	Manhole	EA	18	$20,322	$ 366,000
5	Sawcut and Remove Existing AC Pavement	SF	66,780	$2.66	$ 178,000
6	Crushed Miscellaneous Base	SF	66,780	$4	$ 267,000
7	Replace Asphalt Concrete Pavement	SF	66,780	$2	$ 134,000
8	Traffic Control	%	5%		$ 814,000
9	Erosion Control	%	1%		$ 171,000
10	Moblilization/Demobilization	%	10%		$ 1,726,000
			SUBTOTAL (CONSTRUCTION)		$ 18,989,000
	Engineering and Design	%	10%		$ 1,899,000
	Surveying & Staking & Geotechnical	%	5%		$ 949,000
	Construction Management/Staff	%	10%		$ 1,899,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 4,747,000
			SUBTOTAL COST		$ 23,736,000
			CONTINGENCY	20%	$ 4,747,000
			TOTAL PROJECT		$ 28,483,000

* All unit prices reflect 2024 costs.

Name	SS-2A-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	3,250	$656	$ 2,132,000
2	Manhole	EA	8	$20,322	$ 163,000
3	Sawcut and Remove Existing AC Pavement	SF	20,860	$2.66	$ 55,000
4	Crushed Miscellaneous Base	SF	20,860	$4	$ 83,000
5	Replace Asphalt Concrete Pavement	SF	20,860	$2	$ 42,000
6	Traffic Control	%	5%		$ 124,000
7	Erosion Control	%	1%		$ 26,000
8	Moblilization/Demobilization	%	10%		$ 263,000
			SUBTOTAL (CONSTRUCTION)		$ 2,888,000
	Engineering and Design	%	10%		$ 289,000
	Surveying & Staking & Geotechnical	%	5%		$ 144,000
	Construction Management/Staff	%	10%		$ 289,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 722,000
			SUBTOTAL COST		$ 3,610,000
			CONTINGENCY +	25%	$ 903,000
			TOTAL PROJECT		$ 4,513,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	SS-2A-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	2,730	$527	$ 1,439,000
2	Install 72" RCP	FT	1,710	$1,016	$ 1,737,000
3	Manhole	EA	11	$20,322	$ 224,000
4	Sawcut and Remove Existing AC Pavement	SF	29,240	$2.66	$ 78,000
5	Crushed Miscellaneous Base	SF	29,240	$4	$ 117,000
6	Replace Asphalt Concrete Pavement	SF	29,240	$2	$ 58,000
7	Traffic Control	%	5%		$ 183,000
8	Erosion Control	%	1%		$ 38,000
9	Moblilization/Demobilization	%	10%		$ 387,000
			SUBTOTAL (CONSTRUCTION)		$ 4,261,000
	Engineering and Design	%	10%		$ 426,000
	Surveying & Staking & Geotechnical	%	5%		$ 213,000
	Construction Management/Staff	%	10%		$ 426,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,065,000
			SUBTOTAL COST		$ 5,326,000
			CONTINGENCY +	25%	$ 1,332,000
			TOTAL PROJECT		$ 6,658,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	SS-2B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	490	$527	$ 258,000
2	Install 42" RCP	FT	1,430	$588	$ 841,000
3	Install 54" RCP	FT	1,330	$732	$ 974,000
4	Install 60" RCP	FT	1,340	$816	$ 1,093,000
5	Install 66" RCP	FT	1,370	$911	$ 1,248,000
6	Install 78" RCP	FT	2,550	$1,133	$ 2,889,000
7	Manhole	EA	20	$20,322	$ 406,000
8	Sawcut and Remove Existing AC Pavement	SF	64,610	$2.66	$ 172,000
9	Crushed Miscellaneous Base	SF	64,610	$4	$ 258,000
10	Replace Asphalt Concrete Pavement	SF	64,610	$2	$ 129,000
11	Traffic Control	%	5%		$ 413,000
12	Erosion Control	%	1%		$ 87,000
13	Moblilization/Demobilization	%	10%		$ 877,000
	SUBTOTAL (CONSTRUCTION)				$ 9,645,000
	Engineering and Design	%	10%		$ 965,000
	Surveying & Staking & Geotechnical	%	5%		$ 482,000
	Construction Management/Staff	%	10%		$ 965,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 2,412,000
	SUBTOTAL COST				$ 12,057,000
	CONTINGENCY +			25%	$ 3,014,000
	TOTAL PROJECT				$ 15,071,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	SS-2C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	620	$527	$ 327,000
2	Install 42" RCP	FT	1,290	$588	$ 759,000
3	Install 60" RCP	FT	1,320	$816	$ 1,077,000
4	Install 66" RCP	FT	1,340	$911	$ 1,221,000
5	Install 72" RCP	FT	1,570	$1,016	$ 1,595,000
6	Install 78" RCP	FT	2,520	$1,133	$ 2,855,000
7	Manhole	EA	20	$20,322	$ 406,000
8	Sawcut and Remove Existing AC Pavement	SF	68,040	$2.66	$ 181,000
9	Crushed Miscellaneous Base	SF	68,040	$4	$ 272,000
10	Replace Asphalt Concrete Pavement	SF	68,040	$2	$ 136,000
11	Traffic Control	%	5%		$ 441,000
12	Erosion Control	%	1%		$ 93,000
13	Moblilization/Demobilization	%	10%		$ 936,000
			SUBTOTAL (CONSTRUCTION)		$ 10,299,000
	Engineering and Design	%	10%		$ 1,030,000
	Surveying & Staking & Geotechnical	%	5%		$ 515,000
	Construction Management/Staff	%	10%		$ 1,030,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,575,000
			SUBTOTAL COST		$ 12,874,000
			CONTINGENCY +	25%	$ 3,219,000
			TOTAL PROJECT		$ 16,093,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	SS-2D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	830	$527	$ 437,000
2	Install 42" RCP	FT	2,940	$588	$ 1,729,000
3	Manhole	EA	9	$20,322	$ 183,000
4	Sawcut and Remove Existing AC Pavement	SF	21,700	$2.66	$ 58,000
5	Crushed Miscellaneous Base	SF	21,700	$4	$ 87,000
6	Replace Asphalt Concrete Pavement	SF	21,700	$2	$ 43,000
7	Traffic Control	%	5%		$ 127,000
8	Erosion Control	%	1%		$ 27,000
9	Moblilization/Demobilization	%	10%		$ 269,000
			SUBTOTAL (CONSTRUCTION)		$ 2,960,000
	Engineering and Design	%	10%		$ 296,000
	Surveying & Staking & Geotechnical	%	5%		$ 148,000
	Construction Management/Staff	%	10%		$ 296,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 740,000
			SUBTOTAL COST		$ 3,700,000
			CONTINGENCY +	25%	$ 925,000
			TOTAL PROJECT		$ 4,625,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	730	$527	$ 385,000
2	Install 42" RCP	FT	1,280	$588	$ 753,000
3	Install 54" RCP	FT	2,870	$732	$ 2,101,000
4	Manhole	EA	12	$20,322	$ 244,000
5	Sawcut and Remove Existing AC Pavement	SF	31,390	$2.66	$ 83,000
6	Crushed Miscellaneous Base	SF	31,390	$4	$ 126,000
7	Replace Asphalt Concrete Pavement	SF	31,390	$2	$ 63,000
8	Traffic Control	%	5%		$ 188,000
9	Erosion Control	%	1%		$ 39,000
10	Moblilization/Demobilization	%	10%		$ 398,000
			SUBTOTAL (CONSTRUCTION)		$ 4,380,000
	Engineering and Design	%	10%		$ 438,000
	Surveying & Staking & Geotechnical	%	5%		$ 219,000
	Construction Management/Staff	%	10%		$ 438,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,095,000
			SUBTOTAL COST		$ 5,475,000
			CONTINGENCY	20%	$ 1,095,000
			TOTAL PROJECT		$ 6,570,000

* All unit prices reflect 2024 costs.

Name	T-10				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	500	$527	$ 264,000
2	Install 42" RCP	FT	1,750	$588	$ 1,029,000
3	Install 48" RCP	FT	1,190	$656	$ 781,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	20,590	$2.66	$ 55,000
6	Crushed Miscellaneous Base	SF	20,590	$4	$ 82,000
7	Replace Asphalt Concrete Pavement	SF	20,590	$2	$ 41,000
8	Traffic Control	%	5%		$ 122,000
9	Erosion Control	%	1%		$ 26,000
10	Moblilization/Demobilization	%	10%		$ 258,000
			SUBTOTAL (CONSTRUCTION)		$ 2,841,000
	Engineering and Design	%	10%		$ 284,000
	Surveying & Staking & Geotechnical	%	5%		$ 142,000
	Construction Management/Staff	%	10%		$ 284,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 710,000
			SUBTOTAL COST		$ 3,551,000
			CONTINGENCY +	25%	$ 888,000
			TOTAL PROJECT		$ 4,439,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	T-11				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	480	$527	$ 253,000
2	Install 42" RCP	FT	1,780	$588	$ 1,047,000
3	Install 48" RCP	FT	1,220	$656	$ 800,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	20,850	$2.66	$ 55,000
6	Crushed Miscellaneous Base	SF	20,850	$4	$ 83,000
7	Replace Asphalt Concrete Pavement	SF	20,850	$2	$ 42,000
8	Traffic Control	%	5%		$ 123,000
9	Erosion Control	%	1%		$ 26,000
10	Moblilization/Demobilization	%	10%		$ 261,000
			SUBTOTAL (CONSTRUCTION)		$ 2,873,000
	Engineering and Design	%	10%		$ 287,000
	Surveying & Staking & Geotechnical	%	5%		$ 144,000
	Construction Management/Staff	%	10%		$ 287,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 718,000
			SUBTOTAL COST		$ 3,591,000
			CONTINGENCY +	25%	$ 898,000
			TOTAL PROJECT		$ 4,489,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	T-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,220	$816	$ 996,000
2	Install 72" RCP	FT	960	$1,016	$ 975,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Remove 54" RCP	FT	250	$80	$ 20,000
5	Sawcut and Remove Existing AC Pavement	SF	17,530	$2.66	$ 47,000
6	Crushed Miscellaneous Base	SF	17,530	$4	$ 70,000
7	Replace Asphalt Concrete Pavement	SF	17,530	$2	$ 35,000
8	Traffic Control	%	5%		$ 112,000
9	Erosion Control	%	1%		$ 24,000
10	Moblilization/Demobilization	%	10%		$ 238,000
			SUBTOTAL (CONSTRUCTION)		$ 2,619,000
	Engineering and Design	%	10%		$ 262,000
	Surveying & Staking & Geotechnical	%	5%		$ 131,000
	Construction Management/Staff	%	10%		$ 262,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 655,000
			SUBTOTAL COST		$ 3,274,000
			CONTINGENCY	20%	$ 655,000
			TOTAL PROJECT		$ 3,929,000

* All unit prices reflect 2024 costs.

Name	T-1B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	720	$527	$ 379,000
2	Install 42" RCP	FT	1,290	$588	$ 759,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,420	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,420	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,420	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 142,000
			SUBTOTAL (CONSTRUCTION)		$ 1,562,000
	Engineering and Design	%	10%		$ 156,000
	Surveying & Staking & Geotechnical	%	5%		$ 78,000
	Construction Management/Staff	%	10%		$ 156,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 390,000
			SUBTOTAL COST		$ 1,952,000
			CONTINGENCY	20%	$ 390,000
			TOTAL PROJECT		$ 2,342,000

* All unit prices reflect 2024 costs.

Name	T-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	290	$816	$ 237,000
2	Install 66" RCP	FT	600	$911	$ 547,000
3	Install 78" RCP	FT	460	$1,133	$ 521,000
4	Install 96" RCP	FT	5,490	$1,572	$ 8,630,000
5	Manhole	EA	17	$20,322	$ 345,000
6	Remove 54" RCP	FT	1,300	$80	$ 104,000
7	Sawcut and Remove Existing AC Pavement	SF	70,220	$2.66	$ 187,000
8	Crushed Miscellaneous Base	SF	70,220	$4	$ 281,000
9	Replace Asphalt Concrete Pavement	SF	70,220	$2	$ 140,000
10	Traffic Control	%	5%		$ 550,000
11	Erosion Control	%	1%		$ 115,000
12	Moblilization/Demobilization	%	10%		$ 1,166,000
			SUBTOTAL (CONSTRUCTION)		$ 12,823,000
	Engineering and Design	%	10%		$ 1,282,000
	Surveying & Staking & Geotechnical	%	5%		$ 641,000
	Construction Management/Staff	%	10%		$ 1,282,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 3,205,000
			SUBTOTAL COST		$ 16,028,000
			CONTINGENCY +	25%	$ 4,007,000
			TOTAL PROJECT		$ 20,035,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	320	$527	$ 169,000
2	Install 42" RCP	FT	1,830	$588	$ 1,076,000
3	Install 48" RCP	FT	1,860	$656	$ 1,220,000
4	Install 60" RCP	FT	790	$816	$ 645,000
5	Manhole	EA	12	$20,322	$ 244,000
6	Sawcut and Remove Existing AC Pavement	SF	30,320	$2.66	$ 81,000
7	Crushed Miscellaneous Base	SF	30,320	$4	$ 121,000
8	Replace Asphalt Concrete Pavement	SF	30,320	$2	$ 61,000
9	Traffic Control	%	5%		$ 181,000
10	Erosion Control	%	1%		$ 38,000
11	Moblilization/Demobilization	%	10%		$ 384,000
			SUBTOTAL (CONSTRUCTION)		$ 4,220,000
	Engineering and Design	%	10%		$ 422,000
	Surveying & Staking & Geotechnical	%	5%		$ 211,000
	Construction Management/Staff	%	10%		$ 422,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,055,000
			SUBTOTAL COST		$ 5,275,000
			CONTINGENCY +	25%	$ 1,319,000
			TOTAL PROJECT		$ 7,649,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-2B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	640	$527	$ 337,000
2	Install 42" RCP	FT	1,360	$588	$ 800,000
3	Install 54" RCP	FT	2,580	$732	$ 1,889,000
4	Manhole	EA	11	$20,322	$ 224,000
5	Remove 36" RCP	FT	90	$53	$ 5,000
6	Sawcut and Remove Existing AC Pavement	SF	27,960	$2.66	$ 74,000
7	Crushed Miscellaneous Base	SF	27,960	$4	$ 112,000
8	Replace Asphalt Concrete Pavement	SF	27,960	$2	$ 56,000
9	Traffic Control	%	5%		$ 175,000
10	Erosion Control	%	1%		$ 37,000
11	Moblilization/Demobilization	%	10%		$ 371,000
			SUBTOTAL (CONSTRUCTION)		$ 4,080,000
	Engineering and Design	%	10%		$ 408,000
	Surveying & Staking & Geotechnical	%	5%		$ 204,000
	Construction Management/Staff	%	10%		$ 408,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,020,000
			SUBTOTAL COST		$ 5,100,000
			CONTINGENCY +	25%	$ 1,275,000
			TOTAL PROJECT		$ 6,375,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-2C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	690	$527	$ 364,000
2	Install 42" RCP	FT	1,340	$588	$ 788,000
3	Install 54" RCP	FT	2,560	$732	$ 1,874,000
4	Manhole	EA	11	$20,322	$ 224,000
5	Sawcut and Remove Existing AC Pavement	SF	29,370	$2.66	$ 78,000
6	Crushed Miscellaneous Base	SF	29,370	$4	$ 117,000
7	Replace Asphalt Concrete Pavement	SF	29,370	$2	$ 59,000
8	Traffic Control	%	5%		$ 175,000
9	Erosion Control	%	1%		$ 37,000
10	Moblilization/Demobilization	%	10%		$ 372,000
			SUBTOTAL (CONSTRUCTION)		$ 4,088,000
	Engineering and Design	%	10%		$ 409,000
	Surveying & Staking & Geotechnical	%	5%		$ 204,000
	Construction Management/Staff	%	10%		$ 409,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,022,000
			SUBTOTAL COST		$ 5,110,000
			CONTINGENCY +	25%	$ 1,278,000
			TOTAL PROJECT		$ 6,388,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	3,990	$816	$ 3,256,000
2	Install 66" RCP	FT	1,520	$911	$ 1,385,000
3	Manhole	EA	14	$20,322	$ 285,000
4	Sawcut and Remove Existing AC Pavement	SF	42,150	$2.66	$ 112,000
5	Crushed Miscellaneous Base	SF	42,150	$4	$ 169,000
6	Replace Asphalt Concrete Pavement	SF	42,150	$2	$ 84,000
7	Traffic Control	%	5%		$ 265,000
8	Erosion Control	%	1%		$ 56,000
9	Moblilization/Demobilization	%	10%		$ 561,000
			SUBTOTAL (CONSTRUCTION)		$ 6,173,000
	Engineering and Design	%	10%		$ 617,000
	Surveying & Staking & Geotechnical	%	5%		$ 309,000
	Construction Management/Staff	%	10%		$ 617,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,543,000
			SUBTOTAL COST		$ 7,716,000
			CONTINGENCY	20%	$ 1,543,000
			TOTAL PROJECT		$ 9,259,000

* All unit prices reflect 2024 costs.

Name	T-3A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	330	$527	$ 174,000
2	Install 42" RCP	FT	1,830	$588	$ 1,076,000
3	Install 48" RCP	FT	1,380	$656	$ 905,000
4	Install 60" RCP	FT	3,990	$816	$ 3,256,000
5	Manhole	EA	19	$20,322	$ 386,000
6	Sawcut and Remove Existing AC Pavement	SF	51,300	$2.66	$ 136,000
7	Crushed Miscellaneous Base	SF	51,300	$4	$ 205,000
8	Replace Asphalt Concrete Pavement	SF	51,300	$2	$ 103,000
9	Traffic Control	%	5%		$ 312,000
10	Erosion Control	%	1%		$ 66,000
11	Moblilization/Demobilization	%	10%		$ 662,000
			SUBTOTAL (CONSTRUCTION)		$ 7,281,000
	Engineering and Design	%	10%		$ 728,000
	Surveying & Staking & Geotechnical	%	5%		$ 364,000
	Construction Management/Staff	%	10%		$ 728,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,820,000
			SUBTOTAL COST		$ 9,101,000
			CONTINGENCY +	25%	$ 2,275,000
			TOTAL PROJECT		$ 11,376,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 48" RCP	FT	1,310	$656	$ 859,000
4	Install 54" RCP	FT	1,310	$732	$ 959,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Remove 54" RCP	FT	60	$80	$ 5,000
7	Remove 60" RCP	FT	20	$89	$ 2,000
8	Sawcut and Remove Existing AC Pavement	SF	27,000	$2.66	$ 72,000
9	Crushed Miscellaneous Base	SF	27,000	$4	$ 108,000
10	Replace Asphalt Concrete Pavement	SF	27,000	$2	$ 54,000
11	Traffic Control	%	5%		$ 161,000
12	Erosion Control	%	1%		$ 34,000
13	Moblilization/Demobilization	%	10%		$ 342,000
			SUBTOTAL (CONSTRUCTION)		$ 3,764,000
	Engineering and Design	%	10%		$ 376,000
	Surveying & Staking & Geotechnical	%	5%		$ 188,000
	Construction Management/Staff	%	10%		$ 376,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 940,000
			SUBTOTAL COST		$ 4,704,000
			CONTINGENCY +	25%	$ 1,176,000
			TOTAL PROJECT		$ 5,880,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,650	$732	$ 1,208,000
2	Install 84" RCP	FT	2,540	$1,264	$ 3,211,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Sawcut and Remove Existing AC Pavement	SF	36,040	$2.66	$ 96,000
5	Crushed Miscellaneous Base	SF	36,040	$4	$ 144,000
6	Replace Asphalt Concrete Pavement	SF	36,040	$2	$ 72,000
7	Traffic Control	%	5%		$ 247,000
8	Erosion Control	%	1%		$ 52,000
9	Moblilization/Demobilization	%	10%		$ 523,000
			SUBTOTAL (CONSTRUCTION)		$ 5,756,000
	Engineering and Design	%	10%		$ 576,000
	Surveying & Staking & Geotechnical	%	5%		$ 288,000
	Construction Management/Staff	%	10%		$ 576,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,440,000
			SUBTOTAL COST		$ 7,196,000
			CONTINGENCY +	25%	$ 1,799,000
			TOTAL PROJECT		$ 8,995,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-5A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,850	$527	$ 975,000
2	Install 42" RCP	FT	1,380	$588	$ 811,000
3	Install 48" RCP	FT	1,390	$656	$ 912,000
4	Manhole	EA	12	$20,322	$ 244,000
5	Sawcut and Remove Existing AC Pavement	SF	26,900	$2.66	$ 72,000
6	Crushed Miscellaneous Base	SF	26,900	$4	$ 108,000
7	Replace Asphalt Concrete Pavement	SF	26,900	$2	$ 54,000
8	Traffic Control	%	5%		$ 159,000
9	Erosion Control	%	1%		$ 33,000
10	Moblilization/Demobilization	%	10%		$ 337,000
			SUBTOTAL (CONSTRUCTION)		$ 3,705,000
	Engineering and Design	%	10%		$ 371,000
	Surveying & Staking & Geotechnical	%	5%		$ 185,000
	Construction Management/Staff	%	10%		$ 371,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 927,000
			SUBTOTAL COST		$ 4,632,000
			CONTINGENCY +	25%	$ 1,158,000
			TOTAL PROJECT		$ 5,790,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-5B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	2,420	$1,133	$ 2,742,000
2	Manhole	EA	6	$20,322	$ 122,000
3	Remove 24" RCP	FT	720	$35	$ 25,000
4	Sawcut and Remove Existing AC Pavement	SF	22,090	$2.66	$ 59,000
5	Crushed Miscellaneous Base	SF	22,090	$4	$ 88,000
6	Replace Asphalt Concrete Pavement	SF	22,090	$2	$ 44,000
7	Traffic Control	%	5%		$ 154,000
8	Erosion Control	%	1%		$ 32,000
9	Moblilization/Demobilization	%	10%		$ 327,000
			SUBTOTAL (CONSTRUCTION)		$ 3,593,000
	Engineering and Design	%	10%		$ 359,000
	Surveying & Staking & Geotechnical	%	5%		$ 180,000
	Construction Management/Staff	%	10%		$ 359,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 898,000
			SUBTOTAL COST		$ 4,491,000
			CONTINGENCY +	25%	$ 1,123,000
			TOTAL PROJECT		$ 5,614,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-5C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	300	$527	$ 158,000
2	Install 42" RCP	FT	1,070	$588	$ 629,000
3	Install 48" RCP	FT	800	$656	$ 525,000
4	Install 54" RCP	FT	1,500	$732	$ 1,098,000
5	Install 72" RCP	FT	1,230	$1,016	$ 1,250,000
6	Manhole	EA	12	$20,322	$ 244,000
7	Sawcut and Remove Existing AC Pavement	SF	34,020	$2.66	$ 90,000
8	Crushed Miscellaneous Base	SF	34,020	$4	$ 136,000
9	Replace Asphalt Concrete Pavement	SF	34,020	$2	$ 68,000
10	Traffic Control	%	5%		$ 210,000
11	Erosion Control	%	1%		$ 44,000
12	Moblilization/Demobilization	%	10%		$ 445,000
			SUBTOTAL (CONSTRUCTION)		$ 4,897,000
	Engineering and Design	%	10%		$ 490,000
	Surveying & Staking & Geotechnical	%	5%		$ 245,000
	Construction Management/Staff	%	10%		$ 490,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,225,000
			SUBTOTAL COST		$ 6,122,000
			CONTINGENCY	20%	$ 1,224,000
			TOTAL PROJECT		$ 7,346,000

* All unit prices reflect 2024 costs.

Name	T-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	1,990	$911	$ 1,813,000
2	Install 72" RCP	FT	1,690	$1,016	$ 1,717,000
3	Manhole	EA	9	$20,322	$ 183,000
4	Sawcut and Remove Existing AC Pavement	SF	30,510	$2.66	$ 81,000
5	Crushed Miscellaneous Base	SF	30,510	$4	$ 122,000
6	Replace Asphalt Concrete Pavement	SF	30,510	$2	$ 61,000
7	Traffic Control	%	5%		$ 199,000
8	Erosion Control	%	1%		$ 42,000
9	Moblilization/Demobilization	%	10%		$ 422,000
			SUBTOTAL (CONSTRUCTION)		$ 4,640,000
	Engineering and Design	%	10%		$ 464,000
	Surveying & Staking & Geotechnical	%	5%		$ 232,000
	Construction Management/Staff	%	10%		$ 464,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,160,000
			SUBTOTAL COST		$ 5,800,000
			CONTINGENCY +	25%	$ 1,450,000
			TOTAL PROJECT		$ 7,250,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-6A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	880	$527	$ 464,000
2	Install 42" RCP	FT	1,330	$588	$ 782,000
3	Manhole	EA	6	$20,322	$ 122,000
4	Sawcut and Remove Existing AC Pavement	SF	12,510	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,510	$4	$ 50,000
6	Replace Asphalt Concrete Pavement	SF	12,510	$2	$ 25,000
7	Traffic Control	%	5%		$ 74,000
8	Erosion Control	%	1%		$ 16,000
9	Moblilization/Demobilization	%	10%		$ 157,000
			SUBTOTAL (CONSTRUCTION)		$ 1,723,000
	Engineering and Design	%	10%		$ 172,000
	Surveying & Staking & Geotechnical	%	5%		$ 86,000
	Construction Management/Staff	%	10%		$ 172,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 430,000
			SUBTOTAL COST		$ 2,153,000
			CONTINGENCY	20%	$ 431,000
			TOTAL PROJECT		$ 2,584,000

* All unit prices reflect 2024 costs.

Name	T-6B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	430	$527	$ 227,000
2	Install 42" RCP	FT	420	$588	$ 247,000
3	Install 60" RCP	FT	1,450	$816	$ 1,183,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	15,640	$2.66	$ 42,000
6	Crushed Miscellaneous Base	SF	15,640	$4	$ 63,000
7	Replace Asphalt Concrete Pavement	SF	15,640	$2	$ 31,000
8	Traffic Control	%	5%		$ 96,000
9	Erosion Control	%	1%		$ 20,000
10	Moblilization/Demobilization	%	10%		$ 203,000
			SUBTOTAL (CONSTRUCTION)		$ 2,234,000
	Engineering and Design	%	10%		$ 223,000
	Surveying & Staking & Geotechnical	%	5%		$ 112,000
	Construction Management/Staff	%	10%		$ 223,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 558,000
			SUBTOTAL COST		$ 2,792,000
			CONTINGENCY	20%	$ 558,000
			TOTAL PROJECT		$ 3,350,000

* All unit prices reflect 2024 costs.

Name	T-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	2,620	$527	$ 1,381,000
2	Install 42" RCP	FT	2,620	$588	$ 1,541,000
3	Install Double 66" RCP	FT	1,720	$1,822	$ 3,134,000
4	Manhole	EA	17	$20,322	$ 345,000
5	Sawcut and Remove Existing AC Pavement	SF	57,030	$2.66	$ 152,000
6	Crushed Miscellaneous Base	SF	57,030	$4	$ 228,000
7	Replace Asphalt Concrete Pavement	SF	57,030	$2	$ 114,000
8	Traffic Control	%	5%		$ 345,000
9	Erosion Control	%	1%		$ 72,000
10	Moblilization/Demobilization	%	10%		$ 731,000
			SUBTOTAL (CONSTRUCTION)		$ 8,043,000
	Engineering and Design	%	10%		$ 804,000
	Surveying & Staking & Geotechnical	%	5%		$ 402,000
	Construction Management/Staff	%	10%		$ 804,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,010,000
			SUBTOTAL COST		$ 10,053,000
			CONTINGENCY	20%	$ 2,011,000
			TOTAL PROJECT		$ 12,064,000

* All unit prices reflect 2024 costs.

Name	T-7A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,320	$527	$ 696,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,040	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,040	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	7,040	$2	$ 14,000
6	Traffic Control	%	5%		$ 41,000
7	Erosion Control	%	1%		$ 9,000
8	Moblilization/Demobilization	%	10%		$ 87,000
			SUBTOTAL (CONSTRUCTION)		$ 955,000
	Engineering and Design	%	10%		$ 96,000
	Surveying & Staking & Geotechnical	%	5%		$ 48,000
	Construction Management/Staff	%	10%		$ 96,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 240,000
			SUBTOTAL COST		$ 1,195,000
			CONTINGENCY	20%	$ 239,000
			TOTAL PROJECT		$ 1,434,000

* All unit prices reflect 2024 costs.

Name	T-7B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	320	$527	$ 169,000
2	Install 42" RCP	FT	690	$588	$ 406,000
3	Install 48" RCP	FT	670	$656	$ 440,000
4	Manhole	EA	4	$20,322	$ 81,000
5	Sawcut and Remove Existing AC Pavement	SF	10,060	$2.66	$ 27,000
6	Crushed Miscellaneous Base	SF	10,060	$4	$ 40,000
7	Replace Asphalt Concrete Pavement	SF	10,060	$2	$ 20,000
8	Traffic Control	%	5%		$ 59,000
9	Erosion Control	%	1%		$ 12,000
10	Moblilization/Demobilization	%	10%		$ 125,000
			SUBTOTAL (CONSTRUCTION)		$ 1,379,000
	Engineering and Design	%	10%		$ 138,000
	Surveying & Staking & Geotechnical	%	5%		$ 69,000
	Construction Management/Staff	%	10%		$ 138,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 345,000
			SUBTOTAL COST		$ 1,724,000
			CONTINGENCY	20%	$ 345,000
			TOTAL PROJECT		$ 2,069,000

* All unit prices reflect 2024 costs.

Name	T-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	2,630	$732	$ 1,925,000
2	Install 66" RCP	FT	1,310	$911	$ 1,193,000
3	Install 72" RCP	FT	1,340	$1,016	$ 1,361,000
4	Install 78" RCP	FT	570	$1,133	$ 646,000
5	Manhole	EA	15	$20,322	$ 305,000
6	Sawcut and Remove Existing AC Pavement	SF	45,540	$2.66	$ 121,000
7	Crushed Miscellaneous Base	SF	45,540	$4	$ 182,000
8	Replace Asphalt Concrete Pavement	SF	45,540	$2	$ 91,000
9	Traffic Control	%	5%		$ 291,000
10	Erosion Control	%	1%		$ 61,000
11	Moblilization/Demobilization	%	10%		$ 618,000
			SUBTOTAL (CONSTRUCTION)		$ 6,794,000
	Engineering and Design	%	10%		$ 679,000
	Surveying & Staking & Geotechnical	%	5%		$ 340,000
	Construction Management/Staff	%	10%		$ 679,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,698,000
			SUBTOTAL COST		$ 8,492,000
			CONTINGENCY	20%	$ 1,698,000
			TOTAL PROJECT		$ 10,190,000

* All unit prices reflect 2024 costs.

Name	T-8A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	540	$527	$ 285,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 48" RCP	FT	1,300	$656	$ 853,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Sawcut and Remove Existing AC Pavement	SF	17,920	$2.66	$ 48,000
6	Crushed Miscellaneous Base	SF	17,920	$4	$ 72,000
7	Replace Asphalt Concrete Pavement	SF	17,920	$2	$ 36,000
8	Traffic Control	%	5%		$ 105,000
9	Erosion Control	%	1%		$ 22,000
10	Moblilization/Demobilization	%	10%		$ 223,000
			SUBTOTAL (CONSTRUCTION)		$ 2,456,000
	Engineering and Design	%	10%		$ 246,000
	Surveying & Staking & Geotechnical	%	5%		$ 123,000
	Construction Management/Staff	%	10%		$ 246,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 615,000
			SUBTOTAL COST		$ 3,071,000
			CONTINGENCY	20%	$ 614,000
			TOTAL PROJECT		$ 3,685,000

* All unit prices reflect 2024 costs.

Name	T-8B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	360	$527	$ 190,000
2	Install 42" RCP	FT	1,470	$588	$ 864,000
3	Install 48" RCP	FT	1,310	$656	$ 859,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	18,970	$2.66	$ 50,000
6	Crushed Miscellaneous Base	SF	18,970	$4	$ 76,000
7	Replace Asphalt Concrete Pavement	SF	18,970	$2	$ 38,000
8	Traffic Control	%	5%		$ 112,000
9	Erosion Control	%	1%		$ 24,000
10	Moblilization/Demobilization	%	10%		$ 238,000
			SUBTOTAL (CONSTRUCTION)		$ 2,614,000
	Engineering and Design	%	10%		$ 261,000
	Surveying & Staking & Geotechnical	%	5%		$ 131,000
	Construction Management/Staff	%	10%		$ 261,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 653,000
			SUBTOTAL COST		$ 3,267,000
			CONTINGENCY	20%	$ 653,000
			TOTAL PROJECT		$ 3,920,000

* All unit prices reflect 2024 costs.

Name	T-8C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	390	$527	$ 206,000
2	Install 42" RCP	FT	1,640	$588	$ 964,000
3	Install 48" RCP	FT	1,300	$656	$ 853,000
4	Manhole	EA	8	$20,322	$ 163,000
4	Sawcut and Remove Existing AC Pavement	SF	20,060	$2.66	$ 53,000
5	Crushed Miscellaneous Base	SF	20,060	$4	$ 80,000
6	Replace Asphalt Concrete Pavement	SF	20,060	$2	$ 40,000
7	Traffic Control	%	5%		$ 108,000
8	Erosion Control	%	1%		$ 23,000
9	Moblilization/Demobilization	%	10%		$ 228,000
			SUBTOTAL (CONSTRUCTION)		$ 2,512,000
	Engineering and Design	%	10%		$ 251,000
	Surveying & Staking & Geotechnical	%	5%		$ 126,000
	Construction Management/Staff	%	10%		$ 251,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 628,000
			SUBTOTAL COST		$ 3,140,000
			CONTINGENCY	20%	$ 628,000
			TOTAL PROJECT		$ 3,768,000

* All unit prices reflect 2024 costs.

Name	T-8D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,330	$527	$ 701,000
2	Install 42" RCP	FT	790	$588	$ 465,000
3	Install 48" RCP	FT	2,630	$656	$ 1,725,000
4	Manhole	EA	12	$20,322	$ 244,000
5	Sawcut and Remove Existing AC Pavement	SF	28,620	$2.66	$ 76,000
6	Crushed Miscellaneous Base	SF	28,620	$4	$ 114,000
7	Replace Asphalt Concrete Pavement	SF	28,620	$2	$ 57,000
8	Traffic Control	%	5%		$ 169,000
9	Erosion Control	%	1%		$ 36,000
10	Moblilization/Demobilization	%	10%		$ 359,000
			SUBTOTAL (CONSTRUCTION)		$ 3,946,000
	Engineering and Design	%	10%		$ 395,000
	Surveying & Staking & Geotechnical	%	5%		$ 197,000
	Construction Management/Staff	%	10%		$ 395,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 987,000
			SUBTOTAL COST		$ 4,933,000
			CONTINGENCY	20%	$ 987,000
			TOTAL PROJECT		$ 5,920,000

* All unit prices reflect 2024 costs.

Name	T-9				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	1,160	$588	$ 682,000
3	Install 48" RCP	FT	1,330	$656	$ 872,000
4	Install 66" RCP	FT	380	$911	$ 346,000
5	Manhole	EA	8	$20,322	$ 163,000
6	Sawcut and Remove Existing AC Pavement	SF	21,180	$2.66	$ 56,000
7	Crushed Miscellaneous Base	SF	21,180	$4	$ 85,000
8	Replace Asphalt Concrete Pavement	SF	21,180	$2	$ 42,000
9	Traffic Control	%	5%		$ 126,000
10	Erosion Control	%	1%		$ 26,000
11	Moblilization/Demobilization	%	10%		$ 267,000
			SUBTOTAL (CONSTRUCTION)		$ 2,939,000
	Engineering and Design	%	10%		$ 294,000
	Surveying & Staking & Geotechnical	%	5%		$ 147,000
	Construction Management/Staff	%	10%		$ 294,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 735,000
			SUBTOTAL COST		$ 3,674,000
			CONTINGENCY +	25%	$ 919,000
			TOTAL PROJECT		$ 4,593,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	T-9A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 48" RCP	FT	1,310	$656	$ 859,000
4	Install 54" RCP	FT	1,310	$732	$ 959,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,000	$2.66	$ 72,000
7	Crushed Miscellaneous Base	SF	27,000	$4	$ 108,000
8	Replace Asphalt Concrete Pavement	SF	27,000	$2	$ 54,000
9	Traffic Control	%	5%		$ 161,000
10	Erosion Control	%	1%		$ 34,000
11	Moblilization/Demobilization	%	10%		$ 342,000
			SUBTOTAL (CONSTRUCTION)		$ 3,757,000
	Engineering and Design	%	10%		$ 376,000
	Surveying & Staking & Geotechnical	%	5%		$ 188,000
	Construction Management/Staff	%	10%		$ 376,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 940,000
			SUBTOTAL COST		$ 4,697,000
			CONTINGENCY +	25%	$ 1,174,000
			TOTAL PROJECT		$ 5,871,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	WG-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,220	$656	$ 800,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,830	$2.66	$ 21,000
4	Crushed Miscellaneous Base	SF	7,830	$4	$ 31,000
5	Replace Asphalt Concrete Pavement	SF	7,830	$2	$ 16,000
6	Traffic Control	%	5%		$ 46,000
7	Erosion Control	%	1%		$ 10,000
8	Moblilization/Demobilization	%	10%		$ 99,000
			SUBTOTAL (CONSTRUCTION)		$ 1,084,000
	Engineering and Design	%	10%		$ 108,000
	Surveying & Staking & Geotechnical	%	5%		$ 54,000
	Construction Management/Staff	%	10%		$ 108,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 270,000
			SUBTOTAL COST		$ 1,354,000
			CONTINGENCY	20%	$ 271,000
			TOTAL PROJECT		$ 1,625,000

* All unit prices reflect 2024 costs.

Name	WG-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,330	$527	$ 701,000
2	Install 42" RCP	FT	990	$588	$ 582,000
3	Install 48" RCP	FT	650	$656	$ 426,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Sawcut and Remove Existing AC Pavement	SF	17,090	$2.66	$ 45,000
6	Crushed Miscellaneous Base	SF	17,090	$4	$ 68,000
7	Replace Asphalt Concrete Pavement	SF	17,090	$2	$ 34,000
8	Traffic Control	%	5%		$ 100,000
9	Erosion Control	%	1%		$ 21,000
10	Moblilization/Demobilization	%	10%		$ 212,000
			SUBTOTAL (CONSTRUCTION)		$ 2,331,000
	Engineering and Design	%	10%		$ 233,000
	Surveying & Staking & Geotechnical	%	5%		$ 117,000
	Construction Management/Staff	%	10%		$ 233,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 583,000
			SUBTOTAL COST		$ 2,914,000
			CONTINGENCY +	25%	$ 729,000
			TOTAL PROJECT		$ 3,643,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	WG-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	610	$656	$ 400,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	3,660	$2.66	$ 10,000
4	Crushed Miscellaneous Base	SF	3,660	$4	$ 15,000
5	Replace Asphalt Concrete Pavement	SF	3,660	$2	$ 7,000
6	Traffic Control	%	5%		$ 24,000
7	Erosion Control	%	1%		$ 5,000
8	Moblilization/Demobilization	%	10%		$ 50,000
			SUBTOTAL (CONSTRUCTION)		$ 552,000
	Engineering and Design	%	10%		$ 55,200
	Surveying & Staking & Geotechnical	%	5%		$ 28,000
	Construction Management/Staff	%	10%		$ 55,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 138,200
			SUBTOTAL COST		$ 690,200
			CONTINGENCY	20%	$ 138,000
			TOTAL PROJECT		$ 828,200

* All unit prices reflect 2024 costs.

AOS 2 Capital Project Cost Estimates

FONTANA
CALIFORNIA

DAVID EVANS
AND ASSOCIATES INC.

Project	Cost
DZ-10	$6,060,000.00
DZ-11	$4,500,000.00
DZ-11A	$3,978,000.00
DZ-11B	$3,065,000.00
DZ-12	$4,272,000.00
DZ-12A	$3,806,000.00
DZ-13	$6,870,000.00
DZ-14	$4,683,000.00
DZ-14A	$2,651,000.00
DZ-15A	$3,030,000.00
DZ-16	$9,314,000.00
DZ-16A	$2,599,000.00
DZ-4	$7,155,000.00
DZ-7	$3,398,000.00
DZ-8	$745,000.00
DZ-9	$2,810,000.00
JH-1	$3,281,000.00
JH-2	$3,823,000.00
SR-1	$5,008,000.00
SR-2	$15,527,000.00
SR-3	$7,451,000.00
SR-4	$5,772,000.00
SS-10	$1,415,000.00
SS-11	$3,556,000.00
SS-5	$3,380,000.00
SS-6	$1,950,000.00
SS-7	$3,065,000.00
SS-8	$3,105,000.00
SS-9	$2,447,000.00
SS-9A	$2,986,000.00

Name	DZ-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	1,650	$1,264	$ 2,086,000
2	Install 108" RCP	FT	640	$2,000	$ 1,280,000
3	Install 6' x 7' RCB	FT	110	$2,052	$ 226,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	24,490	$2.66	$ 65,000
6	Crushed Miscellaneous Base	SF	24,490	$4	$ 98,000
7	Replace Asphalt Concrete Pavement	SF	24,490	$2	$ 49,000
8	Traffic Control	%	5%		$ 196,000
9	Erosion Control	%	1%		$ 41,000
10	Mobilization/Demobilization	%	10%		$ 416,000
			SUBTOTAL (CONSTRUCTION)		$ 4,579,000
	Engineering and Design	%	10%		$ 458,000
	Surveying & Staking & Geotechnical	%	5%		$ 229,000
	Construction Management/Staff	%	10%		$ 458,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,145,000
			SUBTOTAL COST		$ 5,724,000
			CONTINGENCY +	25%	$ 1,431,000
			TOTAL PROJECT		$ 7,155,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	420	$527	$ 221,000
2	Install 42" RCP	FT	970	$588	$ 570,000
3	Install 48" RCP	FT	1,320	$656	$ 866,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Sawcut and Remove Existing AC Pavement	SF	16,410	$2.66	$ 44,000
6	Crushed Miscellaneous Base	SF	16,410	$4	$ 66,000
7	Replace Asphalt Concrete Pavement	SF	16,410	$2	$ 33,000
8	Traffic Control	%	5%		$ 97,000
9	Erosion Control	%	1%		$ 20,000
10	Mobilization/Demobilization	%	10%		$ 206,000
			SUBTOTAL (CONSTRUCTION)		$ 2,265,000
	Engineering and Design	%	10%		$ 227,000
	Surveying & Staking & Geotechnical	%	5%		$ 113,000
	Construction Management/Staff	%	10%		$ 227,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 567,000
			SUBTOTAL COST		$ 2,832,000
			CONTINGENCY	20%	$ 566,000
			TOTAL PROJECT		$ 3,398,000

* All unit prices reflect 2024 cost.

Name	DZ-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	340	$1,016	$ 345,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Remove 66" RCP	FT	590	$99	$ 58,000
4	Sawcut and Remove Existing AC Pavement	SF	2,920	$2.66	$ 8,000
5	Crushed Miscellaneous Base	SF	2,920	$4	$ 12,000
6	Replace Asphalt Concrete Pavement	SF	2,920	$2	$ 6,000
7	Traffic Control	%	5%		$ 22,000
8	Erosion Control	%	1%		$ 5,000
9	Mobilization/Demobilization	%	10%		$ 48,000
			SUBTOTAL (CONSTRUCTION)		$ 476,000
	Engineering and Design	%	10%		$ 47,600
	Surveying & Staking & Geotechnical	%	5%		$ 24,000
	Construction Management/Staff	%	10%		$ 48,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 119,600
			SUBTOTAL COST		$ 595,600
			CONTINGENCY +	25%	$ 149,000
			TOTAL PROJECT		$ 744,600

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-9				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	550	$527	$ 290,000
2	Install 42" RCP	FT	1,470	$588	$ 864,000
3	Install 48" RCP	FT	550	$656	$ 361,000
4	Manhole	EA	6	$20,322	$ 122,000
6	Sawcut and Remove Existing AC Pavement	SF	15,100	$2.66	$ 40,000
7	Crushed Miscellaneous Base	SF	15,100	$4	$ 60,000
8	Replace Asphalt Concrete Pavement	SF	15,100	$2	$ 30,000
9	Traffic Control	%	5%		$ 88,000
10	Erosion Control	%	1%		$ 19,000
11	Mobilization/Demobilization	%	10%		$ 187,000
			SUBTOTAL (CONSTRUCTION)		$ 1,874,000
	Engineering and Design	%	10%		$ 187,000
	Surveying & Staking & Geotechnical	%	5%		$ 94,000
	Construction Management/Staff	%	10%		$ 187,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 468,000
			SUBTOTAL COST		$ 2,342,000
			CONTINGENCY	20%	$ 468,000
			TOTAL PROJECT		$ 2,810,000

* All unit prices reflect 2024 cost.

Name	DZ-10				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,350	$656	$ 886,000
4	Install 54" RCP	FT	1,390	$732	$ 1,017,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,900	$2.66	$ 74,000
7	Crushed Miscellaneous Base	SF	27,900	$4	$ 112,000
8	Replace Asphalt Concrete Pavement	SF	27,900	$2	$ 56,000
9	Traffic Control	%	5%		$ 166,000
10	Erosion Control	%	1%		$ 35,000
11	Mobilization/Demobilization	%	10%		$ 353,000
			SUBTOTAL (CONSTRUCTION)		$ 3,878,000
	Engineering and Design	%	10%		$ 388,000
	Surveying & Staking & Geotechnical	%	5%		$ 194,000
	Construction Management/Staff	%	10%		$ 388,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 970,000
			SUBTOTAL COST		$ 4,848,000
			CONTINGENCY +	25%	$ 1,212,000
			TOTAL PROJECT		$ 6,060,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to 12' water main conflict

Name	DZ-11				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,370	$732	$ 1,003,000
2	Install 60" RCP	FT	1,410	$816	$ 1,151,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Sawcut and Remove Existing AC Pavement	SF	20,110	$2.66	$ 53,000
5	Crushed Miscellaneous Base	SF	20,110	$4	$ 80,000
6	Replace Asphalt Concrete Pavement	SF	20,110	$2	$ 40,000
7	Traffic Control	%	5%		$ 123,000
8	Erosion Control	%	1%		$ 26,000
9	Mobilization/Demobilization	%	10%		$ 262,000
	SUBTOTAL (CONSTRUCTION)				$ 2,880,000
	Engineering and Design	%	10%		$ 288,000
	Surveying & Staking & Geotechnical	%	5%		$ 144,000
	Construction Management/Staff	%	10%		$ 288,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 720,000
	SUBTOTAL COST				$ 3,600,000
	CONTINGENCY +			25%	$ 900,000
	TOTAL PROJECT				$ 4,500,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-11A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	1,000	$588	$ 588,000
3	Install 48" RCP	FT	1,650	$656	$ 1,082,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	19,240	$2.66	$ 51,000
6	Crushed Miscellaneous Base	SF	19,240	$4	$ 77,000
7	Replace Asphalt Concrete Pavement	SF	19,240	$2	$ 38,000
8	Traffic Control	%	5%		$ 114,000
9	Erosion Control	%	1%		$ 24,000
10	Mobilization/Demobilization	%	10%		$ 241,000
			SUBTOTAL (CONSTRUCTION)		$ 2,652,000
	Engineering and Design	%	10%		$ 265,000
	Surveying & Staking & Geotechnical	%	5%		$ 133,000
	Construction Management/Staff	%	10%		$ 265,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 663,000
			SUBTOTAL COST		$ 3,315,000
			CONTINGENCY	20%	$ 663,000
			TOTAL PROJECT		$ 3,978,000

* All unit prices reflect 2024 cost.

Name	DZ-11B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	560	$527	$ 295,000
2	Install 42" RCP	FT	990	$588	$ 582,000
3	Install 48" RCP	FT	1,060	$656	$ 695,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Remove 24" RCP	FT	1,340	$35	$ 47,000
6	Remove 30" RCP	FT	750	$44	$ 33,000
7	Sawcut and Remove Existing AC Pavement	SF	15,600	$2.66	$ 41,000
8	Crushed Miscellaneous Base	SF	15,600	$4	$ 62,000
9	Replace Asphalt Concrete Pavement	SF	15,600	$2	$ 31,000
10	Traffic Control	%	5%		$ 96,000
11	Erosion Control	%	1%		$ 20,000
12	Mobilization/Demobilization	%	10%		$ 204,000
			SUBTOTAL (CONSTRUCTION)		$ 2,044,000
	Engineering and Design	%	10%		$ 204,000
	Surveying & Staking & Geotechnical	%	5%		$ 102,000
	Construction Management/Staff	%	10%		$ 204,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 510,000
			SUBTOTAL COST		$ 2,554,000
			CONTINGENCY	20%	$ 511,000
			TOTAL PROJECT		$ 3,065,000

* All unit prices reflect 2024 cost.

Name	DZ-12				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	2,610	$816	$ 2,130,000
2	Manhole	EA	7	$20,322	$ 142,000
3	Sawcut and Remove Existing AC Pavement	SF	19,580	$2.66	$ 52,000
4	Crushed Miscellaneous Base	SF	19,580	$4	$ 78,000
5	Replace Asphalt Concrete Pavement	SF	19,580	$2	$ 39,000
6	Traffic Control	%	5%		$ 122,000
7	Erosion Control	%	1%		$ 26,000
8	Mobilization/Demobilization	%	10%		$ 259,000
	SUBTOTAL (CONSTRUCTION)				$ 2,848,000
	Engineering and Design	%	10%		$ 285,000
	Surveying & Staking & Geotechnical	%	5%		$ 142,000
	Construction Management/Staff	%	10%		$ 285,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 712,000
	SUBTOTAL COST				$ 3,560,000
	CONTINGENCY			20%	$ 712,000
	TOTAL PROJECT				$ 4,272,000

* All unit prices reflect 2024 cost.

Name	DZ-12A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	450	$527	$ 237,000
2	Install 42" RCP	FT	2,020	$588	$ 1,188,000
3	Install 48" RCP	FT	650	$656	$ 426,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	18,440	$2.66	$ 49,000
6	Crushed Miscellaneous Base	SF	18,440	$4	$ 74,000
7	Replace Asphalt Concrete Pavement	SF	18,440	$2	$ 37,000
8	Traffic Control	%	5%		$ 109,000
9	Erosion Control	%	1%		$ 23,000
10	Mobilization/Demobilization	%	10%		$ 231,000
			SUBTOTAL (CONSTRUCTION)		$ 2,537,000
	Engineering and Design	%	10%		$ 254,000
	Surveying & Staking & Geotechnical	%	5%		$ 127,000
	Construction Management/Staff	%	10%		$ 254,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 635,000
			SUBTOTAL COST		$ 3,172,000
			CONTINGENCY	20%	$ 634,000
			TOTAL PROJECT		$ 3,806,000

* All unit prices reflect 2024 cost.

Name	DZ-13				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	850	$816	$ 694,000
2	Install 66" RCP	FT	1,550	$911	$ 1,412,000
3	Install 84" RCP	FT	1,080	$1,264	$ 1,365,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Remove 48" RCP	FT	1,600	$71	$ 114,000
6	Remove 78" RCP	FT	1,050	$117	$ 123,000
7	Sawcut and Remove Existing AC Pavement	SF	29,280	$2.66	$ 78,000
8	Crushed Miscellaneous Base	SF	29,280	$4	$ 117,000
9	Replace Asphalt Concrete Pavement	SF	29,280	$2	$ 59,000
10	Traffic Control	%	5%		$ 207,000
11	Erosion Control	%	1%		$ 44,000
12	Mobilization/Demobilization	%	10%		$ 440,000
			SUBTOTAL (CONSTRUCTION)		$ 4,396,000
	Engineering and Design	%	10%		$ 440,000
	Surveying & Staking & Geotechnical	%	5%		$ 220,000
	Construction Management/Staff	%	10%		$ 440,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,100,000
			SUBTOTAL COST		$ 5,496,000
			CONTINGENCY +	25%	$ 1,374,000
			TOTAL PROJECT		$ 6,870,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-14				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,310	$732	$ 959,000
2	Install 66" RCP	FT	350	$911	$ 319,000
3	Install 72" RCP	FT	1,100	$1,016	$ 1,118,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Remove 48" RCP	FT	1,320	$71	$ 94,000
6	Remove 64" RCP	FT	80	$96	$ 8,000
7	Sawcut and Remove Existing AC Pavement	SF	21,370	$2.66	$ 57,000
8	Crushed Miscellaneous Base	SF	21,370	$4	$ 85,000
9	Replace Asphalt Concrete Pavement	SF	21,370	$2	$ 43,000
10	Traffic Control	%	5%		$ 141,000
11	Erosion Control	%	1%		$ 30,000
12	Mobilization/Demobilization	%	10%		$ 300,000
			SUBTOTAL (CONSTRUCTION)		$ 2,996,000
	Engineering and Design	%	10%		$ 300,000
	Surveying & Staking & Geotechnical	%	5%		$ 150,000
	Construction Management/Staff	%	10%		$ 300,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 750,000
			SUBTOTAL COST		$ 3,746,000
			CONTINGENCY +	25%	$ 937,000
			TOTAL PROJECT		$ 4,683,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-14A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	530	$527	$ 279,000
2	Install 42" RCP	FT	1,000	$588	$ 588,000
3	Install 48" RCP	FT	660	$656	$ 433,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	12,940	$2.66	$ 34,000
6	Crushed Miscellaneous Base	SF	12,940	$4	$ 52,000
7	Replace Asphalt Concrete Pavement	SF	12,940	$2	$ 26,000
8	Traffic Control	%	5%		$ 76,000
9	Erosion Control	%	1%		$ 16,000
10	Mobilization/Demobilization	%	10%		$ 161,000
			SUBTOTAL (CONSTRUCTION)		$ 1,767,000
	Engineering and Design	%	10%		$ 177,000
	Surveying & Staking & Geotechnical	%	5%		$ 88,000
	Construction Management/Staff	%	10%		$ 177,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 442,000
			SUBTOTAL COST		$ 2,209,000
			CONTINGENCY	20%	$ 442,000
			TOTAL PROJECT		$ 2,651,000

* All unit prices reflect 2024 cost.

Name	DZ-15A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	490	$527	$ 258,000
2	Install 42" RCP	FT	1,000	$588	$ 588,000
3	Install 48" RCP	FT	970	$656	$ 636,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	14,710	$2.66	$ 39,000
6	Crushed Miscellaneous Base	SF	14,710	$4	$ 59,000
7	Replace Asphalt Concrete Pavement	SF	14,710	$2	$ 29,000
8	Traffic Control	%	5%		$ 87,000
9	Erosion Control	%	1%		$ 18,000
10	Mobilization/Demobilization	%	10%		$ 184,000
			SUBTOTAL (CONSTRUCTION)		$ 2,020,000
	Engineering and Design	%	10%		$ 202,000
	Surveying & Staking & Geotechnical	%	5%		$ 101,000
	Construction Management/Staff	%	10%		$ 202,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 505,000
			SUBTOTAL COST		$ 2,525,000
			CONTINGENCY	20%	$ 505,000
			TOTAL PROJECT		$ 3,030,000

* All unit prices reflect 2024 cost.

Name	DZ-16				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	2,640	$911	$ 2,405,000
2	Install Double 66" RCP	FT	1,380	$1,822	$ 2,514,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Remove 42" RCP	FT	180	$62	$ 11,000
5	Remove 60" RCP	FT	1,250	$89	$ 111,000
6	Sawcut and Remove Existing AC Pavement	SF	43,430	$2.66	$ 116,000
7	Crushed Miscellaneous Base	SF	43,430	$4	$ 174,000
8	Replace Asphalt Concrete Pavement	SF	43,430	$2	$ 87,000
9	Traffic Control	%	5%		$ 281,000
10	Erosion Control	%	1%		$ 59,000
11	Mobilization/Demobilization	%	10%		$ 596,000
			SUBTOTAL (CONSTRUCTION)		$ 5,961,000
	Engineering and Design	%	10%		$ 596,000
	Surveying & Staking & Geotechnical	%	5%		$ 298,000
	Construction Management/Staff	%	10%		$ 596,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,490,000
			SUBTOTAL COST		$ 7,451,000
			CONTINGENCY +	25%	$ 1,863,000
			TOTAL PROJECT		$ 9,314,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-16A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	420	$527	$ 221,000
2	Install 42" RCP	FT	840	$588	$ 494,000
3	Install 48" RCP	FT	850	$656	$ 558,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	12,630	$2.66	$ 34,000
6	Crushed Miscellaneous Base	SF	12,630	$4	$ 51,000
7	Replace Asphalt Concrete Pavement	SF	12,630	$2	$ 25,000
8	Traffic Control	%	5%		$ 74,000
9	Erosion Control	%	1%		$ 16,000
10	Mobilization/Demobilization	%	10%		$ 158,000
			SUBTOTAL (CONSTRUCTION)		$ 1,733,000
	Engineering and Design	%	10%		$ 173,000
	Surveying & Staking & Geotechnical	%	5%		$ 87,000
	Construction Management/Staff	%	10%		$ 173,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 433,000
			SUBTOTAL COST		$ 2,166,000
			CONTINGENCY	20%	$ 433,000
			TOTAL PROJECT		$ 2,599,000

* All unit prices reflect 2024 cost.

Name	JH-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	1,380	$1,264	$ 1,744,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 66" RCP	FT	1,090	$99	$ 108,000
4	Remove 78" RCP	FT	290	$117	$ 34,000
5	Sawcut and Remove Existing AC Pavement	SF	13,340	$2.66	$ 35,000
6	Crushed Miscellaneous Base	SF	13,340	$4	$ 53,000
7	Replace Asphalt Concrete Pavement	SF	13,340	$2	$ 27,000
8	Traffic Control	%	5%		$ 103,000
9	Erosion Control	%	1%		$ 22,000
10	Mobilization/Demobilization	%	10%		$ 219,000
	SUBTOTAL (CONSTRUCTION)				$ 2,187,000
	Engineering and Design	%	10%		$ 219,000
	Surveying & Staking & Geotechnical	%	5%		$ 109,000
	Construction Management/Staff	%	10%		$ 219,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 547,000
	SUBTOTAL COST				$ 2,734,000
	CONTINGENCY			20%	$ 547,000
	TOTAL PROJECT				$ 3,281,000

* All unit prices reflect 2024 cost.

Name	JH-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	1,930	$1,016	$ 1,961,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Remove 69" RCP	FT	1,920	$103	$ 198,000
4	Sawcut and Remove Existing AC Pavement	SF	16,570	$2.66	$ 44,000
5	Crushed Miscellaneous Base	SF	16,570	$4	$ 66,000
6	Replace Asphalt Concrete Pavement	SF	16,570	$2	$ 33,000
7	Traffic Control	%	5%		$ 120,000
8	Erosion Control	%	1%		$ 25,000
9	Mobilization/Demobilization	%	10%		$ 255,000
			SUBTOTAL (CONSTRUCTION)		$ 2,549,000
	Engineering and Design	%	10%		$ 255,000
	Surveying & Staking & Geotechnical	%	5%		$ 127,000
	Construction Management/Staff	%	10%		$ 255,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 637,000
			SUBTOTAL COST		$ 3,186,000
			CONTINGENCY	20%	$ 637,000
			TOTAL PROJECT		$ 3,823,000

* All unit prices reflect 2024 cost.

Name	SR-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install Double 66" RCP	FT	1,560	$1,822	$ 2,842,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 54" RCP	FT	1,460	$80	$ 117,000
4	Sawcut and Remove Existing AC Pavement	SF	12,550	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,550	$4	$ 50,000
6	Replace Asphalt Concrete Pavement	SF	12,550	$2	$ 25,000
7	Traffic Control	%	5%		$ 157,000
8	Erosion Control	%	1%		$ 33,000
9	Mobilization/Demobilization	%	10%		$ 334,000
			SUBTOTAL (CONSTRUCTION)		$ 3,338,000
	Engineering and Design	%	10%		$ 334,000
	Surveying & Staking & Geotechnical	%	5%		$ 167,000
	Construction Management/Staff	%	10%		$ 334,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 835,000
			SUBTOTAL COST		$ 4,173,000
			CONTINGENCY	20%	$ 835,000
			TOTAL PROJECT		$ 5,008,000

* All unit prices reflect 2024 cost.

Name	SR-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	2,570	$1,133	$ 2,912,000
2	Install 84" RCP	FT	1,170	$1,264	$ 1,479,000
3	Install 14' x 6' RCB	FT	620	$7,627	$ 4,729,000
4	Manhole	EA	11	$20,322	$ 224,000
5	Remove 84" RCP	FT	580	$126	$ 73,000
6	Sawcut and Remove Existing AC Pavement	SF	39,720	$2.66	$ 106,000
7	Crushed Miscellaneous Base	SF	39,720	$4	$ 159,000
8	Replace Asphalt Concrete Pavement	SF	39,720	$2	$ 79,000
9	Traffic Control	%	5%		$ 488,000
10	Erosion Control	%	1%		$ 102,000
11	Mobilization/Demobilization	%	10%		$ 1,035,000
			SUBTOTAL (CONSTRUCTION)		$ 10,351,000
	Engineering and Design	%	10%		$ 1,035,000
	Surveying & Staking & Geotechnical	%	5%		$ 518,000
	Construction Management/Staff	%	10%		$ 1,035,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,588,000
			SUBTOTAL COST		$ 12,939,000
			CONTINGENCY	20%	$ 2,588,000
			TOTAL PROJECT		$ 15,527,000

* All unit prices reflect 2024 cost.

Name	SR-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	460	$1,264	$ 581,000
2	Install 96" RCP	FT	2,260	$1,572	$ 3,553,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Remove 72" RCP	FT	510	$108	$ 55,000
5	Remove 78" RCP	FT	290	$117	$ 34,000
6	Remove 84" RCP	FT	560	$126	$ 71,000
7	Sawcut and Remove Existing AC Pavement	SF	28,740	$2.66	$ 76,000
8	Crushed Miscellaneous Base	SF	28,740	$4	$ 115,000
9	Replace Asphalt Concrete Pavement	SF	28,740	$2	$ 57,000
10	Traffic Control	%	5%		$ 234,000
11	Erosion Control	%	1%		$ 49,000
12	Mobilization/Demobilization	%	10%		$ 497,000
			SUBTOTAL (CONSTRUCTION)		$ 4,967,000
	Engineering and Design	%	10%		$ 497,000
	Surveying & Staking & Geotechnical	%	5%		$ 248,000
	Construction Management/Staff	%	10%		$ 497,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,242,000
			SUBTOTAL COST		$ 6,209,000
			CONTINGENCY	20%	$ 1,242,000
			TOTAL PROJECT		$ 7,451,000

* All unit prices reflect 2024 cost.

Name	SR-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 8' x 5' RCB	FT	1,540	$2,150	$ 3,311,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 66" RCP	FT	1,440	$99	$ 143,000
4	Sawcut and Remove Existing AC Pavement	SF	10,780	$2.66	$ 29,000
5	Crushed Miscellaneous Base	SF	10,780	$4	$ 43,000
6	Replace Asphalt Concrete Pavement	SF	10,780	$2	$ 22,000
7	Traffic Control	%	5%		$ 181,000
8	Erosion Control	%	1%		$ 38,000
9	Mobilization/Demobilization	%	10%		$ 385,000
			SUBTOTAL (CONSTRUCTION)		$ 3,848,000
	Engineering and Design	%	10%		$ 385,000
	Surveying & Staking & Geotechnical	%	5%		$ 192,000
	Construction Management/Staff	%	10%		$ 385,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 962,000
			SUBTOTAL COST		$ 4,810,000
			CONTINGENCY	20%	$ 962,000
			TOTAL PROJECT		$ 5,772,000

* All unit prices reflect 2024 cost.

Name	SS-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	2,150	$816	$ 1,754,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Remove 42" RCP	FT	2,090	$62	$ 130,000
4	Sawcut and Remove Existing AC Pavement	SF	16,130	$2.66	$ 43,000
5	Crushed Miscellaneous Base	SF	16,130	$4	$ 65,000
6	Replace Asphalt Concrete Pavement	SF	16,130	$2	$ 32,000
7	Traffic Control	%	5%		$ 106,000
8	Erosion Control	%	1%		$ 22,000
9	Mobilization/Demobilization	%	10%		$ 225,000
			SUBTOTAL (CONSTRUCTION)		$ 2,254,000
	Engineering and Design	%	10%		$ 225,000
	Surveying & Staking & Geotechnical	%	5%		$ 113,000
	Construction Management/Staff	%	10%		$ 225,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 563,000
			SUBTOTAL COST		$ 2,817,000
			CONTINGENCY	20%	$ 563,000
			TOTAL PROJECT		$ 3,380,000

* All unit prices reflect 2024 cost.

Name	SS-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,240	$816	$ 1,012,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 42" RCP	FT	920	$62	$ 57,000
4	Remove 48" RCP	FT	210	$71	$ 15,000
5	Sawcut and Remove Existing AC Pavement	SF	9,300	$2.66	$ 25,000
6	Crushed Miscellaneous Base	SF	9,300	$4	$ 37,000
7	Replace Asphalt Concrete Pavement	SF	9,300	$2	$ 19,000
8	Traffic Control	%	5%		$ 61,000
9	Erosion Control	%	1%		$ 13,000
10	Mobilization/Demobilization	%	10%		$ 130,000
			SUBTOTAL (CONSTRUCTION)		$ 1,300,000
	Engineering and Design	%	10%		$ 130,000
	Surveying & Staking & Geotechnical	%	5%		$ 65,000
	Construction Management/Staff	%	10%		$ 130,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 325,000
			SUBTOTAL COST		$ 1,625,000
			CONTINGENCY	20%	$ 325,000
			TOTAL PROJECT		$ 1,950,000

* All unit prices reflect 2024 cost.

Name	SS-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	1,720	$911	$ 1,567,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 54" RCP	FT	1,210	$80	$ 97,000
4	Remove 60" RCP	FT	710	$89	$ 63,000
5	Sawcut and Remove Existing AC Pavement	SF	13,830	$2.66	$ 37,000
6	Crushed Miscellaneous Base	SF	13,830	$4	$ 55,000
7	Replace Asphalt Concrete Pavement	SF	13,830	$2	$ 28,000
8	Traffic Control	%	5%		$ 96,000
9	Erosion Control	%	1%		$ 20,000
10	Mobilization/Demobilization	%	10%		$ 204,000
			SUBTOTAL (CONSTRUCTION)		$ 2,044,000
	Engineering and Design	%	10%		$ 204,000
	Surveying & Staking & Geotechnical	%	5%		$ 102,000
	Construction Management/Staff	%	10%		$ 204,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 510,000
			SUBTOTAL COST		$ 2,554,000
			CONTINGENCY	20%	$ 511,000
			TOTAL PROJECT		$ 3,065,000

* All unit prices reflect 2024 cost.

Name	SS-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	590	$527	$ 311,000
2	Install 42" RCP	FT	1,300	$588	$ 764,000
3	Install 48" RCP	FT	580	$656	$ 380,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	14,510	$2.66	$ 39,000
6	Crushed Miscellaneous Base	SF	14,510	$4	$ 58,000
7	Replace Asphalt Concrete Pavement	SF	14,510	$2	$ 29,000
8	Traffic Control	%	5%		$ 85,000
9	Erosion Control	%	1%		$ 18,000
10	Mobilization/Demobilization	%	10%		$ 181,000
			SUBTOTAL (CONSTRUCTION)		$ 1,987,000
	Engineering and Design	%	10%		$ 199,000
	Surveying & Staking & Geotechnical	%	5%		$ 99,000
	Construction Management/Staff	%	10%		$ 199,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 497,000
			SUBTOTAL COST		$ 2,484,000
			CONTINGENCY +	25%	$ 621,000
			TOTAL PROJECT		$ 3,105,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	SS-9				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,550	$816	$ 1,265,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 42" RCP	FT	1,470	$62	$ 91,000
4	Sawcut and Remove Existing AC Pavement	SF	11,630	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,630	$4	$ 47,000
6	Replace Asphalt Concrete Pavement	SF	11,630	$2	$ 23,000
7	Traffic Control	%	5%		$ 77,000
8	Erosion Control	%	1%		$ 16,000
9	Mobilization/Demobilization	%	10%		$ 163,000
			SUBTOTAL (CONSTRUCTION)		$ 1,631,000
	Engineering and Design	%	10%		$ 163,000
	Surveying & Staking & Geotechnical	%	5%		$ 82,000
	Construction Management/Staff	%	10%		$ 163,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 408,000
			SUBTOTAL COST		$ 2,039,000
			CONTINGENCY	20%	$ 408,000
			TOTAL PROJECT		$ 2,447,000

* All unit prices reflect 2024 cost.

Name	SS-9A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	930	$527	$ 490,000
2	Install 42" RCP	FT	480	$588	$ 282,000
3	Install 60" RCP	FT	1,220	$816	$ 996,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Remove 42" RCP	FT	1,290	$62	$ 80,000
6	Sawcut and Remove Existing AC Pavement	SF	16,930	$2.66	$ 45,000
7	Crushed Miscellaneous Base	SF	16,930	$4	$ 68,000
8	Replace Asphalt Concrete Pavement	SF	16,930	$2	$ 34,000
9	Traffic Control	%	5%		$ 107,000
10	Erosion Control	%	1%		$ 22,000
11	Mobilization/Demobilization	%	10%		$ 227,000
			SUBTOTAL (CONSTRUCTION)		$ 1,990,000
	Engineering and Design	%	10%		$ 199,000
	Surveying & Staking & Geotechnical	%	5%		$ 100,000
	Construction Management/Staff	%	10%		$ 199,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 498,000
			SUBTOTAL COST		$ 2,488,000
			CONTINGENCY	20%	$ 498,000
			TOTAL PROJECT		$ 2,986,000

* All unit prices reflect 2024 cost.

Name	SS-10				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	820	$911	$ 747,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Remove 39" RCP	FT	770	$58	$ 45,000
4	Sawcut and Remove Existing AC Pavement	SF	6,590	$2.66	$ 18,000
5	Crushed Miscellaneous Base	SF	6,590	$4	$ 26,000
6	Replace Asphalt Concrete Pavement	SF	6,590	$2	$ 13,000
7	Traffic Control	%	5%		$ 45,000
8	Erosion Control	%	1%		$ 9,000
9	Mobilization/Demobilization	%	10%		$ 94,000
			SUBTOTAL (CONSTRUCTION)		$ 944,000
	Engineering and Design	%	10%		$ 94,000
	Surveying & Staking & Geotechnical	%	5%		$ 47,000
	Construction Management/Staff	%	10%		$ 94,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 235,000
			SUBTOTAL COST		$ 1,179,000
			CONTINGENCY	20%	$ 236,000
			TOTAL PROJECT		$ 1,415,000

* All unit prices reflect 2024 cost.

Name	SS-11				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	460	$656	$ 302,000
2	Install 60" RCP	FT	1,200	$816	$ 979,000
3	Install 66" RCP	FT	620	$911	$ 565,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Remove 36" RCP	FT	2,270	$53	$ 120,000
8	Sawcut and Remove Existing AC Pavement	SF	16,940	$2.66	$ 45,000
9	Crushed Miscellaneous Base	SF	16,940	$4	$ 68,000
10	Replace Asphalt Concrete Pavement	SF	16,940	$2	$ 34,000
11	Traffic Control	%	5%		$ 112,000
12	Erosion Control	%	1%		$ 23,000
13	Mobilization/Demobilization	%	10%		$ 237,000
			SUBTOTAL (CONSTRUCTION)		$ 2,370,000
	Engineering and Design	%	10%		$ 237,000
	Surveying & Staking & Geotechnical	%	5%		$ 119,000
	Construction Management/Staff	%	10%		$ 237,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 593,000
			SUBTOTAL COST		$ 2,963,000
			CONTINGENCY	20%	$ 593,000
			TOTAL PROJECT		$ 3,556,000

* All unit prices reflect 2024 cost.

AOS 3 Capital Project Cost Estimates

Project	Cost
A-0	$16,438,000.00
A-0A	$7,220,000.00
A-0B	$6,091,000.00
A-0C	$1,391,000.00
A-0D	$1,259,000.00
A-1	$2,042,000.00
A-1A	$1,799,000.00
A-2	$2,621,000.00
A-2A	$2,250,000.00
A-3	$16,535,000.00
A-3A	$2,359,000.00
A-3B	$1,996,000.00
A-3C	$6,606,000.00
A-4	$1,495,000.00
B-1	$2,709,000.00
B-2	$1,648,000.00
B-3	$911,000.00
B-5	$2,800,000.00
B-5A	$4,051,000.00
B-6	$235,000.00
B-7	$1,324,000.00
B-8	$1,886,000.00
C-0	$7,920,000.00
C-2	$1,951,000.00
C-4	$4,225,000.00
C-5	$2,776,000.00
C-6	$589,000.00
C-7	$4,623,000.00
C-8	$4,228,000.00
C-8A	$2,633,000.00
C-8B	$5,795,000.00
C-9	$12,900,000.00
HR-1	$4,127,000.00

Name	A-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 10' x9' RCB	FT	1,510	$5,252	$ 7,931,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 12' x 10' RCB	FT	1,510	$811	$ 1,225,000
4	Sawcut and Remove Existing AC Pavement	SF	18,120	$2.66	$ 48,000
5	Crushed Miscellaneous Base	SF	18,120	$4	$ 72,000
6	Replace Asphalt Concrete Pavement	SF	18,120	$2	$ 36,000
7	Traffic Control	%	5%		$ 470,000
8	Erosion Control	%	1%		$ 99,000
9	Mobilization/Demobilization	%	10%		$ 996,000
			SUBTOTAL (CONSTRUCTION)		$ 10,958,000
	Engineering and Design	%	10%		$ 1,096,000
	Surveying & Staking & Geotechnical	%	5%		$ 548,000
	Construction Management/Staff	%	10%		$ 1,096,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,740,000
			SUBTOTAL COST		$ 13,698,000
			CONTINGENCY	20%	$ 2,740,000
			TOTAL PROJECT		$ 16,438,000

* All unit prices reflect 2024 costs.

Name	A-0A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	2,190	$1,264	$ 2,768,000
2	Install 90" RCP	FT	580	$1,409	$ 817,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Sawcut and Remove Existing AC Pavement	SF	27,090	$2.66	$ 72,000
5	Crushed Miscellaneous Base	SF	27,090	$4	$ 108,000
6	Replace Asphalt Concrete Pavement	SF	27,090	$2	$ 54,000
7	Traffic Control	%	5%		$ 198,000
8	Erosion Control	%	1%		$ 42,000
9	Mobilization/Demobilization	%	10%		$ 420,000
	SUBTOTAL (CONSTRUCTION)				$ 4,621,000
	Engineering and Design	%	10%		$ 462,000
	Surveying & Staking & Geotechnical	%	5%		$ 231,000
	Construction Management/Staff	%	10%		$ 462,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 1,155,000
	SUBTOTAL COST				$ 5,776,000
	CONTINGENCY +			25%	$ 1,444,000
	TOTAL PROJECT				$ 7,220,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	A-0B	100			
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	780	$1,133	$ 884,000
2	Install 84" RCP	FT	1,790	$1,264	$ 2,263,000
3	Manhole	EA	6	$20,322	$ 122,000
4	Sawcut and Remove Existing AC Pavement	SF	24,420	$2.66	$ 65,000
5	Crushed Miscellaneous Base	SF	24,420	$4	$ 98,000
6	Replace Asphalt Concrete Pavement	SF	24,420	$2	$ 49,000
7	Traffic Control	%	5%		$ 174,000
8	Erosion Control	%	1%		$ 37,000
9	Mobilization/Demobilization	%	10%		$ 369,000
			SUBTOTAL (CONSTRUCTION)		$ 4,061,000
	Engineering and Design	%	10%		$ 406,000
	Surveying & Staking & Geotechnical	%	5%		$ 203,000
	Construction Management/Staff	%	10%		$ 406,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,015,000
			SUBTOTAL COST		$ 5,076,000
			CONTINGENCY	20%	$ 1,015,000
			TOTAL PROJECT		$ 6,091,000

* All unit prices reflect 2024 costs.

Name	A-0C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,280	$527	$ 675,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	6,830	$2.66	$ 18,000
4	Crushed Miscellaneous Base	SF	6,830	$4	$ 27,000
5	Replace Asphalt Concrete Pavement	SF	6,830	$2	$ 14,000
6	Traffic Control	%	5%		$ 40,000
7	Erosion Control	%	1%		$ 8,000
8	Mobilization/Demobilization	%	10%		$ 84,000
	SUBTOTAL (CONSTRUCTION)				$ 927,000
	Engineering and Design	%	10%		$ 93,000
	Surveying & Staking & Geotechnical	%	5%		$ 46,000
	Construction Management/Staff	%	10%		$ 93,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 232,000
	SUBTOTAL COST				$ 1,159,000
	CONTINGENCY			20%	$ 232,000
	TOTAL PROJECT				$ 1,391,000

* All unit prices reflect 2024 costs.

Name	A-0D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	480	$527	$ 253,000
2	Install 48" RCP	FT	550	$656	$ 361,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	5,790	$2.66	$ 15,000
5	Crushed Miscellaneous Base	SF	5,790	$4	$ 23,000
6	Replace Asphalt Concrete Pavement	SF	5,790	$2	$ 12,000
7	Traffic Control	%	5%		$ 36,000
8	Erosion Control	%	1%		$ 38,000
9	Mobilization/Demobilization	%	10%		$ 40,000
			SUBTOTAL (CONSTRUCTION)		$ 839,000
	Engineering and Design	%	10%		$ 84,000
	Surveying & Staking & Geotechnical	%	5%		$ 42,000
	Construction Management/Staff	%	10%		$ 84,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 210,000
			SUBTOTAL COST		$ 1,049,000
			CONTINGENCY	20%	$ 210,000
			TOTAL PROJECT		$ 1,259,000

* All unit prices reflect 2024 costs.

Name	A-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,100	$588	$ 647,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	10,040	$2.66	$ 27,000
5	Crushed Miscellaneous Base	SF	10,040	$4	$ 40,000
6	Replace Asphalt Concrete Pavement	SF	10,040	$2	$ 20,000
7	Traffic Control	%	5%		$ 58,000
8	Erosion Control	%	1%		$ 12,000
9	Mobilization/Demobilization	%	10%		$ 124,000
			SUBTOTAL (CONSTRUCTION)		$ 1,362,000
	Engineering and Design	%	10%		$ 136,000
	Surveying & Staking & Geotechnical	%	5%		$ 68,000
	Construction Management/Staff	%	10%		$ 136,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 340,000
			SUBTOTAL COST		$ 1,702,000
			CONTINGENCY	20%	$ 340,000
			TOTAL PROJECT		$ 2,042,000

* All unit prices reflect 2024 costs.

Name	A-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	800	$527	$ 422,000
2	Install 48" RCP	FT	690	$656	$ 453,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	8,320	$2.66	$ 22,000
5	Crushed Miscellaneous Base	SF	8,320	$4	$ 33,000
6	Replace Asphalt Concrete Pavement	SF	8,320	$2	$ 17,000
7	Traffic Control	%	5%		$ 51,000
8	Erosion Control	%	1%		$ 11,000
9	Mobilization/Demobilization	%	10%		$ 109,000
			SUBTOTAL (CONSTRUCTION)		$ 1,199,000
	Engineering and Design	%	10%		$ 120,000
	Surveying & Staking & Geotechnical	%	5%		$ 60,000
	Construction Management/Staff	%	10%		$ 120,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 300,000
			SUBTOTAL COST		$ 1,499,000
			CONTINGENCY	20%	$ 300,000
			TOTAL PROJECT		$ 1,799,000

* All unit prices reflect 2024 costs.

Name	A-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	890	$527	$ 469,000
2	Install 54" RCP	FT	1,130	$732	$ 827,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,390	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,390	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,390	$2	$ 23,000
7	Traffic Control	%	5%		$ 75,000
8	Erosion Control	%	1%		$ 16,000
9	Mobilization/Demobilization	%	10%		$ 159,000
			SUBTOTAL (CONSTRUCTION)		$ 1,747,000
	Engineering and Design	%	10%		$ 175,000
	Surveying & Staking & Geotechnical	%	5%		$ 87,000
	Construction Management/Staff	%	10%		$ 175,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 437,000
			SUBTOTAL COST		$ 2,184,000
			CONTINGENCY	20%	$ 437,000
			TOTAL PROJECT		$ 2,621,000

* All unit prices reflect 2024 costs.

Name	A-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	850	$527	$ 448,000
2	Install 42" RCP	FT	120	$588	$ 71,000
3	Install 48" RCP	FT	870	$656	$ 571,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	10,820	$2.66	$ 29,000
6	Crushed Miscellaneous Base	SF	10,820	$4	$ 43,000
7	Replace Asphalt Concrete Pavement	SF	10,820	$2	$ 22,000
8	Traffic Control	%	5%		$ 64,000
9	Erosion Control	%	1%		$ 14,000
10	Mobilization/Demobilization	%	10%		$ 136,000
			SUBTOTAL (CONSTRUCTION)		$ 1,500,000
	Engineering and Design	%	10%		$ 150,000
	Surveying & Staking & Geotechnical	%	5%		$ 75,000
	Construction Management/Staff	%	10%		$ 150,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 375,000
			SUBTOTAL COST		$ 1,875,000
			CONTINGENCY	20%	$ 375,000
			TOTAL PROJECT		$ 2,250,000

* All unit prices reflect 2024 costs.

Name	A-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 90" RCP	FT	4,950	$1,409	$ 6,975,000
2	Install 96" RCP	FT	1,240	$1,572	$ 1,949,000
3	Manhole	EA	15	$20,322	$ 305,000
4	Sawcut and Remove Existing AC Pavement	SF	25,380	$2.66	$ 68,000
5	Crushed Miscellaneous Base	SF	25,380	$4	$ 102,000
6	Replace Asphalt Concrete Pavement	SF	25,380	$2	$ 51,000
7	Traffic Control	%	5%		$ 473,000
8	Erosion Control	%	1%		$ 99,000
9	Mobilization/Demobilization	%	10%		$ 1,002,000
			SUBTOTAL (CONSTRUCTION)		$ 11,024,000
	Engineering and Design	%	10%		$ 1,102,000
	Surveying & Staking & Geotechnical	%	5%		$ 551,000
	Construction Management/Staff	%	10%		$ 1,102,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,755,000
			SUBTOTAL COST		$ 13,779,000
			CONTINGENCY	20%	$ 2,756,000
			TOTAL PROJECT		$ 16,535,000

* All unit prices reflect 2024 costs.

Name	A-3A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,350	$588	$ 794,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,500	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,500	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,500	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Mobilization/Demobilization	%	10%		$ 143,000
			SUBTOTAL (CONSTRUCTION)		$ 1,573,000
	Engineering and Design	%	10%		$ 157,000
	Surveying & Staking & Geotechnical	%	5%		$ 79,000
	Construction Management/Staff	%	10%		$ 157,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 393,000
			SUBTOTAL COST		$ 1,966,000
			CONTINGENCY	20%	$ 393,000
			TOTAL PROJECT		$ 2,359,000

* All unit prices reflect 2024 costs.

Name	A-3B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 96" RCP	FT	660	$1,572	$ 1,038,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	7,100	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,100	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	7,100	$2	$ 14,000
6	Traffic Control	%	5%		$ 57,000
7	Erosion Control	%	1%		$ 12,000
8	Mobilization/Demobilization	%	10%		$ 121,000
			SUBTOTAL (CONSTRUCTION)		$ 1,330,000
	Engineering and Design	%	10%		$ 133,000
	Surveying & Staking & Geotechnical	%	5%		$ 67,000
	Construction Management/Staff	%	10%		$ 133,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 333,000
			SUBTOTAL COST		$ 1,663,000
			CONTINGENCY	20%	$ 333,000
			TOTAL PROJECT		$ 1,996,000

* All unit prices reflect 2024 costs.

Name	A-3C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	3,510	$911	$ 3,198,000
2	Manhole	EA	9	$20,322	$ 183,000
3	Sawcut and Remove Existing AC Pavement	SF	28,230	$2.66	$ 75,000
4	Crushed Miscellaneous Base	SF	28,230	$4	$ 113,000
5	Replace Asphalt Concrete Pavement	SF	28,230	$2	$ 56,000
6	Traffic Control	%	5%		$ 181,000
7	Erosion Control	%	1%		$ 38,000
8	Mobilization/Demobilization	%	10%		$ 384,000
			SUBTOTAL (CONSTRUCTION)		$ 4,228,000
	Engineering and Design	%	10%		$ 423,000
	Surveying & Staking & Geotechnical	%	5%		$ 211,000
	Construction Management/Staff	%	10%		$ 423,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,057,000
			SUBTOTAL COST		$ 5,285,000
			CONTINGENCY +	25%	$ 1,321,000
			TOTAL PROJECT		$ 6,606,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	A-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	640	$588	$ 376,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	7,330	$2.66	$ 19,000
5	Crushed Miscellaneous Base	SF	7,330	$4	$ 29,000
6	Replace Asphalt Concrete Pavement	SF	7,330	$2	$ 15,000
7	Traffic Control	%	5%		$ 43,000
8	Erosion Control	%	1%		$ 9,000
9	Mobilization/Demobilization	%	10%		$ 91,000
			SUBTOTAL (CONSTRUCTION)		$ 996,000
	Engineering and Design	%	10%		$ 100,000
	Surveying & Staking & Geotechnical	%	5%		$ 50,000
	Construction Management/Staff	%	10%		$ 100,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 250,000
			SUBTOTAL COST		$ 1,246,000
			CONTINGENCY	20%	$ 249,000
			TOTAL PROJECT		$ 1,495,000

* All unit prices reflect 2024 costs.

Name	B-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	410	$527	$ 216,000
2	Install 42" RCP	FT	870	$588	$ 512,000
3	Install 42" RCP	FT	110	$588	$ 65,000
4	Install 54" RCP	FT	560	$732	$ 410,000
5	Install 54" RCP	FT	100	$732	$ 73,000
6	Manhole	EA	5	$20,322	$ 102,000
7	Sawcut and Remove Existing AC Pavement	SF	12,540	$2.66	$ 33,000
8	Crushed Miscellaneous Base	SF	12,540	$4	$ 50,000
9	Replace Asphalt Concrete Pavement	SF	12,540	$2	$ 25,000
10	Traffic Control	%	5%		$ 74,000
11	Erosion Control	%	1%		$ 16,000
12	Mobilization/Demobilization	%	10%		$ 158,000
			SUBTOTAL (CONSTRUCTION)		$ 1,734,000
	Engineering and Design	%	10%		$ 173,000
	Surveying & Staking & Geotechnical	%	5%		$ 87,000
	Construction Management/Staff	%	10%		$ 173,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 433,000
			SUBTOTAL COST		$ 2,167,000
			CONTINGENCY +	25%	$ 542,000
			TOTAL PROJECT		$ 2,709,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	B-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,150	$656	$ 754,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 36" RCP	FT	1,150	$53	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	7,380	$2.66	$ 20,000
5	Crushed Miscellaneous Base	SF	7,380	$4	$ 30,000
6	Replace Asphalt Concrete Pavement	SF	7,380	$2	$ 15,000
7	Traffic Control	%	5%		$ 47,000
8	Erosion Control	%	1%		$ 10,000
9	Mobilization/Demobilization	%	10%		$ 100,000
	SUBTOTAL (CONSTRUCTION)				$ 1,098,000
	Engineering and Design	%	10%		$ 110,000
	Surveying & Staking & Geotechnical	%	5%		$ 55,000
	Construction Management/Staff	%	10%		$ 110,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 275,000
	SUBTOTAL COST				$ 1,373,000
	CONTINGENCY			20%	$ 275,000
	TOTAL PROJECT				$ 1,648,000

* All unit prices reflect 2024 costs.

Name	B-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	400	$527	$ 211,000
2	Install 42" RCP	FT	360	$588	$ 212,000
3	Manhole	EA	2	$20,322	$ 41,000
4	Sawcut and Remove Existing AC Pavement	SF	4,250	$2.66	$ 11,000
5	Crushed Miscellaneous Base	SF	4,250	$4	$ 17,000
6	Replace Asphalt Concrete Pavement	SF	4,250	$2	$ 9,000
7	Traffic Control	%	5%		$ 25,000
8	Erosion Control	%	1%		$ 5,000
9	Mobilization/Demobilization	%	10%		$ 53,000
			SUBTOTAL (CONSTRUCTION)		$ 584,000
	Engineering and Design	%	10%		$ 58,400
	Surveying & Staking & Geotechnical	%	5%		$ 29,000
	Construction Management/Staff	%	10%		$ 58,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 145,000
			SUBTOTAL COST		$ 729,000
			CONTINGENCY +	25%	$ 182,000
			TOTAL PROJECT		$ 911,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	B-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	1,240	$1,016	$ 1,260,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 66" RCP	FT	1,240	$99	$ 123,000
4	Sawcut and Remove Existing AC Pavement	SF	10,640	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,640	$4	$ 43,000
6	Replace Asphalt Concrete Pavement	SF	10,640	$2	$ 21,000
7	Traffic Control	%	5%		$ 77,000
8	Erosion Control	%	1%		$ 16,000
9	Mobilization/Demobilization	%	10%		$ 163,000
			SUBTOTAL (CONSTRUCTION)		$ 1,792,000
	Engineering and Design	%	10%		$ 179,000
	Surveying & Staking & Geotechnical	%	5%		$ 90,000
	Construction Management/Staff	%	10%		$ 179,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 448,000
			SUBTOTAL COST		$ 2,240,000
			CONTINGENCY +	25%	$ 560,000
			TOTAL PROJECT		$ 2,800,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main and SCG transmisson line conflict

Name	B-5A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,050	$588	$ 617,000
3	Install 48" RCP	FT	1,550	$656	$ 1,017,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	19,630	$2.66	$ 52,000
6	Crushed Miscellaneous Base	SF	19,630	$4	$ 79,000
7	Replace Asphalt Concrete Pavement	SF	19,630	$2	$ 39,000
8	Traffic Control	%	5%		$ 116,000
9	Erosion Control	%	1%		$ 24,000
10	Mobilization/Demobilization	%	10%		$ 246,000
			SUBTOTAL (CONSTRUCTION)		$ 2,701,000
	Engineering and Design	%	10%		$ 270,000
	Surveying & Staking & Geotechnical	%	5%		$ 135,000
	Construction Management/Staff	%	10%		$ 270,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 675,000
			SUBTOTAL COST		$ 3,376,000
			CONTINGENCY	20%	$ 675,000
			TOTAL PROJECT		$ 4,051,000

* All unit prices reflect 2024 costs.

Name	B-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	200	$527	$ 105,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Sawcut and Remove Existing AC Pavement	SF	1,070	$2.66	$ 3,000
4	Crushed Miscellaneous Base	SF	1,070	$4	$ 4,000
5	Replace Asphalt Concrete Pavement	SF	1,070	$2	$ 2,000
6	Traffic Control	%	5%		$ 7,000
7	Erosion Control	%	1%		$ 1,000
8	Mobilization/Demobilization	%	10%		$ 14,000
			SUBTOTAL (CONSTRUCTION)		$ 156,000
	Engineering and Design	%	10%		$ 15,600
	Surveying & Staking & Geotechnical	%	5%		$ 8,000
	Construction Management/Staff	%	10%		$ 16,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 40,000
			SUBTOTAL COST		$ 196,000
			CONTINGENCY	20%	$ 39,000
			TOTAL PROJECT		$ 235,000

* All unit prices reflect 2024 costs.

Name	B-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	500	$527	$ 264,000
2	Install 42" RCP	FT	640	$588	$ 376,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	6,430	$2.66	$ 17,000
5	Crushed Miscellaneous Base	SF	6,430	$4	$ 26,000
6	Replace Asphalt Concrete Pavement	SF	6,430	$2	$ 13,000
7	Traffic Control	%	5%		$ 38,000
8	Erosion Control	%	1%		$ 8,000
9	Mobilization/Demobilization	%	10%		$ 80,000
			SUBTOTAL (CONSTRUCTION)		$ 883,000
	Engineering and Design	%	10%		$ 88,000
	Surveying & Staking & Geotechnical	%	5%		$ 44,000
	Construction Management/Staff	%	10%		$ 88,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 220,000
			SUBTOTAL COST		$ 1,103,000
			CONTINGENCY	20%	$ 221,000
			TOTAL PROJECT		$ 1,324,000

* All unit prices reflect 2024 costs.

Name	B-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 48" RCP	FT	990	$656	$ 649,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	8,590	$2.66	$ 23,000
5	Crushed Miscellaneous Base	SF	8,590	$4	$ 34,000
6	Replace Asphalt Concrete Pavement	SF	8,590	$2	$ 17,000
7	Traffic Control	%	5%		$ 54,000
8	Erosion Control	%	1%		$ 11,000
9	Mobilization/Demobilization	%	10%		$ 114,000
			SUBTOTAL (CONSTRUCTION)		$ 1,257,000
	Engineering and Design	%	10%		$ 126,000
	Surveying & Staking & Geotechnical	%	5%		$ 63,000
	Construction Management/Staff	%	10%		$ 126,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 315,000
			SUBTOTAL COST		$ 1,572,000
			CONTINGENCY	20%	$ 314,000
			TOTAL PROJECT		$ 1,886,000

* All unit prices reflect 2024 costs.

Name	C-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,300	$816	$ 1,061,000
2	Install 72" RCP	FT	2,590	$1,016	$ 2,631,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Remove 60" RCP	FT	3,030	$89	$ 270,000
5	Remove 66" RCP	FT	850	$99	$ 84,000
6	Sawcut and Remove Existing AC Pavement	SF	31,980	$2.66	$ 85,000
7	Crushed Miscellaneous Base	SF	31,980	$4	$ 128,000
8	Replace Asphalt Concrete Pavement	SF	31,980	$2	$ 64,000
9	Traffic Control	%	5%		$ 226,000
10	Erosion Control	%	1%		$ 48,000
11	Mobilization/Demobilization	%	10%		$ 480,000
			SUBTOTAL (CONSTRUCTION)		$ 5,280,000
	Engineering and Design	%	10%		$ 528,000
	Surveying & Staking & Geotechnical	%	5%		$ 264,000
	Construction Management/Staff	%	10%		$ 528,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,320,000
			SUBTOTAL COST		$ 6,600,000
			CONTINGENCY	20%	$ 1,320,000
			TOTAL PROJECT		$ 7,920,000

* All unit prices reflect 2024 costs.

Name	C-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	430	$911	$ 392,000
2	Install 72" RCP	FT	520	$1,016	$ 528,000
3	Manhole	EA	2	$20,322	$ 41,000
4	Remove 60" RCP	FT	950	$89	$ 85,000
5	Sawcut and Remove Existing AC Pavement	SF	7,920	$2.66	$ 21,000
6	Crushed Miscellaneous Base	SF	7,920	$4	$ 32,000
7	Replace Asphalt Concrete Pavement	SF	7,920	$2	$ 16,000
8	Traffic Control	%	5%		$ 56,000
9	Erosion Control	%	1%		$ 12,000
10	Mobilization/Demobilization	%	10%		$ 118,000
			SUBTOTAL (CONSTRUCTION)		$ 1,301,000
	Engineering and Design	%	10%		$ 130,000
	Surveying & Staking & Geotechnical	%	5%		$ 65,000
	Construction Management/Staff	%	10%		$ 130,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 325,000
			SUBTOTAL COST		$ 1,626,000
			CONTINGENCY	20%	$ 325,000
			TOTAL PROJECT		$ 1,951,000

* All unit prices reflect 2024 costs.

Name	C-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,210	$816	$ 987,000
2	Install 66" RCP	FT	400	$911	$ 364,000
3	Install 72" RCP	FT	630	$1,016	$ 640,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Remove 42" RCP	FT	1,240	$62	$ 77,000
6	Remove 54" RCP	FT	890	$80	$ 71,000
7	Sawcut and Remove Existing AC Pavement	SF	17,700	$2.66	$ 47,000
8	Crushed Miscellaneous Base	SF	17,700	$4	$ 71,000
9	Replace Asphalt Concrete Pavement	SF	17,700	$2	$ 35,000
10	Traffic Control	%	5%		$ 121,000
11	Erosion Control	%	1%		$ 25,000
12	Mobilization/Demobilization	%	10%		$ 256,000
			SUBTOTAL (CONSTRUCTION)		$ 2,816,000
	Engineering and Design	%	10%		$ 282,000
	Surveying & Staking & Geotechnical	%	5%		$ 141,000
	Construction Management/Staff	%	10%		$ 282,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 705,000
			SUBTOTAL COST		$ 3,521,000
			CONTINGENCY	20%	$ 704,000
			TOTAL PROJECT		$ 4,225,000

* All unit prices reflect 2024 costs.

Name	C-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,600	$816	$ 1,306,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 42" RCP	FT	1,540	$62	$ 95,000
4	Sawcut and Remove Existing AC Pavement	SF	12,000	$2.66	$ 32,000
5	Crushed Miscellaneous Base	SF	12,000	$4	$ 48,000
6	Replace Asphalt Concrete Pavement	SF	12,000	$2	$ 24,000
7	Traffic Control	%	5%		$ 79,000
8	Erosion Control	%	1%		$ 17,000
9	Mobilization/Demobilization	%	10%		$ 168,000
			SUBTOTAL (CONSTRUCTION)		$ 1,850,000
	Engineering and Design	%	10%		$ 185,000
	Surveying & Staking & Geotechnical	%	5%		$ 93,000
	Construction Management/Staff	%	10%		$ 185,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 463,000
			SUBTOTAL COST		$ 2,313,000
			CONTINGENCY	20%	$ 463,000
			TOTAL PROJECT		$ 2,776,000

* All unit prices reflect 2024 costs.

Name	C-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	450	$588	$ 265,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Remove 36" RCP	FT	520	$53	$ 28,000
4	Sawcut and Remove Existing AC Pavement	SF	2,640	$2.66	$ 7,000
5	Crushed Miscellaneous Base	SF	2,640	$4	$ 11,000
6	Replace Asphalt Concrete Pavement	SF	2,640	$2	$ 5,000
7	Traffic Control	%	5%		$ 17,000
8	Erosion Control	%	1%		$ 4,000
9	Mobilization/Demobilization	%	10%		$ 36,000
	SUBTOTAL (CONSTRUCTION)				$ 393,000
	Engineering and Design	%	10%		$ 39,300
	Surveying & Staking & Geotechnical	%	5%		$ 20,000
	Construction Management/Staff	%	10%		$ 39,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 98,000
	SUBTOTAL COST				$ 491,000
	CONTINGENCY			20%	$ 98,000
	TOTAL PROJECT				$ 589,000

* All unit prices reflect 2024 costs.

Name	C-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	2,060	$1,016	$ 2,093,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Remove 60" RCP	FT	1,470	$89	$ 131,000
4	Remove 66" RCP	FT	570	$99	$ 56,000
5	Sawcut and Remove Existing AC Pavement	SF	17,680	$2.66	$ 47,000
6	Crushed Miscellaneous Base	SF	17,680	$4	$ 71,000
7	Replace Asphalt Concrete Pavement	SF	17,680	$2	$ 35,000
8	Traffic Control	%	5%		$ 127,000
9	Erosion Control	%	1%		$ 27,000
10	Mobilization/Demobilization	%	10%		$ 269,000
			SUBTOTAL (CONSTRUCTION)		$ 2,958,000
	Engineering and Design	%	10%		$ 296,000
	Surveying & Staking & Geotechnical	%	5%		$ 148,000
	Construction Management/Staff	%	10%		$ 296,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 740,000
			SUBTOTAL COST		$ 3,698,000
			CONTINGENCY +	25%	$ 925,000
			TOTAL PROJECT		$ 4,623,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main and SCG transmisson line conflict

Name	C-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	1,830	$1,133	$ 2,073,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Sawcut and Remove Existing AC Pavement	SF	16,700	$2.66	$ 44,000
4	Crushed Miscellaneous Base	SF	16,700	$4	$ 67,000
5	Replace Asphalt Concrete Pavement	SF	16,700	$2	$ 33,000
6	Traffic Control	%	5%		$ 116,000
7	Erosion Control	%	1%		$ 24,000
8	Mobilization/Demobilization	%	10%		$ 246,000
			SUBTOTAL (CONSTRUCTION)		$ 2,705,000
	Engineering and Design	%	10%		$ 271,000
	Surveying & Staking & Geotechnical	%	5%		$ 135,000
	Construction Management/Staff	%	10%		$ 271,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 677,000
			SUBTOTAL COST		$ 3,382,000
			CONTINGENCY +	25%	$ 846,000
			TOTAL PROJECT		$ 4,228,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	C-8A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,330	$527	$ 701,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,090	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,090	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	7,090	$2	$ 14,000
6	Traffic Control	%	5%		$ 41,000
7	Erosion Control	%	1%		$ 9,000
8	Mobilization/Demobilization	%	10%		$ 87,000
			SUBTOTAL (CONSTRUCTION)		$ 960,000
	Engineering and Design	%	10%		$ 1,002,000
	Surveying & Staking & Geotechnical	%	5%		$ 48,000
	Construction Management/Staff	%	10%		$ 96,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,146,000
			SUBTOTAL COST		$ 2,106,000
			CONTINGENCY +	25%	$ 527,000
			TOTAL PROJECT		$ 2,633,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	C-8B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,080	$588	$ 635,000
3	Install 48" RCP	FT	1,450	$656	$ 951,000
4	Install 54" RCP	FT	1,080	$732	$ 791,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	26,680	$2.66	$ 71,000
7	Crushed Miscellaneous Base	SF	26,680	$4	$ 107,000
8	Replace Asphalt Concrete Pavement	SF	26,680	$2	$ 53,000
9	Traffic Control	%	5%		$ 159,000
10	Erosion Control	%	1%		$ 33,000
11	Mobilization/Demobilization	%	10%		$ 337,000
			SUBTOTAL (CONSTRUCTION)		$ 3,709,000
	Engineering and Design	%	10%		$ 371,000
	Surveying & Staking & Geotechnical	%	5%		$ 185,000
	Construction Management/Staff	%	10%		$ 371,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 927,000
			SUBTOTAL COST		$ 4,636,000
			CONTINGENCY +	25%	$ 1,159,000
			TOTAL PROJECT		$ 5,795,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	C-9				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 12' x 9' RCB	FT	920	$7,251	$ 6,671,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Remove 12' x 9' RCB	FT	790	$725	$ 573,000
4	Sawcut and Remove Existing AC Pavement	SF	10,120	$2.66	$ 27,000
5	Crushed Miscellaneous Base	SF	10,120	$4	$ 40,000
6	Replace Asphalt Concrete Pavement	SF	10,120	$2	$ 20,000
7	Traffic Control	%	5%		$ 369,000
8	Erosion Control	%	1%		$ 77,000
9	Mobilization/Demobilization	%	10%		$ 782,000
			SUBTOTAL (CONSTRUCTION)		$ 8,600,000
	Engineering and Design	%	10%		$ 860,000
	Surveying & Staking & Geotechnical	%	5%		$ 430,000
	Construction Management/Staff	%	10%		$ 860,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,150,000
			SUBTOTAL COST		$ 10,750,000
			CONTINGENCY	20%	$ 2,150,000
			TOTAL PROJECT		$ 12,900,000

* All unit prices reflect 2024 costs.

Name	HR-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 96" RCP	FT	1,380	$1,572	$ 2,169,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	14,840	$2.66	$ 39,000
4	Crushed Miscellaneous Base	SF	14,840	$4	$ 59,000
5	Replace Asphalt Concrete Pavement	SF	14,840	$2	$ 30,000
6	Traffic Control	%	5%		$ 118,000
7	Erosion Control	%	1%		$ 25,000
8	Mobilization/Demobilization	%	10%		$ 250,000
			SUBTOTAL (CONSTRUCTION)		$ 2,751,000
	Engineering and Design	%	10%		$ 275,000
	Surveying & Staking & Geotechnical	%	5%		$ 138,000
	Construction Management/Staff	%	10%		$ 275,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 688,000
			SUBTOTAL COST		$ 3,439,000
			CONTINGENCY	20%	$ 688,000
			TOTAL PROJECT		$ 4,127,000

* All unit prices reflect 2024 costs.

File #: 26-1147
Agenda #: AC.

Agenda Date: 7/14/2026
Category: Consent Calendar

FROM:
Development Services

SUBJECT:
Resolution of the City Council of the City Of Fontana, California Approving and Adopting the Fontana Business Assistance Loan Program and Guidelines

RECOMMENDATION:
1. Consideration of **Resolution No. 2026-079,** to approve and adopt the implementation of the Fontana Business Assistance Loan Program, subject to Guidelines and attachments.

2. Determination that the City Council's actions are not subject to and otherwise exempt from the California Environmental Quality Act ("CEQA").

COUNCIL GOALS:
- To concentrate on job creation.
- To pursue business retention, expansion, and attraction.
- To revitalize commercial corridors and neighborhoods.
- To provide for the development of a thriving business community in the downtown core.
- To improve the overall business climate and quality of life in the City.

DISCUSSION:
A thriving local economy is essential to the quality of life of the City and its residents. Cities with strong commercial corridors and economic communities benefit through the availability of local options for shopping, dining, and recreation, increased aesthetic quality of commercial areas, and higher tax revenues for the local government. Support for local businesses, particularly in commercial cores, encourages a vibrant local economy and avoids blight from underutilized or abandoned buildings.

One of the goals of the City of Fontana is to encourage the location and continued operation of new businesses in the downtown Fontana area through business-friendly policies and initiatives.

High start-up costs, which may include the procurement of fixtures, furnishings, appliances, and equipment are a significant barrier to opening a new business. Difficulties securing funding for start-up costs can prevent businesses from being able to open or require them to relocate outside of the City.

Staff is proposing that the City Council adopt a Business Assistance Loan Program (the "Program"), modelled after similar programs conducted in other jurisdictions. The Program would be administered and implemented consistent with adopted Program Guidelines ("Guidelines")

implemented by the City Manager or designee. Approved loan applicants would enter into a Loan Agreement and Promissory Note ("Agreement") in the form attached to the Guidelines, which contains Program requirements.

The goal of the Program would be to provide one hundred percent (100%) forgivable, zero percent (0%) interest, business assistance loans to businesses which continuously operate in the Downtown Fontana area for at least five (5) continuous years. Early repayment provisions are provided in the Guidelines for businesses which do not operate for the full five (5) year period, or otherwise default on Program requirements.

Staff is proposing that the City Council approve a not-to-exceed aggregate expenditure of $1,500,000 of Capital Reinvestment (Fund 601) dollars on loans pursuant to the Program.

PROGRAM DETAILS:

The key points of the Program are generally described below. More detail is available in the Guidelines and Agreement attached to the Resolution referenced in this report:

- Eligible new local food and beverage, recreation, retail, and entertainment businesses (three (3) months in operation or newer) in the designated Fontana Downtown area may receive up to one (1), zero percent (0%) interest business assistance loan to cover or partially cover the cost of fixtures, furnishings, appliances, and equipment for the business.
- Businesses on City-owned property are not eligible for the Program.
- Loans are approved through an application submitted to the City. The application window will open August 1, 2026 and will close March 31, 2027, subject to City-initiated extensions and available funds.
- Loan amounts are calculated based on the lower of the amount requested, a rate of seventy-five dollars ($75.00) per square foot of operating space, or one hundred fifty thousand dollars ($150,000.00).
- The loans are forgivable at a rate of twenty percent (20%) per year the business continuously operates (2000+ hours per year) in the Fontana Downtown area, provided that the business complies with all terms of the Program. A business that operates without default of Program requirements for a continuous five (5) years would have its loan fully forgiven, and no amount would be due to the City.
- If a business closes or transfers before the five (5) year forgiveness period ends, all unforgiven portions of loans are due within the date that is two (2) years from the date the business ceases to operate in the City, or the date the business is sold or transferred to another person. An earlier date for repayment will apply for events of default, which may include interest due for late payments.
- Businesses must continuously comply with all applicable laws, and maintain all applicable permits, licenses, and approvals to remain in good standing with the Program.
- The Loan will be held by the City and disbursed to the borrower pursuant to disbursement requests listing the eligible expenses. Disbursement requests will be processed until June 30, 2027, after which point all remaining portions of the approved loan would revert to the City.
- The Agreement provides the City with inspection and audit rights if necessary to confirm that loan funds were spent on eligible expenses.

The Guidelines authorize the City Manager or designee to make clarifying and implementing amendments to the Guidelines and to any Agreement which do not increase the cost or risk of the Program or applicable loan to the City. Substantial changes would require further City Council action. The Program would be primarily administered by the Deputy City Manager for Development Services. Depending on administrative burden, the Deputy City Manager for Development Services may determine to delegate program administration to a consultant engaged for that purpose pursuant to a separate agreement, if necessary.

ANALYSIS:
Adoption of the proposed Resolution would authorize and establish the Program. Implementation of the Program would provide the above-described supportive loans to eligible businesses consistent with the City's economic and development goals.

In the alternative, the City Council could vote not to approve the Resolution, which would not establish the Program.

ENVIRONMENTAL IMPACT:
The City's adoption and implementation of the Program is not a project for the purposes of the California Environmental Quality Act (CEQA) (Pub. Res. Code, §§ 21000 et seq.) in that there is no possibility that the Program will cause a direct physical change in the environment or reasonably foreseeable indirect change in the environment, and is further exempt pursuant to the "common sense" exemption, in that it can be seen with certainty that there is no possibility that adoption and implementation of the Program and Guidelines may have a significant effect on the environment. (Pub. Res. Code, § 21065; CEQA Guidelines, § 15061.)

FISCAL IMPACT:
The $1,500,000 in project funding will be allocated from Capital Reinvestment (Fund 601) Project #30100004-601-A and is included in the FY 2025/2026 Fourth Quarter Status Report.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-079

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA APPROVING AND ADOPTING THE CITY OF FONTANA BUSINESS ASSISTANCE LOAN PROGRAM AND GUIDELINES

WHEREAS, the City Council of the City of Fontana (the "City") recognizes the vital role that businesses play in the economic health and vibrancy of the City; and

WHEREAS, the City Council has determined that support and growth of existing businesses and attraction of new businesses is a key priority to aid economic development within the City; and

WHEREAS, start-up costs are a necessary investment for businesses to remain competitive, attract customers, and enhance their operations, but can represent a significant financial burden, particularly for small or medium- sized enterprises; and

WHEREAS, an inability to access affordable financing and/ or funding for start-up costs can be a barrier to business profitability, potentially leading to business closures, blight, or relocations outside the City; and

WHEREAS, investment in physical spaces enhances aesthetic appeal of commercial areas, improves customer experience of residents and visitors to the City, and creates an overall more attractive environment; and

WHEREAS, a thriving local business community incentivizes residents to dine and shop locally, and attracts visitors to the City; and

WHEREAS, a strong local business community supports the City and its residents through the availability of quality businesses close to home, and through tax revenue remaining within the City; and

WHEREAS, the City seeks to establish the Fontana Business Assistance Loan Program (the "Program") to provide financial assistance to eligible businesses for start-up costs, including equipment, appliances, and furniture; and

WHEREAS, the Program is intended to enhance the economic vitality of the City by supporting small businesses located within the downtown Fontana core; and

WHEREAS, the Program is further intended to aid in the City's economic development goals by creating and retaining jobs within the City, increasing property values and tax revenues, revitalizing commercial corridors and neighborhoods, encouraging new and innovative businesses within the downtown Fontana area contributing to the culture of the City, and improving the overall business climate and quality of life in the City; and

WHEREAS, the City Council finds that providing financial assistance for start-up costs constitutes a valid public purpose by promoting the above stated objectives; and

WHEREAS, the City Council now desires to adopt and implement the Fontana Business Assistance Loan Program Guidelines ("Guidelines") attached as Exhibit A and establish the Program and provide an aggregate, not-to-exceed total of **$1,500,000** of Capital Reinvestment (Fund 601) Project #30100004-601-A dollars for loans under the Program.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Fontana, California, as follows:

Section 1. The true and correct recitals above are incorporated by this reference herein as the basis and foundation for the City's adoption of this Resolution.

Section 2. The City's adoption and implementation of the Program is not a project for the purposes of the California Environemental Quality Act (CEQA) (Pub. Res. Code, §§ 21000 et seq.) in that there is no possibility that the Program will cause a direct physical change in the environment or reasonably foreseeable indirect change in the environment, and is further exempt pursuant to the "common sense" exemption, in that it can be seen with certainty that there is no possibility that adoption and implementation of the Program and Guidelines may have a significant effect on the environment. (Pub. Res. Code, § 21065; CEQA Guidelines, § 15061.)

Section 3. The City Manager or designee shall be responsible for administration and implementation of the Program, including approving and denying loan applications and agreements consistent with the Guidelines, and all other purposes authorized by the Guidelines.

Section 4. The City Clerk shall attest and certify to the passage and adoption of this Resolution and it shall become effective immediately upon its approval.

APPROVED AND ADOPTED this 14th day of July 2026

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting held on the 14th day of July 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk of the City of Fontana

EXHIBIT A
FONTANA BUSINESS ASSISTANCE LOAN PROGRAM GUIDELINES

FONTANA BUSINESS ASSISTANCE LOAN PROGRAM GUIDELINES

I. PURPOSE.

The City of Fontana (City) desires to support the development and business in the Downtown Fontana Area through forgivable business assistance loans established under the Fontana Business Assistance Loan Program and funded by the City's General Fund. Loans will be available to certain City Businesses under this Program on a first-come, first served basis in divisions of up to $150,000 per Loan, up to a cumulative amount authorized by Resolution of the City Council of the City in the aggregate.

Eligible new businesses may apply for a Loan which will be forgivable in increments of twenty (20) percent for each year the new business remains in continuous operation. Loan funds may be used to procure fixtures, equipment, appliances, and furnishings for the new business approved by the City through purchasing requests. Use of Loan funds is restricted eligible expenses approved by the City and consistent with these Guidelines only.

The Program advances the City's goals of supporting a thriving local business community in the downtown core and incentivizing City residents to dine and shop locally and attracts visitors to the City. A strong local business community supports the City and its residents through the availability of quality businesses close to home, and through tax revenue remaining within the City.

The Program is further intended to aid in the City's economic development goals by creating and retaining jobs within the City, increasing property values and tax revenues, revitalizing commercial corridors and neighborhoods, encouraging new and innovative businesses within the Downtown Fontana area contributing to the culture of the City, and improving the overall business climate and quality of life in the City.

II. DEFINITIONS.

The following terms apply to these Guidelines.

A. **Applicant**: The applicant for a Loan.

B. **Application**: An application for a Loan in the form set forth on Attachment 2.

C. **City**: The City of Fontana, California.

D. **Downtown**: The City's Downtown core, as indicated on Attachment 1.

E. **Loan**: A business assistance loan available pursuant to the Program.

F. **Loan Agreement**: A Program Loan Agreement and Promissory Note executed by an Applicant selected for a Loan in the form attached as Attachment 3.

G. **Guidelines**: These Fontana Business Assistance Loan Program Guidelines.

H. **Program**: The Business Assistance Loan Program described by these Guidelines.

III. LOAN OVERVIEW.

A. **Application**. Each qualifying Applicant is eligible for up to one (1) Loan in an amount not to exceed $150,000 per Loan as more specifically described in Subsection III.C. To apply, Applicants must complete and submit an Application to the City. Submission of an Application does not guarantee approval of a Loan or the availability of any funds. Applications will be processed on a first-come, first-served basis.

B. **Application Period**. The period where Applications will be accepted for review by the City will begin on August 1, 2026 and end on January 31, 2027. City may extend or reopen the Application period in its discretion subject to available funding.

C. **Incomplete or Ineligible Applications**. Incomplete or ineligible Applications will be returned to the Applicant with comments explaining the incompleteness or ineligibility, and how the Application can be corrected, if possible.

D. **Amount of Loan**. Loan amounts will be calculated at the lower of (1) the amount indicated on the Application, (2) a rate of seventy-five dollars ($75.00) per square foot of business operating space (interior and exterior of the business space leased or owned by the Applicant), and (3) $150,000.

E. **Loan Repayment and Forgiveness**. When approved, each Loan is subject to full repayment as indicated in the Loan Agreement. Each year the business operates continuously Downtown, the Loan is forgivable at percentage intervals, and fully forgivable after five (5) years of regular operation Downtown. Specific provisions related to Loan repayment and forgiveness are included in the Loan Agreement.

F. **Eligible Expenses**. The Loan may be used for the costs of equipment, appliances, and furniture for the business. Loans may not be used for operating costs, utilities, overhead, inventory, rent or mortgage payments, payroll, licensing and permitting fees, installation, construction, or labor costs, or any other purpose. Proposed eligible uses will be indicated on the Application, and included on all requests for payment of Loan Funds under the Loan Agreement.

G. **Default and Repayment**. Defaults on the Loan may be enforced by requiring immediate repayment of any portions of the Loan spent in violation of the Loan Agreement with interest on late payments, and any other remedy available to the City.

H. **Availability of Funds**. The availability of Loans is contingent on the available of City funds earmarked for the Program.

IV. ELIGIBILITY REQUIREMENTS

To be eligible for a Loan, Applicants must meet all of the following requirements:

A. **Newly Established Business**. The Applicant must be the owner or manager of a newly established business physically located Downtown. To be considered newly established, the business must have been open and operational for less than three (3) calendar months from the date the Application is submitted. Existing or renovating businesses are not eligible. Existing businesses in the Downtown area moving to a new location are not eligible. Businesses located outside of the Downtown area who relocate into the area may be eligible.

B. **Not on City Property**. City-owned property and buildings are not eligible for Loans under the Program.

C. **Small Business**. The Applicant must demonstrate that the new business is a small business, defined as a business with seven (7) or fewer physical locations nationwide, including the business indicated on the Application.

D. **Food and Beverage, Recreation, Retail, or Entertainment.** The business must be conducted for the primary purpose of food and beverage, recreation, retail, or entertainment accessible to the public. Office uses are ineligible.

E. **Licenses and Permits**. The business must be fully licensed, entitled, and permitted, and hold a valid Fontana Business License. The Applicant shall attach a copy of all relevant licenses, permits, and approvals to the Application.

F. **Fully Developed Property**. The building or property where the business is/will be located must be fully developed and constructed to the satisfaction of City. No Loan funds shall be disbursed for projects that are subject to an open building permit where no Notice of Completion has been granted.

G. **Ownership or Lease**. The Applicant must be the owner, lessee of record, or pending lessee of the property where the business is/will be located, as supported by written documentation (grant deed, lease, letter of intent to lease etc) submitted with the Application. For leases, the lease must be submitted with the Application if available and must authorize the lessee to operate at the property for at least the entire five (5) year Loan term. For pending lessees, a letter of intent to lease signed by the lessee and property owner evidencing the intent to enter into a lease for the property for at least five (5) years must be submitted, and no amount of any Loan will be disbursed until a fully executed and verifiable lease satisfying the terms of this Subsection has been delivered to City.

H. **No Default or Disputes**. The Applicant must not be in default of any lease, agreement, regulation, condition of approval, or any other requirement with the City or applicable to the property. The property where the business is/will be located cannot be the subject of any legal dispute.

I. **Execution of Loan Agreement**. If an Applicant is approved for a Loan, they must execute the Loan Agreement in the form provided within ten (10) days of City's notification to the Applicant that they have been approved for a Loan. Failure to execute within the ten (10) day period will nullify City's approval of the Application.

V. ELIGIBLE COSTS.

The Loan may be used only for the eligible fixtures, equipment, appliance, and furnishings procurement costs listed in the Loan Agreement. Loans may not be used for operating costs, utilities, overhead, rent or mortgage payments, payroll, licensing and permitting fees, installation, construction, or labor costs, or any other purpose. All eligible costs shall be pre-approved by the City and enumerated in the Loan Agreement, and must be requested by the approved borrower on or before **June 30, 2027**.

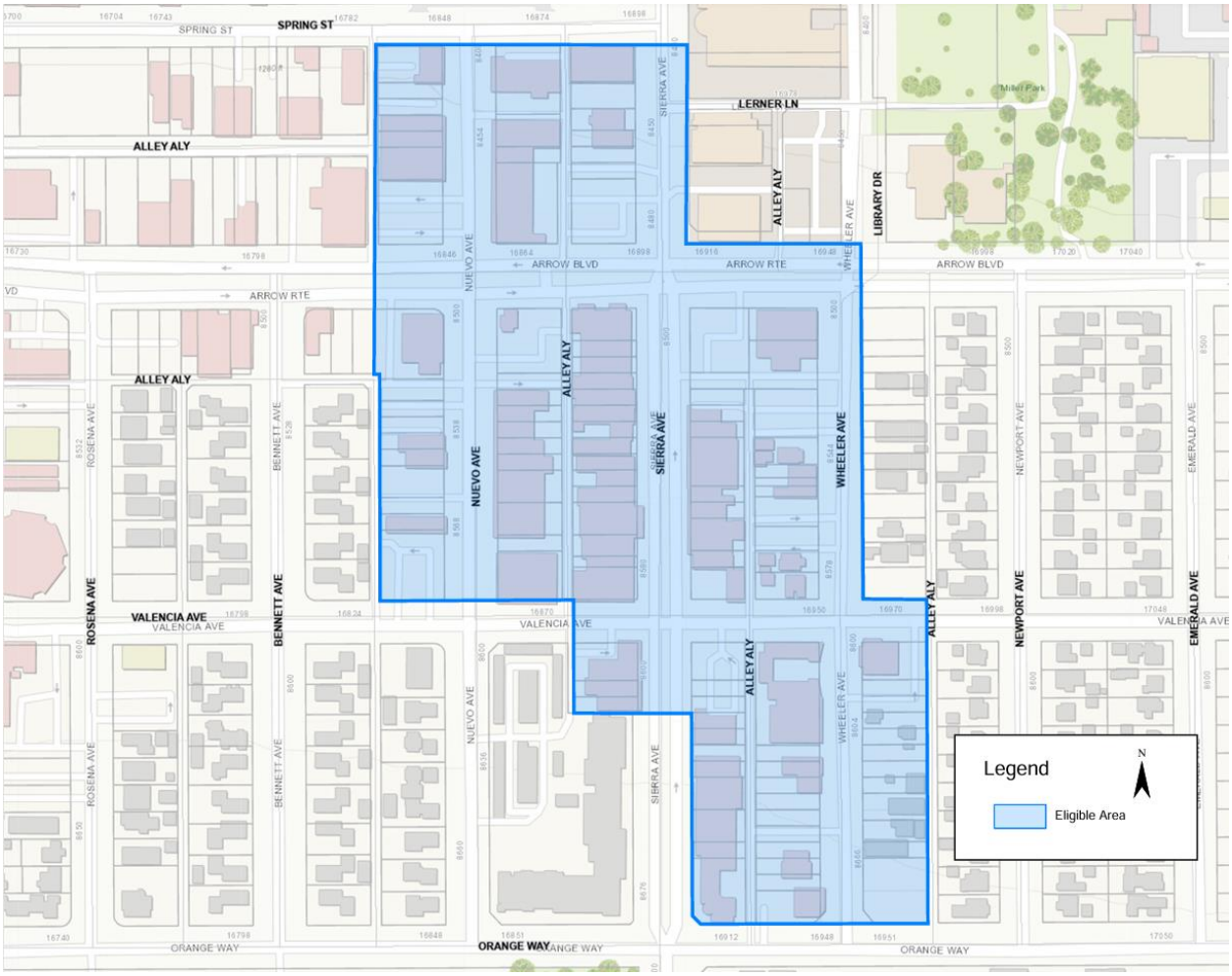
As set forth in the Loan Agreement, failure to use the Loan for eligible costs shall be a default of the Loan Agreement and require the Loan funds to be fully repaid and entitle City to the remedies listed in the Loan Agreement.

VI. CHANGES TO GUIDELINES

City reserves the right to amend these Guidelines or any portion hereof at any time, provided however that the provisions of then-effective Loan Agreements shall remain in full force and effect. The City Manager is authorized to make clarifying and implementing amendments to these Guidelines and to any Loan Agreement which do not increase the cost or risk of the Program or applicable Loan to the City.

ATTACHMENT 1

DOWNTOWN AREA



ATTACHMENT 2

FORM OF APPLICATION

Business Name: Address for Notices:
Business Address: Business APN: The applicant is (check one) □ the owner □ the lessee □ the pending lessee of the property, with the right, or pending right to possess the property for at least five (5) years from the date the Loan Agreement would be effective. *Owners must attach a copy of their deed to the application. Lessees must attach a copy of their lease. Pending lessees must submit and intent to lease letter signed by the lessee and property owner declaring and intent to enter into a lease for at least five (5) years. If an application is granted, applicants who submitted an intent to lease must submit the duly executed lease that complies with the Program to the City within 180 days, or the Loan will be terminated. No Loan funds will be disbursed until the relevant documentation has been submitted and verified by the City.*
Applicable Permits, Licenses, and Entitlements: □ _____ □ _____ □ _____ □ _____ *List by title and reference all relevant permits, license, and entitlements, including the Business' Fontana Business License. Attach copies.*
Square Footage of Operating Space:

Attach a floorplan showing the operating space on the property.

Business Type:

- ☐ Food and beverage
- ☐ Entertainment
- ☐ Retail
- ☐ Recreation
- ☐ Other: _____

Other Business Locations:

Provide the name, location, and number of years of operation for other businesses owned/operated by the applicant.

Proposed Business Projections:

Estimated Annual Gross Sales: _____
Estimated Annual Gross Costs: _____
Amount of Personal Investment: _____
Amount of Investment from Others: _____

Marketing Plan:

Provide a written statement describing the business' marketing plan. This statement may be written and provided as a separate document.

Expenses to Be Funded or Partially Funded with Loan:

- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____

Total, not to exceed amount: _____

Provide an itemized list of the anticipated fixtures, equipment, appliances, and furnishings to be funded with the Loan and the anticipated cost. If approved, the amount of the Loan will be the lower of (1) the amount indicated, (2) a rate of seventy-five dollars ($75.00) per square foot of business operating space, and (3) $150,000. The amounts and categories are approximates, and the City may approve rebudgeting of categories, so long as the total amount of the Loan remains consistent with the aggregate not to exceed amount.

Applicant Information:

Name: _____

Mailing Address: _____

Phone: _____

Email: _____

Business Social Media Accounts:

_____

_____

_____

_____

Property Owner Contact:

Name: _____

Phone: _____ Email: _____	
Authorized Representative: Name: _____ Phone: _____ Email: _____ *Provide the name and information of the person authorized to bind the Applicant and point of contact. If a Loan is approved, this person shall be authorized to submit Disbursement Requests to the City for disbursement of the Loan.*	
Additional Notes: *Provide any Additional Notes you would like the City to consider with your Application, or leave blank.*	
Certifications of Applicant Review and Initial	
_____	I understand that the Loan is subject to repayment to the City as set forth in the Loan Agreement.
_____	I understand that the Loan may be forgiven at annual intervals set forth in the Loan Agreement if I continue to consistently operate my business for the required period(s).
_____	I understand that the Loan can only be used on eligible expenses as defined in the Loan Agreement.

_____	I understand that if I default on the Loan Agreement, including if I use the Loan funds for any purpose other than the eligible expenses, I will be required to repay the Loan and indemnify, release, and hold the City harmless from any losses arising from my default.

By signing this Application, you are certifying that all the information provided is true and accurate to the best of your knowledge. You are also certifying and acknowledging that submitting this Application does not automatically guarantee that any Loan will be approved.

APPLICANT

_____

Name

_____

Title

_____

Date

_____

Name

_____

Title

_____

Date

(Two Officer Signatures are Required if Applicant is a Corporation)

ATTACHMENT 3

FORM OF LOAN AGREEMENT AND NOTE

CITY OF FONTANA

BUSINESS ASSISTANCE LOAN PROGRAM AGREEMENT AND PROMISSORY NOTE

LOAN NO. _____

This Business Assistance Loan Program Agreement and Promissory Note ("Agreement") is entered into on _____ ("Effective Date") by and between the City of Fontana, a California municipal corporation ("Lender") and _____, _____ Business Tax ID _____ ("Borrower").

RECITALS

A. Lender implements a Business Assistance Loan Program ("Program") more specifically described in the Fontana Business Assistance Loan Program Guidelines on file with the Fontana City Clerk (the "Guidelines").

B. The Program provides support to eligible new businesses in the downtown Fontana area through business assistance loans (each a "Loan"), both as defined in the Guidelines.

C. Borrower submitted the application for a Loan under the Program attached to this Agreement as Exhibit A (the "Application").

D. Lender has approved Borrower's Application for a Loan for the business indicated on the Application (the "Business") located at _____ (the "Property"), subject to Borrower's entry into this Agreement.

E. The Program and Loan benefit the health, safety, and/or welfare of the residents and visitors to the City of Fontana through the support and revitalization of the local economy and the availability of quality local services and products.

AGREEMENT

SECTION 1 TERM AND TERMINATION.

A. **Term**. The term of this Agreement ("Term") shall begin on the Effective Date and shall end on the date when Lender confirms in writing to Borrower that (1) the Loan has been repaid in its entirety or forgiven pursuant to Section 2 of this

Agreement and (2) all outstanding obligations of Borrower under this Agreement which do not survive termination have been satisfied. Borrower may request Lender confirm termination of this Agreement at any time the foregoing requirements are met.

B. **Termination for Failure to Enter Into Lease**. If Borrower's Application was approved based on a letter of intent to lease, Borrower and the property owner shall enter into and submit to Lender a fully executed lease agreement for the Business to operate on the Property which complies in all respects with this Agreement within one hundred eighty (180) days of the Effective Date. No Loan funds shall be disbursed to Borrower pursuant to Section 2 until Borrower has complied with this obligation. In the event Borrower fails to submit the required lease in the period provided, this Agreement shall automatically terminate on the one hundred eighty first day after the Effective Date.

SECTION 2 LOAN AND FORGIVENESS.

A. **Grant of Loan**. Lender hereby lends to Borrower a Loan in the amount indicated on Exhibit B ("Loan Amount") for Borrower's use only for the eligible expenses indicated thereon ("Eligible Expenses"). The Loan shall bear simple interest of zero percent (0%) per annum. The Loan shall be held by Lender and disbursed to Borrower pursuant to approved Disbursement Requests submitted between the Effective Date and June 30, 2027 as more specifically set forth in Subsection 2.D and 2.F.

B. **Loan Repayment**. Subject to any portion of the Loan that has been forgiven pursuant to Subsection 2.C, the Loan is due and repayable in full on the date that is two (2) years from the earliest of the following:

1. *Cessation of Operation*. The Business closes, or ceases to operate continuously at the Property as required by Subsection 3.E.

2. *Sale or Transfer of Business*. The Business is sold, conveyed, or otherwise transferred to any person other than Borrower.

Borrower shall provide notice as early as feasible of either of the foregoing events to Lender, and no later than thirty (30) days before such event occurs. Borrower is encouraged to request an assignment of this Agreement pursuant to Subsection 7.M where appropriate, in which event the provisions of this Agreement shall apply to the approved assignee.

C. **Loan Forgiveness**. Subject to Borrower's continuing compliance with this Agreement, the Loan shall be forgiven at a rate of twenty percent (20%) of the Loan Amount per 12 months of the Term, such that by the end of five (5) years (sixty (60) months) from the Effective Date, the Loan would be one hundred percent (100%) forgiven provided that Borrower has not committed an act of Default.

D. **Disbursement of Loan**. The entirety of the Loan shall be held by Lender, and disbursed only upon Lender's approval of a Disbursement Request in the form attached as Exhibit C to this Agreement ("Disbursement Request") subject to the following requirements:

1. *Required Contents*. All Disbursement Requests shall be submitted by Borrower to Lender with all invoices, quotes, and estimates applicable to the Eligible Expenses for which disbursement of the Loan is requested.

2. *Review by Lender*. Lender shall review the Disbursement Request and shall approve it if the request complies with the requirements of this Agreement. Lender shall use best efforts to respond to Disbursement Requests within thirty (30) days, and provide comments if a Disbursement Request is rejected or incomplete.

3. *Disbursement of Funds*. The portion of the Loan indicated in an approved Disbursement Request will be disbursed to Borrower by check issued to the address provided in the Application within thirty (30) days of approval by the Lender or other disbursement method acceptable to both parties.

E. **Expenditure of Disbursed Loan Funds**. Upon receipt of disbursed Loan funds, all amounts shall be expended by Borrower on the Eligible Expenses approved in the relevant Disbursement Request on or before the date that is one hundred eighty (180) days following the date the portion of the applicable Loan funds are disbursed to Borrower pursuant to Subsection 2.D ("Expenditure Deadline"). On or before the Expenditure Deadline, the Business shall submit to Lender the following:

1. *Proof of Eligible Expenditures*. Paid invoices, receipts, proofs of purchase, or other documentation in a form satisfactory to Lender which document the disbursed Loan funds were spent only on the items in the approved Disbursement Request.

2. *Return of Remaining Loan Funds*. A cashier's check or other form of payment acceptable to Lender returning any and all amounts of the disbursed Loan funds not included on the proof of eligible expenditures submitted pursuant to the previous Paragraph.

Following receipt, Lender will review the submitted proof and repayment. In the event Lender determines that additional documentation is needed, Borrower shall respond with any requested documentation within ten (10) days of request.

In the event that Lender reasonably determines that the amount of the disbursed Loan funds were expended on anything other than Eligible Expenses, or the funds returned pursuant to Paragraph 2 were otherwise not properly calculated pursuant to the proof submitted and the terms of this

Agreement, Borrower shall correct the miscalculation and pay to Lender by cashier's check or other form of payment acceptable to Lender any additional amount of the Loan as calculated by Lender within ten (10) days of demand.

The Expenditure Deadline for any approved Disbursement Request may be extended solely by written agreement of Lender.

F. **Disbursement Request Deadline**. Disbursement Requests will only be accepted until **June 30, 2027**, after which date no further Disbursement Requests will be accepted or processed. Any portion of a Loan not already granted to Borrower pursuant to an approved Disbursement Request will automatically revert to Lender on **July 31, 2027**.

SECTION 3 BORROWER OBLIGATIONS. Borrower shall at all times comply with the following for the entire Term:

A. **Legal Compliance**. The Business and Property shall operate at all times in a manner consistent with all applicable laws, including laws related to noise, public nuisance, sanitation, and other matters.

B. **Permits and Licenses**. The Business and Property shall hold all approvals, licenses, and permits necessary for the lawful operation of the Business, including without limitation any and all relevant business licenses, health certifications, liquor licenses, and any other required approval, license, or permit.

C. **Eligible Expenses to Benefit Business**. The Eligible Expenses shall be used solely for the benefit of the Business on the Property and shall be utilized and maintained continuously onsite. The procured Eligible Expenses shall not be sold or transferred to another business or property for the entire Term.

D. **Condition of Business**. The Business and Property shall be continuously maintained in good or better condition, and Borrower shall promptly conduct all necessary repairs to maintain such condition at Borrower's sole cost.

E. **Continuous Operation**. The Business shall operate continuously throughout the Term, resulting in at least 2000 hours per calendar year where the Business is open and operational for public access. In the event an applicable law, permit, license, or other approval requires a lower number of annual operational hours, the Business shall instead operate at the maximum number of hours allowable by the applicable law, permit, license, or other approval.

F. **Bankruptcy**. Borrower shall not commit any act of bankruptcy, or seek any relief under the United States Bankruptcy Code (11 U.S.C. § 101 et seq.), or become involved as a debtor in any bankruptcy proceeding; provided, however, that if any such proceeding is brought involuntarily against Borrower, Borrower shall have forty-five (45) days to obtain the dismissal of such proceeding.

G. **Indemnification, Hold Harmless, and Release**. Borrower agrees that Lender shall not be liable for, and covenants and agrees to indemnify, release and hold harmless Lender and its officials, officers, employees, and agents from and against any and all losses, claims, damages, liabilities, and/or expenses, of every conceivable kind, character and nature whatsoever arising out of, resulting from, or relating to this Agreement, including without limitation Borrower's compliance or noncompliance with the terms hereof, expenditure of the Loan, and any claims regarding the payment or nonpayment of prevailing wages for work pursuant to the California Labor Code. Borrower further covenants and agrees to pay for or reimburse the Lender and its officials, officers, employees, and agents for any and all costs, reasonable attorney's fees, liabilities, or expenses incurred in connection with investigating, defending against or otherwise in connection with any such losses, claims, damages, liabilities, or cause of action related to the Borrower's participation in the Program. Lender shall have the right to select legal counsel and to approve any settlement in connection with such losses, claims, damages, liabilities, or causes of action related to the Borrower's participation in the Program. This Subsection shall survive termination of this Agreement.

The obligations in this Section are the sole responsibility of Borrower, and not Lender. The Loan shall not be used for the satisfaction of the foregoing requirements.

SECTION 4 BORROWER REPRESENTATIONS AND WARRANTIES. Borrower makes the following representations and warranties as of the date of this Agreement and agrees that such representations and warranties shall survive and continue for the entirety of the Term:

A. **Authorization and Validation**. The execution, delivery and performance by Borrower of this Agreement (i) are within the powers of Borrower and upon its execution will constitute a legal, valid and binding obligation of Borrower enforceable in accordance with its terms, and (ii) will not violate any provisions of law, any order of any court or other agency of government, or any indenture, agreement or any other instrument to which Borrower is a party or by which Borrower, or any of its property, is bound, or be in conflict with, result in any breach of or constitute (with due notice and/or lapse of time) a Default under any such indenture, agreement or other instrument, or result in the creation or imposition of any lien, charge or encumbrance of any nature whatsoever upon any of its property or assets, except as contemplated by the provisions of this Agreement.

B. **Correct Information**. All reports, papers, data and information given to Lender with respect to Borrower and this Agreement, including the Application and any Disbursement Requests, are accurate and correct in all material respects and complete insofar as completeness may be necessary to give Lender a true and accurate knowledge of the subject matters thereof, and there has been no change in such information.

C. **Defaults**. Borrower is not a party to any agreement or instrument that will interfere with its performance under this Agreement, and is not in default in the performance, observance or fulfillment of any of the obligations, covenants or conditions set forth in any agreement or instrument to which it is a party.

D. **Pending Litigation**. There is not now pending or threatened against or affecting Borrower any claim, investigation, action, suit or proceeding at law, or in equity, or before any court or administrative agency which, if adversely determined, would impair or affect Borrower's performance under this Agreement.

Borrower shall be in Default of this Agreement if any of the foregoing representations and warranties become false, incorrect, or misleading in any material respect at any time during the Term.

SECTION 5 RECORDS, INSPECTIONS, AND AUDITS. The rights and obligations of this Section 5 shall apply for the entire duration of the Term and two (2) years thereafter.

A. **Records to be Maintained**. Borrower shall keep and maintain records providing (1) all disbursements of the Loan to Borrower, including a copy of all Disbursement Requests, (2) invoices, purchase orders, and receipts showing all expenditures of Loan funds consistent with this Agreement, and (3) all other contracts, orders, approvals, and other documentation within Borrower's possession related to this Agreement, the Loan, or the Eligible Expenses (the "Books and Records"). Books and Records shall be kept and prepared in accordance with generally accepted accounting principles or as otherwise required by Lender. Borrower shall provide electronic or physical copies of any such Books and Records to Lender within five (5) days of request.

B. **Inspection of Business and Property**. At any time during operation of the Business or outside of Business hours with three (3) days' written notice to Borrower, Lender may inspect the Business and Property for compliance with this Agreement, including without limitation confirming that the Eligible Expenses have been procured and used for the benefit of the Business in compliance with this Agreement.

C. **Audit**. At any time during operation of the Business or outside of Business hours with three (3) days' written notice to Borrower, Lender may inspect the books, records, and accounts of the Business related to the use and expenditure of the Loan and/or compliance with this Agreement.

D. **Survival**. This Section shall survive termination of the Agreement for two (2) years.

SECTION 6 DEFAULT. Any violation by Borrower of any provision of this Agreement is a "Default," and subject to the remedies and procedures in this

Section. Borrower shall immediately provide written notice to Lender of any defaults of Borrower of this Agreement.

A. **Default and Cure**. In the event of any Default, Lender shall provide Borrower with a thirty (30) day written notice and cure period detailing the nature of the Default and the steps necessary to cure the default. The cure period may be extended by written agreement of Lender, in its sole discretion. If the Default remains uncured in Lender's discretion at the end of the cure period, Lender may take any or all of the actions indicated in Subsection 6.B.

B. **Other Remedies**. Lender may take any or all of the following actions in the event of Default:

   1. *Require Repayment of the Loan*. Declare the outstanding principal amount of the Loan, together with the then accrued and unpaid interest thereon and other charges hereunder, and all other sums secured by this Agreement, to be due and payable immediately, and upon such declaration, such principal and interest and other sums shall immediately become and be due and payable without demand or notice. All costs of collection, including, but not limited to, reasonable attorneys' fees and all expenses incurred in connection with protection of, or realization on, the security for this Agreement, may be added to the principal hereunder, and shall accrue interest as provided herein.

   2. *Withhold Disbursements*. Halt or refuse to pay any Disbursement Requests.

   3. *Modify Loan*. Reduce the approved not to exceed amount of the Loan to amounts already disbursed consistent with this Agreement, or another amount deemed appropriate by Lender.

   4. *Other Actions*. Take any other action available to Lender at law or in equity.

C. **Interest on Amounts Due**. In the event Borrower fails to timely make any payment required or due hereunder within ten (10) days following the date such payment is due or required to be made; the rate of interest applicable to periods of default for the Defaults set forth in this Section 5 shall be calculated at the lesser of ten percent (10%) per annum or the maximum legal rate, and shall accrue as of the date such payment was originally due. All payments shall be first credited to accrued interest, next to costs, charges, and fees which may be owing from time to time, and then to principal.

D. **Payment in United States Dollars**. All payment shall be made in lawful money of the United States.

E. **Offset**. For any amounts due from Borrower to Lender under this Agreement, Borrower may request that such amounts be offset by the then-current fair

market value of the furniture, appliances, and equipment procured through Loan funds. If Lender approves said request in writing, the furniture, applicances, and equipment shall be appraised by a firm selected by Lender the cost of which shall be borne by Borrower. The assessed fair market value of the furniture, applicances, and equipment shall be offset from the amounts due to Lender, and ownership of the fixtures, furnishings, appliances, and equipment shall be delivered to Lender as a condition of the offset.

SECTION 7 MISCELLANEOUS.

A. **Recitals and Exhibits**. The Recitals and Exhibits to this Agreement are incorporated herein by this reference.

B. **Time and Extensions**. Time is of the essence for the purposes of this Agreement. The timeframes set forth herein may only be extended by written approval of Lender in its sole discretion. No extension of time shall operate to release, discharge, modify, change or affect the original liability of Borrower under this Agreement, either in whole or in part.

C. **Notices**. Notices to Lender shall be delivered to Fontana City Hall 16860 Valencia Ave, Fontana, CA 92335, ATTN: Deputy City Manager for Development Services and/or any other address for notices indicated by Lender to Borrower in writing. Notices to Borrower shall be delivered to the address(es) identified in the Application.

D. **Borrower Responsible**. The obligations of Borrower under this Agreement shall be absolute and Borrower waives any and all rights to offset, deduct or withhold any payments or charges due under this Agreement for any reasons whatsoever. Borrower waives presentment, demand, notice of protest and nonpayment, notice of default or delinquency, notice of acceleration, notice of costs, expenses or leases or interest thereon, notice of dishonor, diligence in collection or in proceeding against any of the rights or interests in securing this Agreement.

E. **No Waiver**. No previous waiver and no failure or delay by Lender in acting with respect to the terms of this Agreement shall constitute a waiver of any breach, default, or failure or condition under this Agreement or the obligations secured hereby. A waiver of any term of this Agreement or of any of the obligations secured hereby must be made in writing and shall be limited to the express written terms of such waiver. The acceptance of payment of any sum payable hereunder, or part thereof, after the due date of such payment shall not be a waiver of Lender's right to either require prompt payment when due of all other sums payable hereunder or to declare a Default for failure to make prompt or complete payment.

F. **Attorney's Fees and Costs**. Borrower agrees that if any amounts due under this Agreement are not paid when due, Borrower will pay all costs and

expenses of collection and reasonable attorneys' fees paid or incurred in connection with the collection or enforcement of this Agreement, whether or not suit is filed. If either party to this Agreement is required to initiate or defend litigation in any way connected with this Agreement, the prevailing party in such litigation, in addition to any other relief which may be granted, whether legal or equitable, shall be entitled to reasonable attorneys' fees from the losing party. Attorneys' fees shall include attorneys' fees on any appeal, and a party entitled to attorneys' fees shall be entitled to all other reasonable costs for investigating such action, retaining expert witnesses, taking depositions and discovery, and all other necessary costs incurred with respect to such litigation. The court may set attorneys' fees in the same action or in a separate action brought for that purpose.

G. **Rights and Remedies Cumulative**. All remedies provided for herein are cumulative and shall be in addition to any and all other rights and remedies provided by law. The exercise by a party of one or more of its rights or remedies shall not preclude the exercise by it, at the same or different times, of any other rights or remedies for the same default or any other default by the other party.

H. **Interest Rate Limitation**. None of the terms and provisions contained herein shall ever be construed to create a contract for the use, forbearance or detention of money requiring payment of interest at a rate in excess of the maximum interest rate permitted to be charged by the laws of the State of California. In such event, if any holder of this Agreement shall collect monies which are deemed to constitute interest which would otherwise increase the effective interest rate on this Agreement to a rate in excess of the maximum rate permitted to be charged by the laws of the State of California, all such sums deemed to constitute interest in excess of such maximum rate shall, at the option of such holder, be credited to the payment of the sums due hereunder or returned to Borrower.

I. **Applicable Law and Venue**. This Agreement shall be governed by and construed under the laws of the State of California except to the extent Federal laws preempt the laws of the State of California. Borrower irrevocably and unconditionally submits to the jurisdiction of the Superior Court of the State of California for the County of Orange or the United States District Court of the Southern District of California, as Lender may deem appropriate, in connection with any legal action or proceeding arising out of or relating to this Agreement. Borrower also waives any objection regarding personal or in rem jurisdiction or venue.

J. **Joint and Severable Obligation**. This Agreement is the joint and several obligation of all makers, sureties, guarantors and endorsers, and shall be binding upon them and their heirs, successors and assigns.

K. **Nonliability of Officials**. No officer, official, member, employee, agent, or representative of Lender shall be personally liable to Borrower, or any

successor-in-interest, in the event of any default or breach by Lender, or for any amount which may become due to Borrower or any successor-in-interest, or for breach of any obligation of the terms of this Agreement.

L. **Authorized Representatives**. Lender's Deputy City Manager for Development Services is Lender's authorized representative for all purposes of this Agreement. Lender may designate a designee, including an employee, contractor, consultant, or agent of Lender to serve as Lender's authorized representative hereunder. Borrower's authorized representative is indicated on the Application. Actions taken by each party's respective authorized representative are binding on said party.

M. **Prohibition on Assignment**. Borrower may not assign or transfer this Agreement without the prior written approval of Lender which approval shall not be unreasonably withheld. Accordingly, Borrower shall not, whether voluntarily, involuntarily, or by operation of law, undergo any significant change in ownership or assign all or any part of this Agreement or any rights hereunder or in the Business or Property without Lender's prior written approval which Lender may grant or withhold in its reasonable discretion.

N. **Interpretation**. The terms of this Agreement shall be construed in accordance with the meaning of the language used and shall not be construed for or against either party by reason of the authorship of this Agreement or any other rule of construction which might otherwise apply. The section, subsection, and paragraph headings are for purposes of convenience only, and shall not be construed to limit or extend the meaning of this Agreement.

O. **Severability**. If any part, term or provision of this Agreement is held to be illegal, in conflict with any law or otherwise invalid, the remaining portion or portions shall be considered severable and not be affected by such determination, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provisions held to be illegal or invalid.

P. **Survival**. Notwithstanding the expiration of earlier termination of this Agreement, Borrower's obligations to Lender shall not terminate until all closeout requirements are completed. In addition, all provisions expressly stated to survive termination of this Agreement and any other obligations which cannot by their nature be performed until after the expiration or earlier termination of the Agreement shall survive termination. No expiration or termination under this Agreement shall release either party then in Default from liability for such Default. All terms of this Agreement shall survive as necessary for the purpose of enabling either party to enforce its provisions or pursue an action with respect to a Default of this Agreement.

Q. **No Third Party Beneficiaries**. There are no third party beneficiaries to this Agreement.

R. **Counterparts**. This Agreement may be executed in counterparts, each of which, when all the parties hereto have signed this Agreement, shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

S. **Entire Agreement**. This Agreement integrates all of the terms and conditions mentioned herein, or incidental hereto, and supersedes all negotiations or previous agreements between the Parties with respect to all or any part of the subject matter hereof. In the event of a conflict between this Agreement and the Guidelines, this Agreement shall prevail.

T. **No Joint Venture**. Nothing herein shall be construed as making Lender a joint venturer or partner of Borrower or making Lender a party to Borrower's contracts with contractors or vendors.

U. **Nondiscrimination**. Each party covenants that, by and for itself, its heirs, executors, assigns, and all persons claiming under or through them, that in the performance of this Agreement there shall be no discrimination against or segregation of, any person or group of persons on account of any impermissible classification including, but not limited to, race, color, creed, religion, sex, marital status, sexual orientation, national origin, or ancestry.

V. **Amendments**. This Agreement may only be amended by writing mutually executed by Lender and Borrower.

W. **Authority to Execute**. The person(s) executing this Agreement on behalf of the parties hereto warrant that (a) such party is duly organized and existing, (b) they are duly authorized to execute and deliver this Agreement on behalf of said party, and (c) by so executing this Agreement, such party is formally bound to the provisions of this Agreement.

LENDER:
CITY OF FONTANA

_____

City Manager

ATTEST

_____

City Clerk

APPROVED AS TO FORM

_____

City Attorney

BORROWER
_____

_____

Name:

Title:

_____

Name:

Title:

[Two officer signatures are required if Borrower is a corporation]

EXHIBIT A

APPLICATION

[INSERT BORROWER'S COMPLETED AND APPROVED APPLCIATION]

EXHIBIT B

LOAN DETAIL

Business Name: _____

Business Location: _____

Amount of Loan: _____

Estimated Eligible Expenses

- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____
- ☐ _____ | $ _____

Total, not to exceed amount: _____

The amounts and categories are approximates, and the City may approve rebudgeting of categories in a Disbursement Request for Eligible Expenses, so long as the total amount of the Loan remains consistent with the aggregate not to exceed amount.

EXHIBIT C

DISBURSEMENT REQUEST

Name of Business: _____

Loan No.: _____

Amount of Loan: _____

Amount of Loan Already Disbursed: _____

Amount of Loan Remaining: _____

Amount Requested to be Disbursed: _____

Eligible Expenses Requested for Disbursement

- □ _____ | $ _____
- □ _____ | $ _____
- □ _____ | $ _____
- □ _____ | $ _____
- □ _____ | $ _____
- □ _____ | $ _____
- □ _____ | $ _____
- □ _____ | $ _____
- □ _____ | $ _____

Total Items: _____ Total Estimated Disbursement: _____

Attach invoices or quotes for all amounts shown. No disbursement will be approved without corresponding proof of the amount requested.

Signature of Authorized Representative:

_____

Name:

Title:

FOR LENDER USE ONLY □ APPROVED □ DENIED

Signature: _____

Deputy City Manager for Development Services

File #: 26-1043
Agenda #: A.

Agenda Date: 7/14/2026
Category: Public Hearing

FROM:
Planning Department

SUBJECT:
First General Plan Amendment and Project for the 1st General Plan Cycle of 2026; Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A Request to Amend the General Plan Land Use Designation for an Approximately 9.3-Acre Site Located at the Northwest Corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to Amend The Arboretum Specific Plan to Modify Allowed Land Uses and Reconfigure Planning Areas and Park Sites, for Site and Architectural Review of a Proposed Commercial Center Consisting of 69,617 Square Feet of Commercial Development (49,362 Square Foot Grocery Store With a 13,017 Square Foot Inline Shop Building, 9,544 Square Foot Pad Building, and a 3,694 Square Foot Drive Thru Restaurant), For a Conditional Use Permit For the Sale of Alcohol For Off-Site Consumption in Conjunction With the Proposed Grocery Store, For A Tentative Tract Map to Reconfigure and Parcelize the Remaining Planning Areas and Park Sites in the Specific Plan Area, For a Tentative Parcel Map to Subdivide the Retail Center, and to Amend The Arboretum Specific Plan Development Agreement to Reflect Modified Land Uses in the Specific Plan, Pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report.

RECOMMENDATION:
1. Adopt **Resolution No. 2026-076** (General Plan Amendment Cycle No. 1 of 2026) a Resolution of the City Council of the City of Fontana approving, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report (State Clearinghouse [SCH} No. 2006071109), General Plan Amendment No. 23-000002 Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008), Design Review No. 23-000011, and Conditional Use Permit Mo. 23-000005 for the property identified by Assessor's Parcel Number 0239-081-52, including amendments to exhibit 15.8 and 15.9 in chapter 15 of the General Plan, subdivision of the property, site and architectural approval of a 69,617 square foot commercial center, and a Conditional Use Permit authorizing the sale of alcohol for off-site consumption in connection with a grocery store at the commercial center; and

2. Read by title only and waive further reading of and introduce **Ordinance No. 1994**, an Ordinance of the City Council of the City of Fontana, approving pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report, Specific Plan Amendment No. 23-000002, an amendment to the Arboretum Specific Plan to modify permitted land uses and to reconfigure

planning areas and park sites; and that the reading of the title constitutes the first reading thereof; and

3. Read by title only and waive further reading of and introduce **Ordinance No. 1995**, an Ordinance of the City Council of the City of Fontana, approving, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report, a third amendment to the Arboretum Specific Plan Development Agreement; and that the reading of the title constitutes the first reading thereof.

COUNCIL GOALS:

- Promote economic development by pursuing business attraction, retention, and expansion.
- Provide a diverse range of housing types and levels of affordability while addressing homelessness in the community by promoting diverse range of housing projects and levels of affordability.
- Enhance the local environment for future generations and create a healthy economic and environmental future by adopting policies that promote compact and efficient development in new and existing communities.

DISCUSSION:

Background:

The project was considered by the Planning Commission at a duly noticed public hearing on June 2, 2026. Upon conclusion of the public hearing, the Planning Commission voted 5-0 to adopt Resolution PC No. 2026-022, thereby forwarding a recommendation of approval to the City Council, as recommended by staff.

Project Description/Analysis:

The proposed project is an amendment to the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive from Residential Planned Community (R-PC) to General Commercial (C-G), an amendment to the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, and a tentative parcel map to reconfigure and parcelize the remaining planning areas in the specific plan area. Additionally, the project includes site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development, for a conditional use permit for alcohol sales in conjunction with the proposed grocery store and for a tentative parcel map to subdivide the retail center. The project also includes a request for an amendment to the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan.

General Plan Amendment (GPA) No. 23-000002:

The current general plan land use designation of Residential Planned Community (R-PC) for the proposed retail center site does not allow the proposed land use. The project would amend the general plan land use designation of R-PC to General Commercial (C-G) to accommodate the proposed development of a retail center.

Additionally, the change to the General Plan land use designation is supported by General Plan

goals, as seen below:

Chapter 13, Goal 3: Plan Fontana as a “complete community” with a balance of diverse neighborhoods, amenities, services, and infrastructure that supports a qualified workforce and attracts business. The applicant is proposing to construct a new retail center, which will provide amenities and services to residents in and around the Arboretum Specific Plan area.

Additionally, the retail center will promote business attraction with a range of retail, restaurant and service businesses.

Specific Plan Amendment (SPA) No. 23-000002:
The applicant is requesting to amend the Arboretum Specific Plan land uses and map to facilitate the development of a retail center. The amendment will include general commercial land uses at the northwest corner of Sierra Avenue and Terra Vista Avenue that previously had a residential designation. Additionally, the amendment will redistribute residential units allocated to the proposed commercial area to other undeveloped planning areas and modify the planning area and recreational amenity map.

Tentative Tract Map No. 20646 (TTM No. 26-0006):
The applicant is requesting a tentative tract map to parcelize the remaining undeveloped planning areas of the Arboretum Specific Plan. The tentative map will be parcelized to reflect the updated street and planning area layout as indicated in modified Arboretum Specific Plan. The map will facilitate future residential, commercial and recreational development in the undeveloped areas of the Arboretum Specific Plan.

Tentative Parcel Map No. 20851 (TPM No. 23-000008):
The applicant is proposing to parcelize the area of the proposed retail center for ownership purposes, as is typical for retail center developments. The parcels will meet the minimum size and dimension requirements from the Zoning and Development Code. Reciprocal access easements will be required among the parcels to allow open circulation throughout the site/among the parcels. The parcels being created are of a sufficient size for the proposed commercial buildings, parking, landscaping, and other onsite improvements.

Design Review No. 23-000011:
Project Data:

A. Site Area: 9.2 acres

B. Building Analysis:

Anchor Building (Grocery Store):	49,362 square feet
Inline Shops:	13,017 square feet
Pad Shops:	9,544 square feet
Drive-Restaurant:	3,694 square feet
Total:	69,617 square feet

C. Parking Analysis:

Vehicle Spaces Required: 477 spaces
Vehicle Spaces Provided: 477 spaces

D. Landscape Area

Minimum Required: 15%
Proposed: 18.2%

Site Plan and Architecture:
The proposed retail center consists of a 49,362 square foot anchor building, 13,017 square foot inline shops building, 9,544 square foot pad shops building and a 3,694 square foot drive-thru restaurant. An additional parcel will be developed at a later date and will remain vacant and fenced until a proposed development has been entitled and permitted.

The proposed buildings feature the Santa Barbara architecture with an exterior white and neutral color palette, black metal wall sconces, and clay tile roof materials. Spanish tile, arches, metal window awnings, stone will be used as accents throughout all buildings and will exemplify the architectural style. Development of the vacant parcel will be required to incorporate all architectural elements to be consistent with and complimentary to the other building in the retail center.

Associated on-site improvements include landscaping, paving (including decorative pavers at driveways), and bicycle and vehicle parking as part of the development. Landscaping will be enhanced around the corner of Sierra Avenue and Terra Vista Drive to heavily screen the drive-thru lane and to create an entry statement for the commercial development.

Grading/Walls:
The site is vacant and undeveloped. The grade slopes gradually from north to south. Site walls will be constructed on the northern and western property lines to separate the site from future residential development. The drive-thru restaurant at the southeastern portion of the site will be screened from view from the public right-of-way with landscaping and low decorative walls, as required by the Zoning and Development Code. The remainder of the property lines will not incorporate fences or walls.

Site Access/Circulation/Parking:
Site access will be provided from Sierra Avene and Terra Vista Drive. Two driveways for vehicular traffic will be provided on Terra Vista Drive and on Sierra Avenue. While the retail center site will be parcelized for ownership purposes, circulation will be provided throughout the site for vehicles and pedestrians. Pedestrian path of travel throughout the site will be provided through marking crossings and sidewalks. Additionally, a paved path with landscaping and trellises will be provided east and west through the central portion of the site leading to the grocery store.

The project site is physically suitable in size and shape to support the development of the proposed commercial project. Applicable building codes, fire codes and standards will be met and will make for a safe, attractive, and well-designed project. The project design incorporates safety measures for automobiles and pedestrians in the areas.

Conditional Use Permit No. 23-000005:

The applicant is requesting the review and approval of a conditional use permit for a new Alcoholic Beverage Control (ABC) License Type 21 (Off-Sale, General) for the sale of alcohol for off-site consumption in connection with the grocery store in the proposed project. According to the floor plan, alcohol products will be displayed in both refrigerated and regular shelves in the grocery store.

In addition to the City of Fontana's Zoning and Development Code requirements, staff has reviewed the subject location in particular consideration to the physical relationship and proximity of the proposed use to that of similar uses in the surrounding neighborhood. Staff found that there are no existing sensitive receptors within 600 feet of the proposed grocery store that is requesting to sell alcohol.

Finding of "Public Convenience or Necessity"

According to the California State Department of ABC, a total of two (2) off-sale license are allowed within Census Tract No. 27.09 before being categorized as over-concentrated. Staff identified five (5) existing off-sale establishments within the census tract. New license may be issued by ABC where a tract is over-concentrated, provided that a finding of public convenience of necessity is made by the local jurisdiction. The census tract information matrix is attached. The approval of this application will allow the off-sale of beer, wine and distilled spirits.

A City Council determination that this application would be considered a "public benefit" would meet the definition of Public Convenience and Necessity. The finding of Public Convenience and Necessity can further be met if a large number of the general population chooses to obtain alcohol within walking distance.

The grocery store would provide an additional off-site alcohol consumption retail location for the residents who live in the Arboretum and Sierra Crest residential areas. Additional residential development is anticipated in both Arboretum and Sierra Crest, and the proposed grocery store and associated alcohol sales will provide convenience to those residents as well.

Development Agreement No. 23-000012:

A development agreement was approved for the Arboretum Specific Plan in 2009 and was amended in 2016 and 2021. Development agreements are discretionary actions allowed by State law with several basic functions. This agreement vests the right of the applicant to develop the property per the Arboretum Specific Plan and limits the City's ability to amend the Specific Plan without consent of the applicant. This development agreement was updated to reflect the updated land uses for this project area and applicable construction fee credits.

Environmental:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines an Addendum to the Arboretum Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 2006071109) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on September 23, 2009, and it adequately identified any potential impacts associated with this project. This Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

The Final Arboretum Specific Plan Program EIR (SCH No. 2006071109) and the Addendum are posted on the City's website. The Arboretum Specific Plan EIR can be found at https://www.fontanaca.gov/1278/Arboretum-Specific-Plan. The Addendum to the Arboretum EIR can be found at https://www.fontanaca.gov/2137/Environmental-Documents.

ATTACHMENTS:

Attachment No. 1 - Resolution for the General Plan Amendment, Tentative Tract Map, Tentative Parcel Map, Design Review and Conditional Use Permit and Adoption of the Addendum to the Arboretum Specific Plan Environmental Impact Report
Attachment No. 2 - Ordinance for Specific Plan Amendment
Attachment No. 2A - Exhibit A to Specific Plan Amendment Ordinance
Attachment No. 3 - Ordinance for Amendment to the Arboretum Specific Plan Development Agreement
Attachment No. 4 - Planning Commission Packet
Attachment No. 5 - Planning Commission Minutes from June 2, 2026
Attachment No. 6 - Public Hearing Notice

FISCAL IMPACT:

None.

MOTION:

Approve staff's recommendation.

RESOLUTION NO. 2026-076

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA APPROVING, PURSUANT TO AN ADDENDUM TO THE ARBORETUM SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE [SCH] NO. 2006071109), GENERAL PLAN AMENDMENT NO. 23-000002 (GENERAL PLAN AMENDMENT CYCLE NO. 1 OF 2026), TENTATIVE TRACT MAP NO. 20646 (TTM NO. 26-0006), TENTATIVE PARCEL MAP NO. 20851 (TPM NO. 23-000008), DESIGN REVIEW NO. 23-000011, AND CONDITIONAL USE PERMIT NO. 23-000005 FOR THE PROPERTY IDENTIFIED BY ASSESSOR'S PARCEL NUMBER 0239-081-52, INCLUDING AMENDMENTS TO EXHIBIT 15.8 AND 15.9 IN CHAPTER 15 OF THE GENERAL PLAN, SUBDIVISION OF THE PROPERTY, SITE AND ARCHITECTURAL APPROVAL OF A 69,617 SQUARE FOOT COMMERCIAL CENTER, AND A CONDITIONAL USE PERMIT AUTHORIZING THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION IN CONNECTION WITH A GROCERY STORE AT THE COMMERCIAL CENTER, AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, on October 8, 1981, Assessor Parcel Number ("APN) 0239-081-52 was annexed from San Bernardino County and incorporated into the City of Fontana ("Project Site"); and

WHEREAS, the current edition of the City of Fontana General Plan ("General Plan") was adopted by the Fontana City Council ("City Council") on November 13, 2018; and

WHEREAS, on May 18, 2023, the City of Fontana ("City") received an application from North Fontana Investment Company ("Specific Plan Applicant") and Lewis Retail ("Commercial Center Applicant") for General Plan Amendment ("GPA No. 23-000002") to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), Specific Plan Amendment (SPA) No. 23-000002 to amend the Arboretum Specific Plan land uses and map; Tentative Tract Map No. 20646 ("TTM No. 26-0006") to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, Tentative Parcel Map No. 20851 ("TPM No. 23-000008") to subdivide the commercial center, Design Review No. 23-000011 ("DRP No. 23-000011") for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), Conditional Use Permit No. 23-000005 ("CUP No. 23-000005") for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, and Development Agreement No. 23-000012 to reflect modified land uses in the specific plan area, from North Fontana Investment Company ("Applicant"); and

WHEREAS, GPA No. 23-000002, TTM No. 26-0006, TPM No. 23-000008, DRP No. 23-000011 and CUP No. 23-000005 are considered a "Project" as defined by the California Environmental Quality Act (CEQA); and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) ("CEQA"), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) the City previously determined that a Program Environmental Impact Report (FEIR) be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of the Arboretum Specific Plan Area; and

WHEREAS, the City prepared and certified the Final Program EIR (FEIR) on September 23, 2009 for the Arboretum Specific Plan (SCH No. 2006071109) and Mitigation, Monitoring and Reporting Program (MMRP), consisting of comments received during the 45-day public review and comment period on the Draft FEIR, written responses to those comments, and revisions and errata to the Draft FEIR. For the purposes of this Resolution, the "FEIR" shall refer to the Draft FEIR, as revised by the Final FEIR's errata section, together with the other sections of the Final FEIR; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an addendum for the project, staff evaluated the project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and City of Fontana's 2019 Local Guidelines for Implementing CEQA by preparing an Addendum and accompanying technical reports; and

WHEREAS, based on that evaluation, staff concluded that the FEIR fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the Project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, GPA No. 23-000002, TTM No. 26-0006, TPM No. 23-000008, DRP No. 23-000011, and CUP No. 23-000005 are supported by the goals and policies of the General Plan; and

WHEREAS, the Conditions of Approval have been prepared and are attached hereto as **Exhibit "B"** for TTM 26-0006, **Exhibit "C"** for TPM No. 23-000008, **Exhibit "D"** for DRP No. 23-000011, and **Exhibit "E"** for CUP No. 23-000005; and

WHEREAS, on July 3, 2026, a notice of the public hearing was published in the Fontana Herald newspaper and simultaneously displayed at Steelworkers' Auditorium and at the project site; and

WHEREAS, on June 2, 2025, a duly noticed public hearing on GPA No. 23-000002, SPA No. 23-000002, TTM No. 26-0006, TPM No. 23-000008, DRP No. 23-000011, CUP No. 23-000005, and AGR No. 23-000012, was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties. Following the hearing, the Planning Commission recommended approval of the project to the Fontana City Council ("City Council") with a vote of 5-0 by Resolution PC No. 2026-022; and

WHEREAS, on July 14, 2026, the City Council conducted a noticed public hearing on GPA No. 23-000002, SPA No. 23-000002, TTM No. 26-0006, TPM No. 23-000008, DRP No. 23-000011, CUP No. 23-000005, and AGR No. 23-000012 and received testimony from all parties and documentation from the Planning Commission's public hearing on June 2, 2026; and

WHEREAS, based on the information presented to and evidence received by the City Council at the public hearing held on July 14, 2026, for the Addendum to the Arboretum Specific Plan EIR, GPA No. 23-000002, SPA No. 23-000002, TTM No. 26-0006, TPM No. 23-000008, DRP No. 23-000011, CUP No. 23-000005, and AGR No. 23-000012, the City Council found the project to be in conformance with the goals and policies of the General Plan; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code ("FMC") have been given as required; and

WHEREAS, the City wishes to protect and preserve the quality of the life throughout the City, through effective land use and planning; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, California, as follows:

Section 1. Recitals. The recitals are true, correct and incorporated herein by this reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the City Council has reviewed and considered the Arboretum Specific Plan FEIR and Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The City Council finds that the Addendum and Arboretum Specific Plan FEIR contain a

complete and accurate reporting of all of the environmental impacts associated with the Proposed Project. The City Council further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Arboretum Specific Plan FEIR, the Addendum, and all related information presented to the City Council, the City Council finds that the proposed project necessitates only minor modifications to the Arboretum Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Arboretum Specific Plan FEIR is the appropriate document for the project.

The City Council further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Projects because the projects:

A. Will not result in substantial changes that would require major revisions of the Arboretum Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. Will not result in substantial changes with respect to the circumstances under which the proposed project is developed that would require major revisions of the Arboretum Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Arboretum Specific Plan FEIR documents were certified showing any of the following:

   (i) The proposed project would have one or more significant effects not discussed in the EIR;

   (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;

   (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

   (iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Arboretum Specific Plan FEIR and all written and oral evidence presented to the City Council, the Council finds that all environmental impacts of the proposed project have been addressed within the Arboretum Specific Plan

FEIR and the Addendum. The City Council finds that no new or additional mitigation measures or alternatives are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the proposed Project may result in any significant environmental impacts beyond those analyzed in the Arboretum Specific Plan FEIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed project and reflects the independent judgment and analysis of the City Council.

Section 5. Adoption of the Addendum to the Arboretum Specific Plan FEIR. The City Council hereby adopts the Addendum to the EIR for the Arboretum Specific Plan Program Environmental Impact Report (SCH No. 2006071109) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The Council further directs staff to file a Notice of Determination.

Section 6. General Plan Amendment Findings. The City Council hereby makes the following findings for GPA No. 23-000002 in accordance with Section No. 30-31 "Purpose" of the Fontana Zoning and Development Code:

Finding: The purpose and intent is to keep an updated General Plan to reflect the current desires and needs of the citizens for the long-term growth of the City.

Findings of Fact: In order to maintain an updated General Plan that reflects the current needs and desires of the community and supports the long-term growth of the City, the City is updating the General Plan for the Commercial Project Site within the Arboretum Specific Plan to allow commercial land uses and development. The updated Arboretum Specific Plan includes goals and policies intended to support high-quality commercial and residential land development that responds to the City's evolving land use needs. The updated general plan designation will allow commercial development that will be walkable from existing and future portions of the specific plan area and adjacent neighborhoods. Additionally, the commercial development will be strategically located along a gateway into the city from neighboring Rialto and from the I-15 freeway.

Section 7. Tentative Tract Map Findings. The City Council hereby makes the following findings for TTM No. 26-0006 in accordance with Section No. 26-55(e), "Hearing; criteria for approval." of the FMC:

Finding No. 1: **That the proposed map is consistent with the city's general plan and any applicable specific plan.**

Findings of Fact: TTM No. 26-0006 is consistent with the General Plan Land Use Designation of Residential Planned Development (R-PC). The R-PC designation is intended for master-planned communities with specific plans. The tentative tract map subdivides the planning areas into parcels to facilitate future development of the remaining planning areas. The map is also consistent with the Arboretum Specific Plan because it parcelizes the planning areas in the Resort and Arboretum Villages as depicted on the specific plan's land use map.

Finding No. 2: **That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.**

Findings of Fact: The design of TTM No. 26-0006 is consistent with the General Plan, as the lot size and street configuration conform to the requirements of the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the General Plan. The design of TTM No. 26-0006 (20646) is consistent with the Arboretum Specific Plan because it parcelizes the planning areas in the Resort and Arboretum Villages as depicted on the specific plan's land use map.

Finding No. 3: **The site is physically suitable for the type and density of development proposed.**

Findings of Fact: The Project Site is appropriate for future residential, commercial, and recreational development capacities established by the amended specific plan by virtue of its size, configuration, and location. This tentative tract map is not associated with a development application. However, the specific plan's designated planning areas will be consistent with the tentative tract map and the development and design standards will allow for the development defined in the specific plan.

Finding No. 4: **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.**

Findings of Fact: The design of TTM No. 26-0006 is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The project will not result in significant environmental impacts with the incorporation of mitigation measures. An Addendum to the program EIR for the Arboretum Specific Plan has been prepared and made a part of the environmental documentation for the project. Furthermore, conditions of approval are incorporated to ensure environmental

impacts are reduced to a less-than-significant level.

Finding No. 5: **The design of the subdivision or type of improvements will not cause serious public health problems.**

Findings of Fact: The design of TTM No. 26-0006 will not cause public health problems. The development complies with the Zoning and Development Code, the General Plan and the amended Arboretum Specific Plan. Improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project.

Finding No. 6: **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

Findings of Fact: The design of TTM No. 26-0006 (20646) and its public improvements will not conflict with access easements acquired by the public. The lots are accessed from Jurupa Avenue and Calabash Avenue, which are publicly maintained streets. Currently, there are no other public access easements through or within the Project Site.

Section 8. Tentative Parcel Map Findings. The City Council hereby makes the following findings for TPM No. 23-000008 in accordance with Section No. 26-218(d) "Processing of application," of the Fontana Subdivision Code:

Finding No. 1: **That the proposed map is consistent with the city's general plan and any applicable specific plan.**

Findings of Fact: TPM No. 23-000008 is consistent with the amended General Plan Land Use Designation for the Project Site, which is General Commercial (C-G). The lot size meets the lot standards of the Zoning and Development Code. The tentative parcel map is a request to subdivide the site of a new commercial center for ownership purposes, which is a land use permitted in the General Plan and the amended Arboretum Specific Plan and the Zoning and Development Code.

Finding No. 2: **That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.**

Findings of Fact: The site design for TPM No. 23-000008 is consistent with the General Plan Land Use Designation for the Project Site, which is General Commercial (C-G), as the lot size and street configuration conform to the requirements of the Land Use, Zoning, and Urban Design and

Community Mobility and Circulation Elements of the General Plan. The project includes all on-site and off-site improvements to meet all the General Plan goals and objectives as well as all of the zoning and specific plan requirements. Improvements consist of curb and gutter, sidewalks, drainage, and grading to provide a safe and well-designed project for the area.

Finding No. 3: **The site is physically suitable for the type and density of development proposed.**

Findings of Fact: The Project Site, consisting of approximately 9.2 adjusted gross acres, is adequate in size to accommodate the development of a commercial center consisting of approximately 72,872 square feet. The existing topography is suitable for the project, and development of the site does not require setback variances. Additionally, the lot size is consistent with surrounding industrial developments.

Finding No. 4: **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.**

Findings of Fact: The design of TPM No. 23-000008 is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. There will be no significant impacts on the environment with the implementation of mitigation measures as a result of project implementation. An Addendum to the program level Arboretum Specific Plan EIR has been prepared and is included as a part of the environmental documentation. The applicable mitigation measures and conditions of approval for this project are incorporated to ensure impacts are reduced to a less-than-significant level.

Finding No. 5: **The design of the subdivision or type of improvements will not cause serious public health problems.**

Findings of Fact: The design of TPM No. 23-000008 will not cause public health problems. The development complies with the Zoning and Development Code, the General Plan and the Arboretum Specific Plan. Improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project.

Finding No. 6: **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

Findings of Fact: The design of TPM No. 23-000008 and public improvements will not

conflict with access easements acquired by the public. The Project Site will be accessed from Sierra Avenue and Terra Vista Drive, which are or will be publicly maintained streets. Currently, there are no other public access easements through or within the Project site.

Section 9. Design Review Findings. The City Council hereby makes the following findings for Design Review No. 23-000011 in accordance with Section No. 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: **The proposal is consistent with the General Plan, Zoning and Development Code, and any applicable Specific Plan.**

Findings of Fact: The project consists of the development of a new commercial center including an anchor building, inline shops, pad shops and a drive-thru restaurant building totaling 69,617 square feet on an approximately 9.2-acre site. The buildings will utilize the Santa Barbara architectural style and will feature clay roof tiles, a light neutral color palette, metal light fixtures and decorative elements, Spanish tile, stone veneer and arch accents. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code and the amended Arboretum Specific Plan. The project incorporates high-quality architecture, paving and landscaping that will make for an appropriate and desirable development.

The project is consistent with the amended General Plan Land Use Designation of C-G, which allows commercial land uses.

Finding No. 2: **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The project will incorporate Santa Barbara architectural style with a mix of material including smooth stucco, clay roof tiles, stone veneer, metal light fixtures and decorative accents, arches and Spanish tiles, which will complement the surrounding area. The project has been reviewed by the Planning Department, Building and Safety Department, Engineering Department and San Bernardino County Fire Department for compliance with the provisions of the FMC. Based on this review, it has been determined that the project meets all the requirements of the FMC. Additionally, the Project Site is adequate in terms of size, shape, topography, and accessibility to accommodate the commercial center. The Project Site provides sufficient parking and access, and the project will result in an appropriate commercial development. The proposed improvements will support public health, safety, and welfare for the community.

Finding No. 3: **The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.**

Findings of Fact: The professionally designed project will be compatible with the surrounding neighborhood consists of existing residential dwellings and an elementary school. The commercial center will include an anchor building (grocery store), inline shops, pad shops and a freestanding drive-thru restaurant. In addition to the proposed Santa Barbara architectural style buildings, the project includes on-site improvements such as landscaping, drainage, grading, and ADA-compliant pedestrian access to and from the public right-of-way. Compliance with the applicable building codes, zoning codes, and fire codes and standards will ensure a safe, attractive, and well-design project.

Finding No. 4: **The site improvements are appropriate and will result in a safe, well-designed facility.**

Findings of Fact: The project's improvements will result in an appropriate, safe, and well-designed facility. All improvements and plans were reviewed by the Planning, Building and Safety, San Bernardino Fire, and Engineering Departments for site circulation, access, and safety. Conditions of approval have been prepared to ensure the project is constructed and operated in a safe and well-design manner.

Section 10. Conditional Use Permit Findings. The City Council hereby makes the following findings for CUP23-000005 in accordance with Section No. 30-150 "findings for approval" for conditional use permits of the Fontana Zoning and Development Code: Code:

Finding No. 1: **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan, any applicable Specific Plan or Area Plan, and City Regulations/standards.**

Findings of Fact: The amended General Plan Land Use Designation for the Project Site is C-G. The Project Site is located in the General Commercial Land Use Designation in the amended Arboretum Specific Plan, which defers to the land use and development standards of the General Commercial (C-2) zoning district in the Zoning and Development Code. In accordance with the General Plan and the Arboretum Specific Plan, alcohol sales for off-site consumption are allowed subject to the approval of a conditional use permit. The Conditions of Approval will assist in regulating the off-premise sale

of alcohol at the grocery store on the Project Site, including security measures and hours of operation.

Finding No. 2: **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: Alcohol sales will take place within a grocery store as part of newly constructed commercial center. The physical characteristics of the site were reviewed by the Fontana Planning Department and it was determined that the site met the requirements for setbacks, walls, landscaping requirements and applicable Zoning and Development Code at the time the physical building was approved. On-site circulation will be adequate with driveway access points to the site on Sierra Avenue and Terra Vista Drive. The addition of the ABC license will not negatively impact access or utilities, nor will it create any physical constraints. The conditions of approval, in conjunction with the requirements of state law for an ABC license will ensure that the use will not negatively impact any related performance criteria as identified in Zoning and Development Code Section No. 30-492(7) nor any development standards of the Zoning and Development Code.

Finding No. 3: **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: There are no anticipated adverse effects to the neighboring sites or their permitted uses by this ABC license. The project has been reviewed by the Planning Department, Engineering Department, Building and Safety Department, and San Bernardino County Fire Department for site circulation, access, and safety and the project was found to meet the requirements for all applicable building code, zoning, and fire code standards.

Finding No. 4: **That the proposed use will meet the finding of "Public Convenience or Necessity".**

Findings of Fact: The City Council may recommend that the City Council find that this application would be considered a "public benefit" and therefore meets the definition of "Public Convenience or Necessity". The newly constructed grocery store will be the first in the general vicinity and those living in the area will enjoy the convenience of shopping for

food, household goods and alcohol in close proximity to homes.

The commercial center is located within Census Tract 27.09. According to ABC, two (2) off-sale licenses are allowed within Census Tract 27.09. Currently, there are five (5) off-sale licenses within the Census Tract. Therefore, this Census Tract would be categorized by ABC as over-concentrated. New license may be issued by ABC where a tract is over-concentrated, provided that a finding of Public Convenience of Necessity is found in the local jurisdiction.

Section 11. General Plan Amendment Approval. Based upon the findings in Section 6, the City Council hereby approves GPA No. 23-000002 as reflected in **Exhibit "A"** attached hereto and incorporated herein by this reference as fully set forth herein.

Section 12. Tentative Tract Map Approval. Based on the findings in Section 7 the City Council hereby approves TTM No. 26-0006 subject to the Conditions of Approval, which are attached hereto as **Exhibit "B"** and incorporated herein by this reference as fully set forth herein.

Section 13. Tentative Parcel Map Approval. Based on the findings in Section 8, the City Council hereby approves TPM No. 23-000008, subject to the Conditions of Approval attached here to as **Exhibit "C**" and incorporated herein by this reference as fully set forth herein.

Section 14. Design Review Approval. Based on the findings in Section 9, the City Council hereby approves DRP No. 23-000011 subject to the Conditions of Approval attached here to as **Exhibit "D**" and incorporated herein by this reference as fully set forth herein.

Section 15. Conditional Use Permit Approval. Based on the findings in Section 10, the City Council hereby approves CUP No. 23-000005 subject to the Conditions of Approval attached here to as **Exhibit "E**" and incorporated by reference as fully set forth herein.

Section 16. Resolution Regarding Custodian of Record. The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 17. Certification. The City Clerk of the City Council shall certify to the adoption of this Resolution.

Section 18. Effective Date. This Resolution shall take effect thirty (30) days after the adoption of the City Council Ordinance adopting Specific Plan Amendment No. 23-000002 and City Council Ordinance adopting Development Agreement No. 23-0000012, whichever is adopted later, provided however, if either Ordinance is for any reason held to be invalid

or unconstitutional by the decision of any court of competent jurisdiction, or otherwise do not go into effect for any reason, then this resolution shall be null and void and have no further force and effect.

Section 19. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this 14th day of July 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City of Fontana at a regular meeting thereof, held on the 14th day of July 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

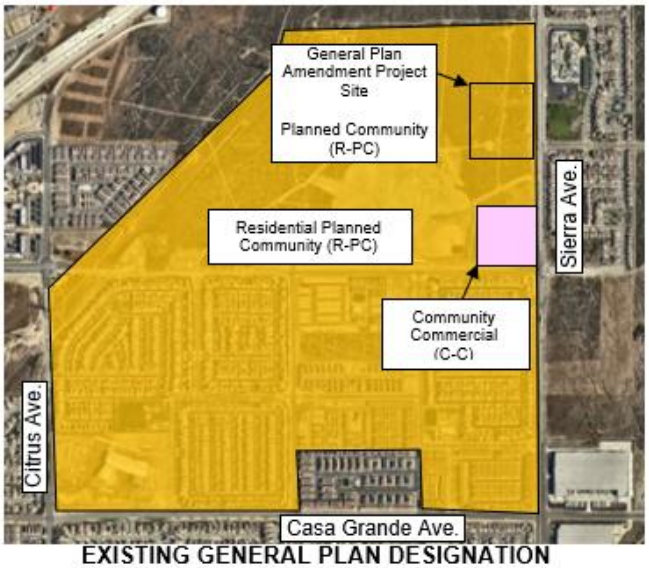
_____
Mayor of the City of Fontana

ATTEST:

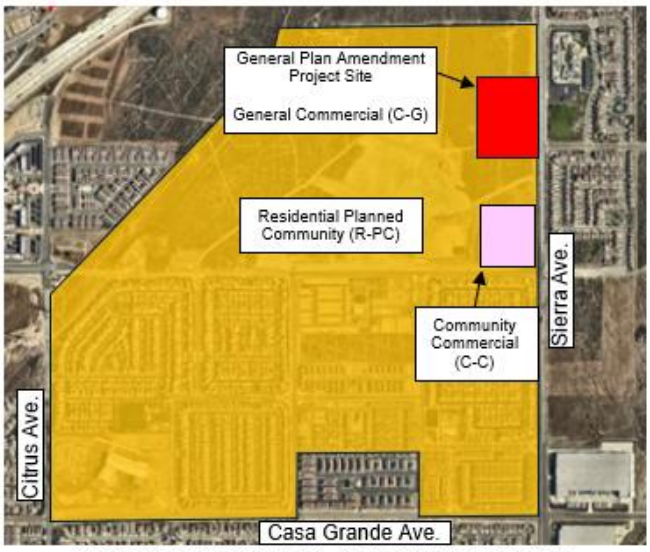
_____
City Clerk

EXHIBIT "A"

EXISTING AND PROPOSED GENERAL PLAN LAND USE DESIGNATION FOR THE PROJECT SITE COMPRISED OF ONE (1) PARCEL (APN: 0239-081-52) FROM RESIDENTIAL PLANNED COMMUNITY (R-PC) TO GENERAL COMMERCIAL (C-G)



EXISTING GENERAL PLAN DESIGNATION
RESIDENITAL PLANNED COMMUNITY (R-PC)



N

PROPOSED GENERAL PLAN DESIGNATION
GENERAL COMMERCIAL (C-G)

EXHIBIT "B"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 23-000044 July 14, 2026
Tentative Tract Map No. 20646 (TTM No. 26-0006)

LOCATION: Arboretum Specific Plan Area – Generally bound by Grapeland Street to the north, Casa Grande Avenue to the south, Sierra Avenue to the east and Citrus Avenue to the west

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All Conditions of Approval imposed on this project have been fulfilled.

2. This Tentative Tract Map (TTM) shall become null and void two (2) years from the date of approval as specified in Section 30-297 of the Zoning and Development Code unless it has been extended as provided for in Section 26-58 of the Fontana Municipal Code.

3. The applicant shall defend, indemnify, and hold harmless the City of Fontana or its agents, officers, and employees from any claim, action or proceeding against the City of Fontana or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission and/or City Council concerning this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek

monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. The applicant/developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 2006071109) Monitoring and Reporting Program (MMRP) as approved by the City Council.

5. Tentative Tract Map No. 26-0006 (TTM No. 20646) shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development, and the Subdivision Map Act.

6. The applicant/developer shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

7. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

8. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading

SAN BERNARDINO COUNTY FIRE DEPARTMENT

9. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

10. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

11. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

12. Fire Lanes: All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

13. Water System Commercial: All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 2,875 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 46,362 Square Foot structure.

14. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

15. Water Improvement Plan: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.

16. Combustible Protection: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

17. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

18. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

19. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

20. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

21. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-

illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

22. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

23. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

24. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

BUILDING AND SAFETY DEPARTMENT

25. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Electrical Code
    C. California Mechanical Code
    D. California Plumbing Code
    E. California Energy Code
    F. California Fire Code
    G. California Green Building Standards Code
    H. City of Fontana Ordinance.
    I. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

26. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

27. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

28. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code,

or any other applicable law, ordinance, or code.

29. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

30. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

    H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety. The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

    I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

        i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

31. The applicant is required to obtain permits for the removal and/or demolition of structures. (if required)

32. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

33. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:

A. Precise grading plans shall be approved.

B. Rough grading completed.

C. Compaction certification

D. Pad elevation certification

E. Rough grade inspection signed off by a City Building Inspector

ENGINEERING DEPARTMENT – LAND DEVELOPMENT DIVISION

34. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

35. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

36. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy

by the City.

37. The Applicant shall design and construct Certified Full Capture Devices in catch basins located in the public right of way as required by Water Code 13383 Orders that implement statewide trash provisions. Device selection shall be approved by the City Engineer.

38. The Applicant shall resolve mitigation measures specified in the project environmental impact report with the monitoring period specified in the EIR.

PRIOR TO ISSUANCE OF GRADING PERMIT

39. The Applicant shall submit engineered Rough Grading Plans and obtain full approval. Rough Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

40. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading permit issuance.

41. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

42. The Applicant shall submit and obtain approval for a Final Drainage Study and comprehensive hydraulic analysis prepared in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan of Drainage. This study must resolve all outstanding comments from the preliminary report and evaluate both the project site and all affected off-site improvements. If the Grapeland channel cannot be acquired/constructed to address offsite flows the project shall gain approval of an alternative means of mitigation in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan.

43. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer. The recorded agreement shall follow the requirements set out in the MS4 permit that ensure proper long term operation and maintenance of post-construction BMPs are carried out in perpetuity, including an easement over the offsite BMP for access by city personnel, maintenance obligation and acceptance of water quality stormwater.

PRIOR TO MAP RECORDATION

44. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

45. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.

46. Complete all conditions applicable to grading permit conditions of approval prior to the recordation of the map.

47. As required by the City Engineer, form a maintenance CFD for ongoing maintenance costs for City streetlights, public landscaping within and adjacent to perimeter streets and, large open channels.

48. Where offsite improvements are required for this project and neither the developer nor the city has sufficient title or interest in the land where said improvements are to be constructed, and the developer has been unable to secure an easement or license needed for said improvements prior to map recordation, the city and developer shall enter into an agreement in conformance with Government Code Section 66462.5. prior to map recordation. The agreement shall provide for a reasonable schedule for the developer to complete said offsite improvements upon city acquisition of the interest in the land that will permit the improvements to be made. Regardless of the agreement, this condition shall not supersede the need for proper provisions for flood protection, emergency access and similar protections to be installed prior to issuance of building permits.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

49. A phasing plan shall be approved by the City Engineer prior to the issuance of any construction permit. The phasing plan shall comply with “The Resort Village Traffic Impact Analysis,” prepared by Translutions, February 10, 2026, as approved on May 26, 2026. Approval of all required improvement plans shall comply with the approved phasing plan. Phasing plan shall include all dry, wet and other utilities as required for the project. Utilities shall be phased as appropriate for the TIA improvements or as required by the project conditions.

    A. Each Phase will include the following information:

        A. Clearly define the boundary of each phase

        B. Clear understanding of improvements included in each phase

        C. Clear understanding of the Building Permits capacity limit for each

phase

D. Phases need to be consistent with the mitigation requirements in the EIR/TIA.

B. Phasing exhibit and improvements will need to be approved by City Engineer.

50. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

51. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, decorative streetlights, striping, signs, landscape, median improvements, interconnect and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

52. The applicant shall construct all street, streetlight, signing and striping, traffic signals, interconnect, median, sewer and storm drain improvements along Duncan Canyon Road in accordance with the Arboretum Specific Plan and project plans.

53. The applicant shall construct all street, streetlight, signing and striping, median, sewer and storm drain improvements along Cypress Ave Road in accordance with the Arboretum Specific Plan and project plans.

54. The applicant shall construct all street, streetlight, signing and striping, traffic signals, interconnect, median, and storm drain improvements along Sierra Ave in accordance with the Arboretum Specific Plan and project plans.

55. The applicant shall construct all storm drain channel/ditch, street, streetlight, signing and striping, and storm drain improvements along Grapeland Ave. in accordance with the Arboretum Specific Plan and project plans. Storm drain ditch to be constructed to an acceptable terminus location as required per the project plans and drainage report.

56. The applicant shall construct all street, streetlight, signing and striping, sewer and storm drain improvements along Terra Vista Ave in accordance with the Arboretum Specific Plan and project plans.

57. The applicant shall coordinate all existing/proposed/future offsite improvements outside the project boundary limits with the appropriate responsible neighboring property owners and easement holders along the perimeter improvements.

58. On behalf of the City, the Applicant shall acquire an access and maintenance agreement from Southern California Edison/SoCalGas for proposed City facilities

through the Southern California Edison/SoCalGas utility corridor. Access and easement shall be designed and constructed to the satisfaction of the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

59. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

60. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

61. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

62. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

63. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

64. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

65. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

66. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING DEPARTMENT – TRAFFIC DIVISION

67. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the Specific Plan Area or resulting from separate development entitlements within the Specific Plan Area, and at the approval of the City Engineer:

    A. Access to private roadways within the Specific Plan Area from the public Right-of-Way shall be accommodated by the following intersections:

        i. Cypress Avenue/Terra Vista Drive

        ii. Cassava Avenue/Grapeland Street

        iii. Cassava Avenue/Duncan Canyon Road

        iv. Sierra Avenue/Commercial Driveway (between Grapeland Street and Terra Vista Drive)

        v. Sierra Avenue/Terra Vista Drive

    B. Where emergency vehicle access to the public Right-of-Way is required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress and egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.

    C. Should ingress and egress restrictions be necessitated, the restrictions shall be reinforced with appropriate access design, including but not limited to: signage and pavement markings; on-site channelizing islands; and/or raised median islands, as deemed necessary by the City Engineer.

68. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

69. At no time shall the design and gating of access points within the Specific Plan Area require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned at all times with personnel who may permit an errant driver to enter the site in order to turn around and depart.

70. All access points within the Specific Plan Area must be shown to meet the required intersection sight distance and/or stopping sight distance standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

71. Future development site plans within the Specific Plan Area shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

72. Future development site plans within the Specific Plan Area shall depict the location of bicycle parking. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

73. Future development site plans within the Specific Plan Area shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

74. Future development site plans within the Specific Plan Area shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

75. The Applicant shall comply with all transportation-related Mitigation Measures identified in the adopted Addendum to the Specific Plan Environmental Impact Report (EIR) for the Resort Village Update Project, as set forth in the Mitigation Monitoring Reporting Program (MMRP) for the Resort Village Update, as such Measures may be amended through subsequent environmental review and approvals. The Applicant shall comply with all applicable MMRP requirements whether specifically identified in these Conditions of Approval or not.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS

76. A phasing plan shall be approved by the City Engineer prior to the issuance of any construction permit. The phasing plan shall comply with "The Resort Village Traffic Impact Analysis," prepared by Translutions, February 10, 2026 and "The Resort Village Funding Mechanisms for Future Year (2050)," prepared by Translutions, May 6, 2026, as approved on May 26, 2026. Approval of all required improvement plans shall comply with the approved phasing plan.

77. All required construction improvements and fair share contributions related to the approved phasing plan based on "The Resort Village Traffic Impact Analysis," prepared by Translutions, February 10, 2026 and "The Resort Village Funding Mechanisms for Future Year (2050)," prepared by Translutions, May 6, 2026, as approved on May 26, 2026, shall be completed prior to the issuance of any Certificate of Occupancy associated with each phase.

    A. Each phase shall include the following information:

        A. Clearly define the boundary of each phase

        B. Clear understanding of improvements included in each phase

        C. Clear understanding of the Building Permits capacity limit for each

phase

D. Phases need to be consistent with the mitigation requirements in the EIR/TIA.

B. Phasing exhibit and improvements will need to be approved by City Engineer.

78. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

A. Cypress Avenue between Grapeland Street and Duncan Canyon Road

B. Sierra Avenue between Grapeland Street and Duncan Canyon Road

C. Grapeland Street between Cypress Avenue and Sierra Avenue

D. Terra Vista Drive between Private Street and Sierra Avenue

E. Duncan Canyon Road between Cypress Avenue and Sierra Avenue

79. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

A. Cypress Avenue between Grapeland Street and Duncan Canyon Road

B. Sierra Avenue between Grapeland Street and Duncan Canyon Road

C. Grapeland Street between Cypress Avenue and Sierra Avenue

D. Terra Vista Drive between Private Street and Sierra Avenue

E. Duncan Canyon Road between Cypress Avenue and Sierra Avenue

80. The Applicant shall submit and obtain full approval of street improvement plans for all private roadways within the Specific Plan Area.

81. The Applicant shall submit and obtain full approval of signing and striping plans for all private roadways within the Specific Plan Area.

82. If construction or design of future development projects within the Specific Plan Area impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

83. The Project shall design and obtain full approval of a new traffic signal at the intersection of Arboretum Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane and one shared through/right-turn lane

        ii. Eastbound: One shared left-/through/right-turn lane

        iii. Westbound: One shared left-/through/right-turn lane

        iv. Future modifications to The Arboretum Specific Plan – Arboretum Village and/or the classification of the north leg of Arboretum Avenue may necessitate changes to the ultimate intersection and traffic signal design.

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village Traffic Impact Analysis," Translutions, February 10, 2026), subject to further study and the approval of the City Engineer.

    The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

84. The Project shall design and obtain full approval of a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

    i. Northbound: One left-turn lane, one through lane, and one right-turn lane

    ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

    iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

    iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City

Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

85. The Project shall design and obtain full approval of a new traffic signal at the intersection of Cassava Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and one shared through/right-turn lane

ii. Southbound: One left-turn lane and one shared through/right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one shared through/right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one shared through/right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

86. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane

iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be designed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

87. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive).

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

88. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive.
    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

        ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

    D. The signal shall be designed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

    E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

89. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

        ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

        iii. Eastbound: Two left-turn lanes, one through lane, and one right-turn

lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

PRIOR TO ISSUANCE OF ANY CERTIFICATES OF OCCUPANCY

90. All required construction improvements and fair share contributions related to the approved phasing plan based on "The Resort Village Traffic Impact Analysis," prepared by Translutions, February 10, 2026 and "The Resort Village Funding Mechanisms for Future Year (2050)," prepared by Translutions, May 6, 2026, as approved on May 26, 2026, shall be completed prior to the issuance of any Certificate of Occupancy associated with each phase.

A. Each phase shall include the following information:

i. Clearly define the boundary of each phase

ii. Clear understanding of improvements included in each phase

iii. Clear understanding of the Building Permits capacity limit for each phase

iv. Phases need to be consistent with the mitigation requirements in the EIR/TIA.

B. Phasing exhibit and improvements will need to be approved by City Engineer.

91. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.

A. Cypress Avenue between Grapeland Street and Duncan Canyon Road

B. Sierra Avenue between Grapeland Street and Duncan Canyon Road

C. Grapeland Street between Cypress Avenue and Sierra Avenue

D. Terra Vista Drive between Private Street and Sierra Avenue

E. Duncan Canyon Road between Cypress Avenue and Sierra Avenue

92. The Applicant shall install all signing and striping within the following extents, including such distance as required to tie-in to existing conditions:

A. Cypress Avenue between Grapeland Street and Duncan Canyon Road

B. Sierra Avenue between Grapeland Street and Duncan Canyon Road

C. Grapeland Street between Cypress Avenue and Sierra Avenue

D. Terra Vista Drive between Private Street and Sierra Avenue

E. Duncan Canyon Road between Cypress Avenue and Sierra Avenue

93. The Applicant shall not open Cypress Avenue north of the northernmost public elementary school driveway for access of any kind until such time as Grapeland Street is constructed and opened for public access.

94. The Applicant shall not open Grapeland Street west of Cassava Avenue for access of any kind until such time as Cypress Avenue is constructed and opened for public access.

95. Cypress Avenue and Grapeland Street shall be fully constructed and opened for public access prior to the issuance of the first residential Certificate of Occupancy in the Resort Village Planning Areas R-9 through R-13.

96. All street improvements, signing and striping, traffic signal, and signal interconnect, including such distance as required to tie-in to existing conditions, as required, for Grapeland Street east of Cassava Avenue and for Sierra Avenue between Grapeland Street and Terra Vista Drive shall be constructed prior to the issuance of the first residential Certificate of Occupancy in the Resort Village Planning Areas R-1 through R-3.

97. All street improvements, signing and striping, traffic signal, and signal interconnect, including such distance as required to tie-in to existing conditions, as required, for Duncan Canyon Road between Cassava Avenue and Sierra Avenue and for Sierra Avenue between Terra Vista Drive and Duncan Canyon Road shall be constructed prior to the issuance of the first residential Certificate of Occupancy in the Resort

Village Planning Areas R-4 through R-6.

98. All street improvements, signing and striping, traffic signal, and signal interconnect, including such distance as required to tie-in to existing conditions, as required, for Duncan Canyon Road between Cypress Avenue and Cassava Avenue and for Cypress Avenue between Terra Vista Drive and Duncan Canyon Road shall be constructed prior to the issuance of the first residential Certificate of Occupancy in the Resort Village Planning Areas R-7 through R-8.

99. If construction or design of future development projects within the Specific Plan Area impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

100. The project shall coordinate with the City Traffic Engineer to conduct a signal timing, cycle length, and coordination analysis for the intersection of Citrus Avenue and Casa Grande Avenue.

    A. The analysis shall include the collection of the appropriate data, analysis of signal timing and performance, and preparation of recommendations.

    B. The effort will include the preparation of signal timing plans for implementation, subject to the approval of the City Engineer.

    C. Where recommended changes will require equipment or infrastructure modifications or new installation, the Project shall be responsible for the design, construction, and implementation of such at the intersection of Citrus Avenue and Casa Grande Avenue, subject to the approval of the City Engineer.

    D. In coordination with the City Traffic Engineer and at the approval of the City Engineer, the Project may instead install devices/infrastructure necessary to monitor the signal timing and performance across the corridor/s.

101. The Project shall design, obtain full approval of the required plans, and construct the signal modifications needed at the intersection of Citrus Avenue and Summit Avenue to implement a westbound right-turn overlap phase, subject to the approval of the City Engineer. Type 15 or larger poles shall be required for any five-section signal heads.

102. The Project shall construct a new traffic signal at the intersection of Arboretum Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be constructed to accommodate at

minimum the following lane configurations:

i. Northbound: One left-turn lane and one shared through/right-turn lane

ii. Eastbound: One shared left-/through/right-turn lane

iii. Westbound: One shared left-/through/right-turn lane

iv. Future modifications to The Arboretum Specific Plan – Arboretum Village and/or the classification of the north leg of Arboretum Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village Traffic Impact Analysis," Translutions, February 10, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

103. The Project shall construct a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, one through lane, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

104. The Project shall construct a new traffic signal at the intersection of Cassava Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and one shared through/right-turn lane

ii. Southbound: One left-turn lane and one shared through/right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one shared through/right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one shared through/right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

105. The Applicant shall make a fair-share contribution towards the construction of future regional transportation improvements at the following locations. The contribution shall amount to $373,000 in total, as determined based on the project's proportional share of projected traffic impacts and the estimated cost of the improvement ("The Resort Village Funding Mechanisms For Future Year (2050)," Translutions, May 6, 2026).

A. Sierra Avenue/I-15 Freeway Southbound On- and Off-Ramps

B. Sierra Avenue/I-15 Freeway Northbound On- and Off-Ramps

106. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue.

A. The intersection and traffic signal shall be constructed to accommodate at

minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane

iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be constructed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

107. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive).

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

108. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be constructed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

109. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn

lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

110. The Project shall design, obtain full approval of the required plans, and construct the signal modifications needed at the intersection of Sierra Avenue and S. Highland Avenue to implement a southbound right-turn overlap phase, subject to the approval of the City Engineer. Type 15 or larger poles shall be required for any five-section signal heads.

END OF CONDITIONS OF APPROVAL

EXHIBIT "C"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 23-000034 July 14, 2026
Tentative Parcel Map No. 20851 (TPM No. 23-000008)

LOCATION: Northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52)

PLANNING DEPARTMENT

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.

2. The applicant/developer/property owner shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.
   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any,

and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.
The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. This tentative parcel map shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development Code) of the Municipal Codes of the City of Fontana and the Subdivision Map Act.

4. The applicant/developer/property owner shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

5. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

6. This Tentative Parcel Map No. 23-000008 (TPM No. 20851) shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

7. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

8. The applicant/developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 2006071109) Monitoring and Reporting Program (MMRP) as approved by the City Council.

SAN BERNARDINO COUNTY FIRE DEPARTMENT

9. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

10. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

11. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

12. Fire Lanes: All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

13. Water System Commercial: All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 2,875 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 46,362 Square Foot structure.

14. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

15. Water Improvement Plan: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size

of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.

16. Combustible Protection: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

17. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

18. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

19. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

20. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

21. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

22. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department

approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

23. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

24. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

BUILDING AND SAFETY DEPARTMENT

25. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Electrical Code
    C. California Mechanical Code
    D. California Plumbing Code
    E. California Energy Code
    F. California Fire Code
    G. California Green Building Standards Code
    H. City of Fontana Ordinance.
    I. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

26. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

27. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

28. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

29. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

30. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

    G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

    H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety. The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

    I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

        i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
        ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
        iii. All proposed drainage structures; and 4
        iv. Any proposed and/or required walls or fencing.

31. The applicant is required to obtain permits for the removal and/or demolition of structures. (if required)

32. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

33. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:

    A. Precise grading plans shall be approved.

    B. Rough grading completed

    C. Compaction certification

    D. Pad elevation certification

    E. Rough grade inspection signed off by a City Building Inspector

ENGINEERING DEPARTMENT – LAND DEVELOPMENT DIVISION

34. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

35. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

36. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

37. All Conditions of Approval issued to project no. MCN23-000044 shall apply.

PRIOR TO ISSUANCE OF GRADING PERMIT

38. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino

Technical Guidance Document and latest template.

39. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION

40. Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

41. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The project name and latitude/longitude coordinates of the BMP location(s) must be included on the Memorandum of Agreement and the WQMP Exhibit. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer. WQMP report and recorded maintenance document for the regional WQMP will need to be completed for this project to utilize the downstream capacity.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

42. The Applicant shall record All map's, right-of-way dedications, easements, reciprocal access agreement as required for the development.

43. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, decorative streetlights, striping, signs, landscape, traffic signals, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer. This project will be required to complete any uncompleted frontage improvements and improvements required to support the project development.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

44. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

45. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

46. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings,

repair trenches, and other areas as determined by the inspector.

47. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

48. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

49. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

50. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

ENGINEERING DEPARTMENT – TRAFFIC DIVISION

51. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    A. The Project may have a single ingress/egress point along Sierra Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The Sierra Avenue access point shall be designed to adequately accommodate ingress of tractor-trailer truck vehicles, subject to the approval of the City Engineer.

    B. The Project may have up to two ingress/egress points along Terra Vista Drive which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

52. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

53. Stopping sight distance must be shown to meet the required standards both

horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

54. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

55. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

56. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

57. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, EXCLUDING GRADING PERMITS

58. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

59. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

60. The Project shall design and obtain full approval of a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

   i. Northbound: One left-turn lane, one through lane, and one right-turn lane

   ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

   iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

   iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

61. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

   i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

   ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

   iii. Eastbound: One shared left-/through/right-turn lane

   iv. Westbound: One shared left-/through lane and right-turn lane

   v. The westbound approach to the signal shall be designed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

62. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive).

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

63. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be designed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

64. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: Two left-turn lanes, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at

minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

65. If construction or design of the Project impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

66. The Applicant shall submit and obtain full approval of a drive-through queuing study for all drive-through lane/s at the project site.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

67. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.

A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

B. Terra Vista Drive between Private Street and Sierra Avenue

68. The Applicant shall install all signing and striping within the following extents, including such distance as required to tie-in to existing conditions:

A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

B. Terra Vista Drive between Private Street and Sierra Avenue

69. The Project shall construct a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, one through lane, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

70. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane

iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be constructed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations,"

Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

71. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive). The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

72. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be constructed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

73. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

74. If construction or design of the Project impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

75. The Applicant shall submit and obtain full approval of a drive-through queuing study for all drive-through lane/s at the project site. The Applicant shall prepare and file a queue management plan with the City which outlines the planned operation and management of the drive-through queue/s. The City may require changes to the queue management plan in the future due to traffic operational or safety concerns.

END OF CONDITIONS OF APPROVAL

EXHIBIT "D"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 23-000034 July 14, 2026
Design Review (DRP) No. 23-000011

LOCATION: Northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.

2. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

5. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.

6. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

7. The applicant/developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 2006071109) Monitoring and Reporting Program (MMRP) as approved by the City Council.

8. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

9. Color combinations and color schemes for commercial buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original

application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

10. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee.

11. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

12. Placement, location, and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require approval by the Director of Planning. Specific areas where Southern California Edison (SCE) needs access, there should be a minimum clearance of 8 feet or as directed by SCE.

13. Equipment enclosures shall be designed of durable materials with finishes and colors used which are compatible and harmonious with the overall architectural theme.

14. Placement, location and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require approval by the Director of Planning.

15. The applicant shall provide a minimum of twenty-four (24) inch exterior wall lighting fixtures for commercial.

16. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee. If the applicant/owner fail to maintain the landscape as originally approved, the owner/applicant shall be required to renovate the landscape to meet current landscape standards and water conservation ordinance.

17. All fire back flows (DDC/DACA) shall be painted green or an earth tone color.

18. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

19. The Applicant/Landscape Architect shall provide a “Landscape Certificate of

Compliance" certifying that the work has been designed, installed, and will be maintained in accordance with City of Fontana's Model Water Efficiency Landscape Ordinance (Chapter 30, Article X, Ordinance 1895).

20. The following items shall be submitted to the Planning Department by the Applicant and completed prior to the issuance of a certificate of occupancy for this project:

    A. Certificate of MWELO Compliance by the register Landscape Architect of Record.

    B. Landscape and Irrigation Maintenance Schedule.

    C. Soils Management Report.

    D. Certified water Auditor Report.

PRIOR TO ISSUANCE OF GRADING PERMIT

21. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

22. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

23. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

24. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

SAN BERNARDINO COUNTY FIRE DEPARTMENT

25. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

26. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

27. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

28. Fire Lanes: All curbs adjacent to fire lanes shall be painted red and “No Parking, Fire Lane” signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

29. Water System Commercial: All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4”x2.5”x2.5”) shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 2,875 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 46,362 Square Foot structure.

30. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

31. Water Improvement Plan: The applicant shall submit “Water Improvement Plans” to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.

32. Combustible Protection: Prior to combustibles being placed on the project site an

approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

33. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

34. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

35. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

36. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

37. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

38. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

39. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

40. San Bernardino County Fire Standards/Codes: Items not directly called out on

these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

ENGINEERING DEPARTMENT - LAND DEVELOPMENT DIVISION

41. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

42. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

43. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

44. All Conditions of Approval issued to Project No. MCN23-000044 shall apply.

PRIOR TO ISSUANCE OF GRADING PERMIT

45. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

46. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

47. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The project name and latitude/longitude coordinates of the BMP location(s) must be included on the Memorandum of Agreement and the WQMP Exhibit. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer. WQMP report and recorded maintenance document for the regional WQMP will need to be completed for this project to utilize the downstream capacity.

48. The Applicant shall record all map's, right-of-way dedications, easements, reciprocal access agreement as required for the development.

49. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, decorative streetlights, striping, signs, landscape, traffic signals, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer. This project will be required to complete any uncompleted frontage improvements and improvements required to support the project development.

50. If public improvements are required applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

51. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

52. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

53. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

54. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

55. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

56. All public sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

57. All storm drains shall be video inspected by applicant/contractor. Storm drain video

shall include public main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

ENGINEERING DEPARTMENT – TRAFFIC DIVISION

58. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    A. The Project may have a single ingress/egress point along Sierra Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The Sierra Avenue access point shall be designed to adequately accommodate ingress of tractor-trailer truck vehicles, subject to the approval of the City Engineer.

    B. The Project may have up to two ingress/egress points along Terra Vista Drive which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

59. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

60. Stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

61. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

62. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

63. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

64. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF ANY CONSTRUCTION PERMITS, EXCLUDING GRADING PERMITS

65. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

66. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

67. The Project shall design and obtain full approval of a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, one through lane, and one right-turn lane

        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis

("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

68. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane

iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be designed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

69. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive).

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

70. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be designed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal

heads.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

71. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: Two left-turn lanes, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

72. If construction or design of the Project impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

73. The Applicant shall submit and obtain full approval of a drive-through queuing study for all drive-through lane/s at the project site.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

74. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

75. The Applicant shall install all signing and striping within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

76. The Project shall construct a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

    A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, one through lane, and one right-turn lane

        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

77. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane

iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be constructed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

78. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive). The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

79. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be constructed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

80. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

81. If construction or design of the Project impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated

with the modifications at the subject intersection.

82. The Applicant shall submit and obtain full approval of a drive-through queuing study for all drive-through lane/s at the project site. The Applicant shall prepare and file a queue management plan with the City which outlines the planned operation and management of the drive-through queue/s. The City may require changes to the queue management plan in the future due to traffic operational or safety concerns.

BUILDING AND SAFETY DEPARTMENT

83. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code

    B. California Electrical Code

    C. California Mechanical Code

    D. California Plumbing Code

    E. California Energy Code

    F. California Fire Code

    G. California Green Building Standards Code

    H. City of Fontana Ordinance

    I. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

84. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

85. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.

86. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code,

or any other applicable law, ordinance, or code.

87. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

88. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

    H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety. The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

    I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

        The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

i.

ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and 4

iv. Any proposed and/or required walls or fencing.

89. The applicant is required to obtain permits for the removal and/or demolition of structures. (if required)

90. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

91. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:

A. Precise grading plans shall be approved

B. Rough grading completed

C. Compaction certification

D. Pad elevation certification

E. Rough grade inspection signed off by a City Building Inspector

END OF CONDITIONS OF APPROVAL

EXHIBIT "E"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 23-000044 July 14, 2026
Conditional Use Permit (CUP) No. 23-000005

LOCATION: Northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52)

PLANNING DEPARTMENT:

1. This conditional use permit is conditional upon the permittee proceeding with good faith intent to commence upon the proposed use within two (2) years after the effective date of the approval, or such other permit specified as a condition of approval.

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

   The City of Fontana and the applicant acknowledge that the City would not have

approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

   A. All requirements of the Fontana Municipal Code shall be complied with, inclusive of special use standards pertaini.

   B. All Conditions of Approval imposed on this project have been fulfilled.

4. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.

5. In addition to sign identifying the business, no sign shall be placed in or upon the window of any structure utilized for commercial purposes in the upper or lower one third of the total transparent area of any window. Window signage shall be limited to 25 percent of the total window and clear door area. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the adjacent sidewalk or entrance to the premises.

6. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and all conditions of the City of Fontana's Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit.

7. The sale of alcohol shall be prohibited between 2:00am and 6:00am Monday through Sunday.

8. The business owner/licensee or management shall prevent on-site loitering. The manage shall regularly police the area under its control to prevent the loitering of persons above the premises.

9. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.

10. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

11. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways, and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.

12. A prominent, permanent sign or signs stating, “NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES” shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

13. A prominent, permanent sign or signs stating, “NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES” shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

14. No electronic arcade or amusement games are permitted on the licensed premises at any time.

15. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such guards shall comply with FMC section 22-62, and shall be registered with the State of California’s Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.

16. The licensee shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or a responsible beverage service training (RBS) from a provider listed on the Department of Alcoholic Beverage Control’s website, within six (6) months, and any employee

engaged in the sale of alcohol shall attend the LEAD or RBS training within 90 days of employment.

17. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier's counter in the facility and shall remain legible at all times.

END OF CONDITIONS OF APPROVAL

ORDINANCE NO. 1994

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA APPROVING, PURSUANT TO AN ADDENDUM TO THE ARBORETUM SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, SPECIFIC PLAN AMENDMENT NO. 23-000002, AN AMENDMENT TO THE ARBORETUM SPECIFIC PLAN TO MODIFY PERMITTED LAND USES AND TO RECONFIGURE PLANNING AREAS AND PARK SITES.

WHEREAS, on May 18, 2023, the City of Fontana ("City") received an application for a General Plan Amendment ("GPA No. 23-000002"), Specific Plan Amendment ("SPA No. 23-000002"), Tentative Tract Map ("TTM No. 26-0006 (20646)"), Tentative Parcel Map ("TPM No. 23-000008 (20851)"), Design Review ("DRP No. 23-000011"), Conditional Use Permit ("CUP No. 23-000005"), and Development Agreement Amendment ("AGR No. 23-000012") (collectively, MCN No. 23-000044) from North Fontana Investment Company ("Applicant") to facilitate the development of a new 69,617 square foot commercial center on Assessor Parcel Number 0239-081-52 ("Project Site");

WHEREAS, SPA No. 23-000002 has been initiated to amend the Arboretum Specific Plan to modify the permitted land uses within the specific plan areas and to reconfigure the planning areas and designated park site; and

WHEREAS, on June 2, 2026, the Fontana Planning Commission ("Planning Commission") held a noticed public hearing and received public testimony and evidence from the Applicant, City staff, and other interested parties for MCN 23-000044 and the Addendum to the Arboretum Specific Plan Environmental Impact Report ("Arboretum EIR") and Mitigation Monitoring and Reporting Program ("MMRP"). After carefully considering all information pertaining to the project, the Planning Commission voted 5-0 to recommend that the Fontana City Council ("City Council") approve MCN No. 23-000044 and the Addendum to the Arboretum Specific Plan EIR and MMRP by Resolution No. PC 2026-022; and

WHEREAS, on July 14, 2026, the City Council held a noticed public hearing on the Addendum to the Arboretum Specific Plan EIR, MMRP, and MCN No. 23-000044, and received testimony from all parties, as well as documentation from the Planning Commission's public hearing held on June 2, 2026; and

WHEREAS, on July 14, 2026, the City Council adopted the Addendum to the Arboretum Specific Plan EIR; and

WHEREAS, based on the information presented to the City Council at the public hearing held on July 14, 2026, the City Council determines that the amendment to the Arboretum Specific Plan is consistent with the goals and policies of the General Plan, which call for a balanced community of residential, commercial, and industrial uses, developed with high standards, and the provision of diverse economic and social

opportunities for our citizens and those who wish to invest in the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The recitals are true, correct and incorporated herein by this reference.

Section 2. CEQA. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the City Council has reviewed and considered the Arboretum Specific Plan FEIR and Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The City Council finds that the Addendum and Arboretum Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the Proposed project. The City Council further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Arboretum Specific Plan FEIR, the Addendum, and all related information presented to the City Council, the City Council finds that the proposed project necessitates only minor modifications to the Arboretum Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Arboretum Specific Plan FEIR is the appropriate document for the project.

The City Council further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed project because the project:

A. Will not result in substantial changes that would require major revisions of the Arboretum Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
B. Will not result in substantial changes with respect to the circumstances under which the proposed project are developed that would require major revisions of the Arboretum Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Arboretum Specific Plan FEIR documents were certified showing any of the following:
    (i) The proposed project would have one or more significant effects not discussed in the EIR;
    (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;

(iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Arboretum Specific Plan FEIR and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the proposed project have been addressed within the Arboretum Specific Plan FEIR and the Addendum. The City Council finds that no new or additional mitigation measures or alternatives are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the proposed project may result in any significant environmental impacts beyond those analyzed in the Arboretum Specific Plan FEIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed project and reflects the independent judgment and analysis of the City Council.

Section 5. Adoption of the Addendum to the Arboretum Specific Plan FEIR. The City Council hereby adopts the Addendum to the EIR for the Arboretum Specific Plan Program Environmental Impact Report (SCH No. 2006071109) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The City Council further directs staff to file a Notice of Determination.

Section 6. Specific Plan Amendment Findings. The City Council hereby makes the following findings for Specific Plan Amendment No. 23-000002 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding: **A specific plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: The specific plan amendment establishes an additional commercial land use district/designation within the Arboretum Specific Plan and modifies the allowable residential densities in the remaining undeveloped residential designations in the specific plan area. The amendment encourages attractive commercial and residential development and will enhance the gateway into the city along Sierra

Avenue. Updates to the specific plan will also encourage residential development that is consistent with existing development and commercial development and complements existing development while providing service and convenient land uses for residents in the area. The proposed changes are necessary to promote the public's health, safety, and general welfare because it supports a new and attractive development in the area that will facilitate a development that will improve health and mobility in the vicinity.

Section 7. Approval. Based on the findings in Section 6, SPA No. 23-000002 is hereby approved, and the Arboretum Specific Plan is hereby amended to include the modifications as shown in Exhibit "A", attached hereto and incorporated herein by this reference.

Section 8. Effective Date/Publication. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Fontana Herald News, a local newspaper of the general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

Section 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 16860 Valencia Avenue, Fontana, CA 92335. The custodian or records is the City Clerk.

Section 10. Certification. The City Clerk of the City Council shall certifyto the adoption of this Ordinance.

Section 11. Severability. If any provision of this Ordinance or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this 14th day of July 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 14th day of July 2026, and was finally passed and adopted not less than five days thereafter on the 28th day of July 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:

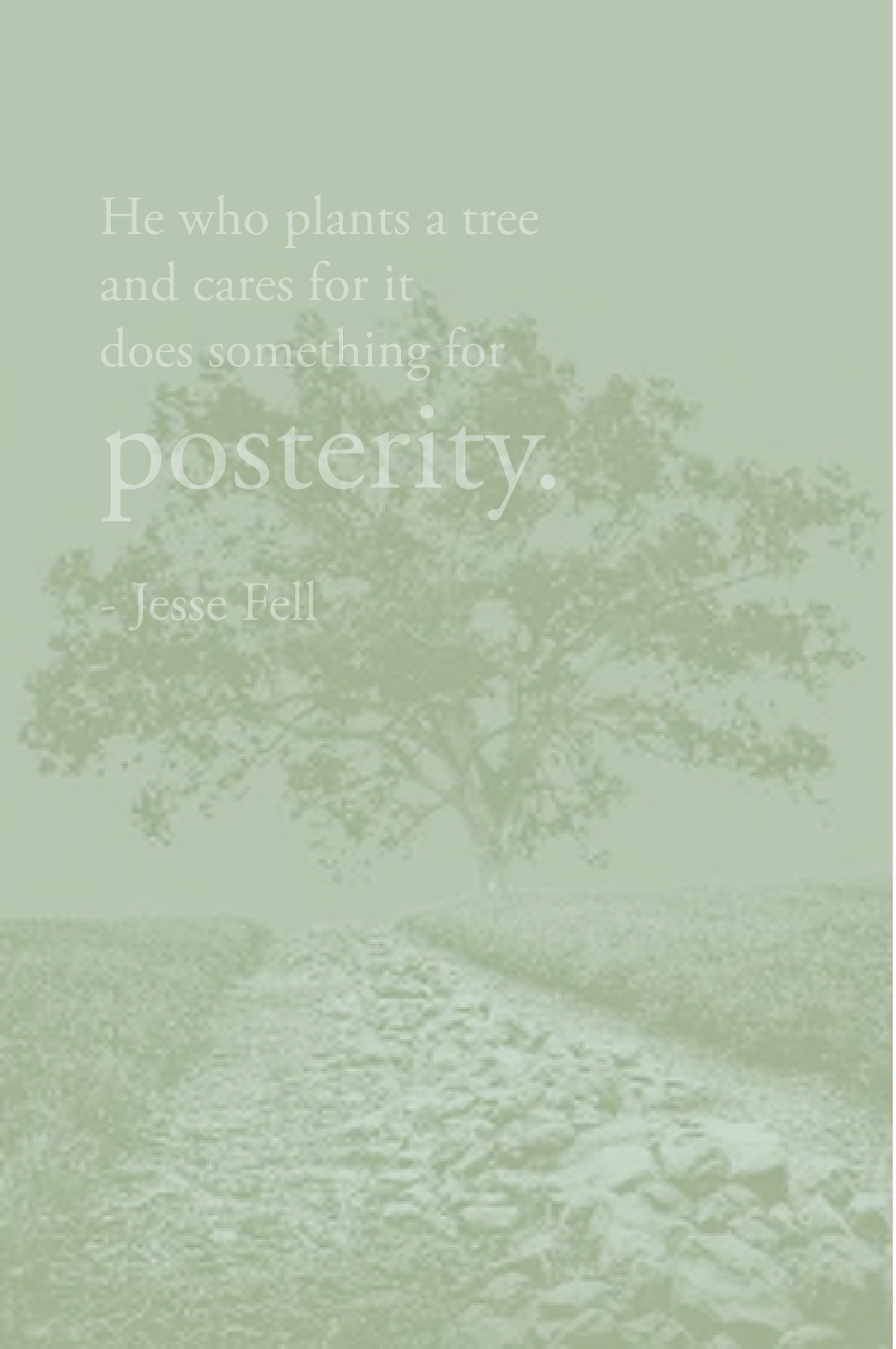
_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

EXHIBIT “A”



The Arboretum Specific Plan

ADOPTED OCTOBER 14, 2009 | AMENDED MARCH 2026
~~MAY 2023 & JUNE 2021~~

CITY OF FONTANA, CALIFORNIA

This page intentionally left blank.

Prepared For:

City of Fontana
8353 Sierra Avenue
Fontana, California 92335
(909) 350-6717

Mayor
Acquanetta Warren

City Council
Phil Cothran Jr.
John Roberts
Jesus "Jessie" Sandoval
Peter Garcia

Planning Commission
~~Cathline Fort~~
~~Raj Sangha~~
~~Ralph Thrasher~~
~~Matthew Gordon~~
Idilio Sanchez
Ricardo Quintana
Joseph Armendarez
Dylan Keetle
Torrie Lozano

City Manager
~~Mark Denny~~
Matthew Ballantyne

Submitted by:

North Fontana Investment Company, LLC
1156 North Mountain Avenue
Upland, California 91786
(909) 985-0971
Contact: Stacey Sassaman

Prepared by:

PlaceWorks
3 MacArthur Place
Suite 1100
Santa Ana, California 92707
(714) 966-9220
Contact: Randal Jackson

Amended by:

Kimley-Horn
1100 Town and Country Rd
Suite 700
Orange, California 92868
(714) 786-6111
Contact: Nick Chen, AICP

The Arboretum Specific Plan

ADOPTED OCTOBER 14, 2009 | AMENDED MARCH 2026 ~~MAY 2023~~ ~~JUNE 2021~~
CITY OF FONTANA, CALIFORNIA

This page intentionally left blank.

The Arboretum Specific Plan

ADOPTED OCTOBER 14, 2009 | AMENDED MARCH 2026 ~~MAY 2023~~ ~~JUNE 2021~~

CITY OF FONTANA, CALIFORNIA

This page intentionally left blank.

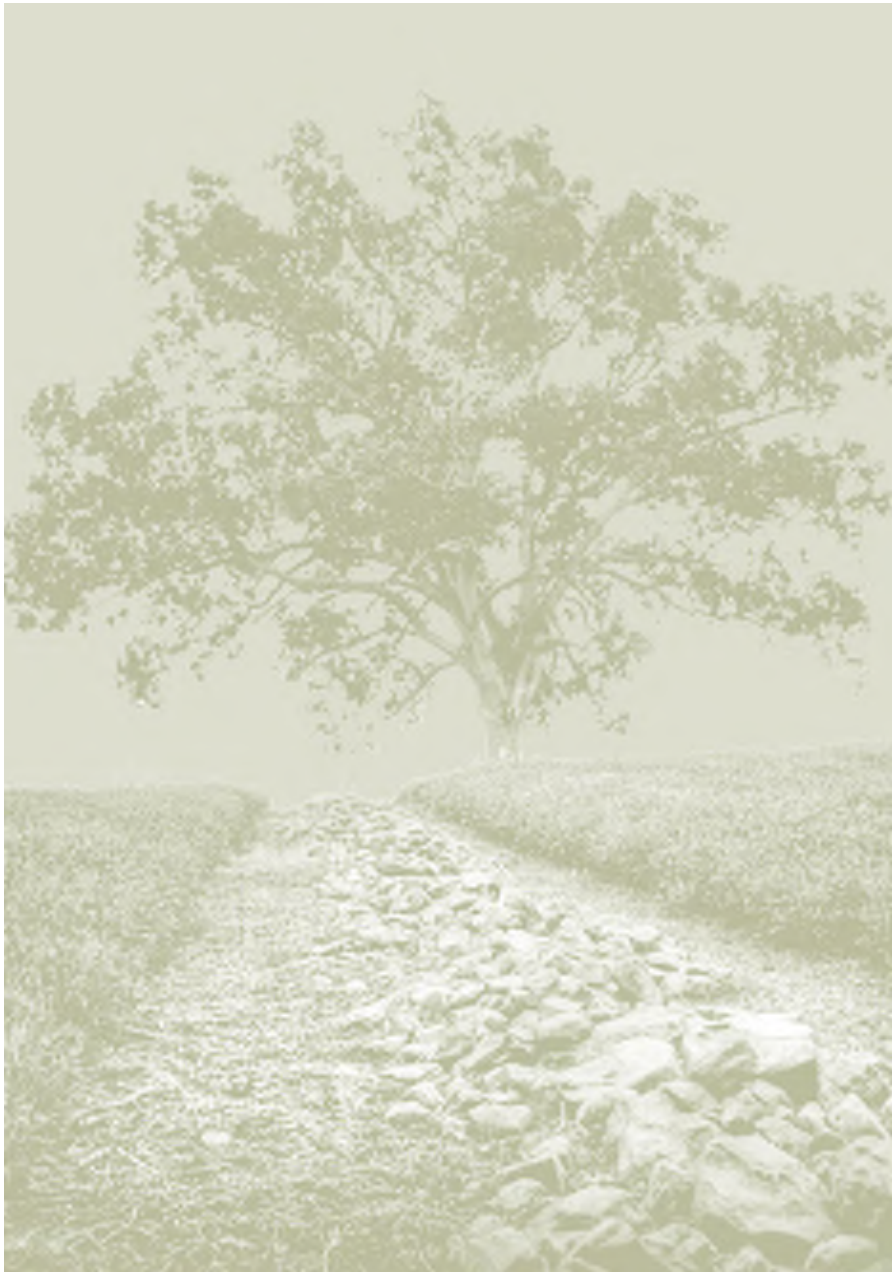


TABLE OF CONTENTS

1	VISION	1-1
2	INTRODUCTION	2-1
3	CONTEXT AND CONDITIONS	3-1
4	COMMUNITY STRUCTURE	4-1
5	PARKS AND AMENITIES	5-1
6	CIRCULATION AND STREETSCAPE DESIGN	6-1
7	DESIGN GUIDELINES AND LANDSCAPE	7-1
8	DEVELOPMENT STANDARDS AND LAND USES	8-1
9	PHASING AND INFRASTRUCTURE	9-1
10	ADMINISTRATION	10-1
A	GENERAL PLAN CONSISTENCY	A-1
B	COMMUNITY GARDENS	B-1
C	INFRASTRUCTURE AND ASSESSMENT ESTIMATES	C-1

LIST OF FIGURES

FIGURE	TITLE	PAGE
FIGURE 2.1	EXISTING GENERAL PLAN LAND USE PRIOR TO ORIGINAL SPECIFIC PLAN APPROVAL	2-3
FIGURE 2.2	PROPOSED GENERAL PLAN LAND USE	2-4
FIGURE 3.1	REGIONAL LOCATION	3-3
FIGURE 3.2	LOCAL VICINITY	3-5
FIGURE 3.3	PROPERTY OWNERSHIP	3-7
FIGURE 3.4	EXISTING TOPOGRAPHY	3-9
FIGURE 4.1	VILLAGE STRUCTURE	4-3
FIGURE 4.2	OVERALL LAND USE PLAN	4-7
FIGURE 4.3	THE MEADOWS LAND USE PLAN	4-9
FIGURE 4.4	THE GARDENS LAND USE PLAN	4-11
FIGURE 4.5	THE RESORT LAND USE PLAN	4-13
FIGURE 4.6	THE ARBORETUM LAND USE PLAN	4-15
FIGURE 5.1	PARKS & OPEN SPACE PLAN	5-3
FIGURE 5.2	PUBLIC VERSUS PRIVATE PARKS	5-4
FIGURE 5.3	THE MEADOWS COMMUNITY PARK	5-9
FIGURE 5.4	THE GARDENS COMMUNITY PARK	5-11
FIGURE 5.5	THE RESORT - PRIMARY RECREATION CENTER	5-15
FIGURE 5.6	THE RESORT - SECONDARY RECREATION CENTER	5-16
FIGURE 5.7	PRIVATE 0.3-ACRE NEIGHBORHOOD PARKS	5-18
FIGURE 5.8A	THE ARBORETUM PARK	5-20
FIGURE 5.8B	THE ARBORETUM PARK	5-21
FIGURE 6.1	CIRCULATION PLAN	6-3
FIGURE 6.2	STREET SECTIONS KEY MAP	6-9
FIGURE 6.3A	PERIMETER STREETS	6-10
FIGURE 6.3B	PERIMETER STREETS	6-11
FIGURE 6.4A	PERIMETER STREETS - OPTION A (SPECIMEN TREES)	6-12
FIGURE 6.4B	PERIMETER STREETS - OPTION B (VINEYARDS)	6-13
FIGURE 6.5A	DUNCAN CANYON ROAD/CITRUS AVENUE AT EASEMENT	6-14
FIGURE 6.5B	DUNCAN CANYON ROAD/CITRUS AVENUE AT EASEMENT	6-15
FIGURE 6.6A	COLLECTOR STREETS	6-16
FIGURE 6.6B	COLLECTOR STREETS	6-17

LIST OF FIGURES (cont.)

FIGURE	TITLE	PAGE
FIGURE 6.7A	LOCAL STREETS	6-18
FIGURE 6.7B	LOCAL STREETS	6-19
FIGURE 6.8A	ARBORETUM TRAIL AT PERIMETER STREETS - WITH OPTIONS	6-20
FIGURE 6.8B	ARBORETUM TRAIL AT COLLECTOR STREETS	6-21
FIGURE 6.9	PUBLIC VERSUS PRIVATE STREETS	6-23
FIGURE 6.10	ENTRIES AND MONUMENTATION	6-25
FIGURE 6.11A	PRIMARY GATED ENTRY	6-30
FIGURE 6.11B	PRIMARY GATED ENTRY	6-31
FIGURE 6.12	PRIMARY NONGATED ENTRY	6-32
FIGURE 6.13	SECONDARY GATED ENTRY	6-33
FIGURE 6.13A	SECONDARY GATED ENTRY - TERRA VISTA ENTRY	6-34
FIGURE 6.14	SECONDARY NONGATED ENTRY	6-35
FIGURE 6.15A	TYPICAL COMMUNITY ENTRY MONUMENTATION	6-36
FIGURE 6.15B	TYPICAL COMMUNITY ENTRY MONUMENTATION	6-37
FIGURE 6.15C	ENTRY MONUMENTATION - CITRUS & DUNCAN CANYON	6-38
FIGURE 6.16A	ICON MONUMENTATION	6-39
FIGURE 6.16B	ICON MONUMENTATION	6-40
FIGURE 6.17A	ROAD ALIGNMENT - SIERRA/GRAPELAND	6-41
FIGURE 6.17B	ROAD ALIGNMENT - CITRUS/CASA GRANDE	6-42
FIGURE 6.17C	ROAD ALIGNMENT - SIERRA/CASA GRANDE	6-43
FIGURE 6.17D	ROAD ALIGNMENT - CITRUS/DUNCAN CANYON	6-44
FIGURE 6.17E	ROAD ALIGNMENT - SIERRA/DUNCAN CANYON	6-45
FIGURE 6.17F	ROAD ALIGNMENT - CYPRESS/DUNCAN CANYON	6-46
FIGURE 6.17G	ROAD ALIGNMENT - CYPRESS/NEIGHBORHOOD STREET	6-47
FIGURE 6.17H	ROAD ALIGNMENT - CYPRESS/CASA GRANDE	6-48
FIGURE 6.17I	ROAD ALIGNMENT - GRAPELAND/CYPRESS	6-49
FIGURE 6.17J	ROAD ALIGNMENT - SIERRA/TERRA VISTA	6-50
FIGURE 6.18	PEDESTRIAN CIRCULATION, BIKEWAYS AND TRAIL PLAN	6-52
FIGURE 6.19	COMMUNITY FENCING PLAN	6-55
FIGURE 6.20	COMMUNITY FENCING ELEVATIONS	6-56

LIST OF FIGURES (cont.)

FIGURE	TITLE	PAGE
FIGURE 7.1	TIERED PLANTING	7-35
FIGURE 7.2	LANDSCAPE DISTRICTS	7-39
FIGURE 8.1	CONCEPTUAL PARKING LOCATIONS	8-18
FIGURE 9.1	PHASING PLAN	9-3
FIGURE 9.2	CIRCULATION PHASING PLAN	9-5
FIGURE 9.3	GRADING PLAN AND PHASING	9-7
FIGURE 9.4	WATER PLAN AND PHASING	9-9
FIGURE 9.5	MASTER PLAN OF SEWER	9-11
FIGURE 9.6	DRAINAGE PLAN AND PHASING	9-13
FIGURE 9.7A	STORM DRAIN CONNECTION TO SIERRA LAKES INFILTRATION SYSTEM	9-14
FIGURE 9.7B	WATER QUALITY MANAGEMENT PLAN AND BEST MANAGEMENT PRACTICES	9-15
FIGURE 9.8	RELATIONSHIP TO OFF-SITE PUBLIC SERVICES & FACILITIES	9-19

LIST OF TABLES

TABLE	TITLE	PAGE
TABLE 2.1	GENERAL PLAN LAND USE DESIGNATIONS	2-5
TABLE 4.1	OVERALL STATISTICAL ANALYSIS	4-6
TABLE 4.2	THE MEADOWS STATISTICAL ANALYSIS	4-8
TABLE 4.3	THE GARDENS STATISTICAL ANALYSIS	4-10
TABLE 4.4	THE RESORT STATISTICAL ANALYSIS	4-12
TABLE 4.5	THE ARBORETUM STATISTICAL ANALYSIS	4-14
TABLE 7.1	GENERAL TIERED LANDSCAPING REQUIREMENTS	7-34
TABLE 7.2	SPECIFIC TIERED LANDSCAPING REQUIREMENTS	7-36
TABLE 7.3	STREETSCAPE LANDSCAPING REQUIREMENTS	7-37
TABLE 7.4	PLANT PALETTE	7-48
TABLE 8.1	RESIDENTIAL DEVELOPMENT STANDARDS	8-20
TABLE 9.1	UTILITY PROVIDERS	9-16
TABLE 9.2	TIMING FOR PRIVATE AND PUBLIC PARKS	9-17
TABLE 10.1	GREEN POINTS CHECKLIST	10-8
TABLE C.1	SPECIFIC PLAN PRELIMINARY PHASING COST ESTIMATES	C-1

Chapter 1.0

Vision

There is a vast difference between development and community building. Development may or may not lead to the emergence of a community—community building leads to a complete integration into the physical and social fabric of a city. This is where the vision comes in; it describes what a community will look like—and feel like—and memorializes how it will work as a living environment. Vision for a community is the mental picture of its future that is created by anticipating or conceiving important desired community characteristics.

Vision statements serve to:

- Guide the planning process
- Facilitate consensus and unify direction
- Build traditions and establish lasting community values
- Organize action and involve the people or partners that can make it happen
- Sustain commitments during the community building process

This vision provides guidance to The Arboretum Specific Plan by indicating those broad objectives that must be translated into plans, regulations, and guidelines. The Vision Statement declares a commitment to a high quality of living. It will enable future community leaders and citizens to recall and endorse the intent of the Specific Plan and maintain diligence in carrying out its intent.

Many people will play a role in the achievement of the Vision and it will most likely take many years to complete. How can those who inherit decision-making responsibilities many years from now know what was envisioned by this effort? How can they understand what values and priorities drove the provisions that are included in this Specific Plan? The Vision Statement serves this very important role.

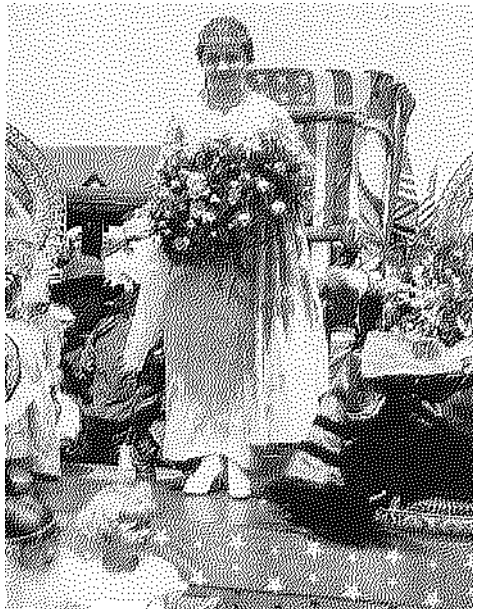
1.1 Honoring the City's Heritage

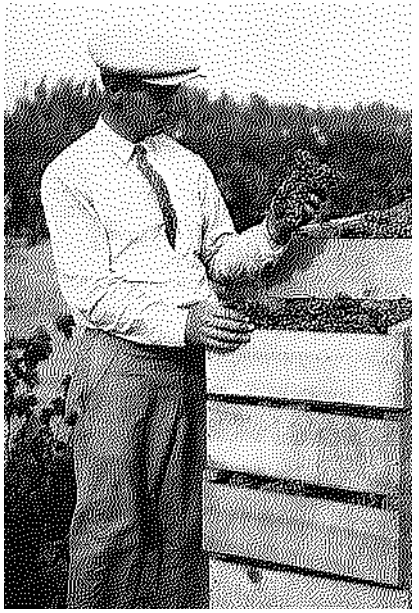
Every idea begins with a vision—the inspiration for all things associated with a particular undertaking. Historically, The Arboretum Specific Plan area was known for its citrus orchards—a vision that became the legacy of A.B. Miller.

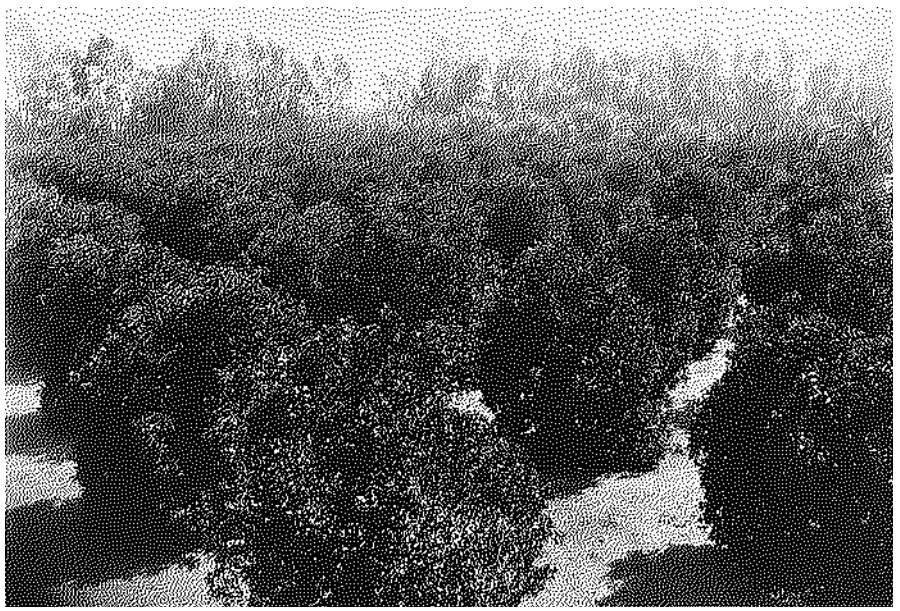
In 1905 A. B. Miller arrived in Fontana. He saw opportunity where others saw adversity; many claimed "he will blow away in six months." By 1920, A.B. Miller was successfully farming 5,000 acres of citrus in Northern Fontana, the largest individual citrus grove in the world.

One of the largest remaining undeveloped and unentitled areas in the City, The Arboretum Specific Plan is the capstone residential community of north Fontana—providing the opportunity to bring full circle the master planning efforts of this rapidly developing area of the City.

Taking clues from the area's historic role as a successful citrus empire, there is a new vision for The Arboretum—a vision to "bring the land to life" through the creation of a new community developed with an arboretum theme. This vision captures the essence of the community's heritage and translates it into a community that will continually evolve over time and grow with the needs of its residents, and in doing so, create a new legacy for the City of Fontana.







A.B. Miller

Photos and information courtesy of the Fontana Historical Society

1.2 The Arboretum Lifestyle

The Arboretum is not only a ***place*** to live—it embodies a ***way*** of living. The foundation of The Arboretum is the creation of community that maintains a harmonious balance between the natural and built environment—a complementary and lasting relationship between the landscape and the residents who reside in the community.

The Arboretum provides a lifestyle that is enhanced by social programs; strong ties to business, educational, and nonprofit partnerships; commitment to lifelong learning opportunities; and application of practices that support the sustainability of the community and the well-being of its residents. Please see Section 1.7, *Social Infrastructure*, for further details on The Arboretum's community building programs.

1.3 The Arboretum Image

The development of The Arboretum will enhance the image of the area with the provision of new roads and signature landmark landscaping, landscaped parkways, and entry monuments. The parkway landscaping will be unique to this area, generating a sense of arrival and association with this special place in the City. The Arboretum's main ~~major~~ thoroughfares—Citrus Avenue, Sierra Avenue, Grapeland Street, Duncan Canyon Road, Casa Grande Avenue, and Cypress Avenue—will contain landmark landscaping that will clearly define the community edges and establish a visual impression of the significance of this project in relation to other developments nearby. The Arboretum's landscape will continue to mature as the community does, giving the sense that the community there was built within an arboretum setting. Please see Chapter 6, *Circulation and Streetscape Design* and Chapter 7, *Design Guidelines and Landscape*, for further detail on The Arboretum's parkways and landscaping program.

Another factor affecting the landscape design of The Arboretum is the fact that the site lies within a High Fire Hazard Severity Zone which has a signficant impact on the selection of plant material and the treatment of community edge conditions. The *Fire Protection Master Plan for The Arboretum* supercedes this Specific Plan and contains pertinent information regarding the landscape design of the community (this document is not contained within this Specific Plan).

1.4 Collection of Villages

The Arboretum will be developed to accommodate residents of varying life stages and lifestyles and will therefore accommodate a broad range of residential housing types and amenities that respond to the needs of its residents.

Four villages—The Meadows, The Gardens, The Resort, and The Arboretum—compose the foundation of The Arboretum Specific Plan area. These villages will provide housing opportunities that will respond to the community's ever-changing needs and lifestyles. The Arboretum will appeal to first-time home buyers, families, young professionals, and emptynesters. The villages have also incorporated recreational amenities customized to the unique needs of each of these groups. Chapter 4, *Community Structure*, provides a detailed description of The Arboretum's four villages.

1.5 A Community of Trees and Gardens

The Arboretum will establish a green system of parks and trails embodied within an arboretum landscape concept. Recreation centers, parks and gardens, including the community's focal point—the Arboretum Park—will link the community's four villages together. Figure 6-1, *Circulation Plan*, provides further detail on the community's parks and trails system.

The Arboretum park serves as the community icon—creating a distinguishing landmark amenity that is not only known to nearby residents, but a place that is recognized citywide. It is this space that embodies the principles of The Arboretum Specific Plan and inspired the theming and way of living for an entire community. Over time, as The Arboretum matures, it is envisioned that The Arboretum and its interconnected network of gardens, parks, and natural open spaces will be recognized as a regional amenity as well. Please see Chapter 5, *Parks and Amenities*, for further information on The Arboretum's interconnected trail and park system.

The collection of gardens and amenities envisioned for The Arboretum serves as an integral component of the community. It supports the principles of the City's "Healthy Fontana" program by providing recreational opportunities that promote the health benefits of exercise by inspiring people to get out of their homes and experience their neighborhoods.

Not only do The Arboretum's trails and gardens support the overarching principles and arboretum theme, the community's corridors and roadways also serve this purpose. The Arboretum's ~~major~~ main community serving roadways—Sierra, Cypress, Citrus and Casa Grande Avenues as well as Duncan Canyon Road and Grapeland Street—will serve as a collection of signature tree species and plant varieties typically found in Arboretums. For more information on this concept please see Section 6.1.1, *Perimeter Streets*.

1.6 Sustainability

The uses of sustainable and "green" practices will become more and more prevalent in developing communities. The longevity and success of a community is not only based upon timeless architecture and a comprehensive landscape plan, it is also based upon how a community evolves and sustains itself over time.

Sustainability is generally defined as a community's ability to meet the needs of the present without compromising the ability of future generations to meet their own needs. Through careful, thoughtful, planning and design, The Arboretum can be infused with sustainable practices that can be applied to residential and commercial uses, landscaping, and school facilities.

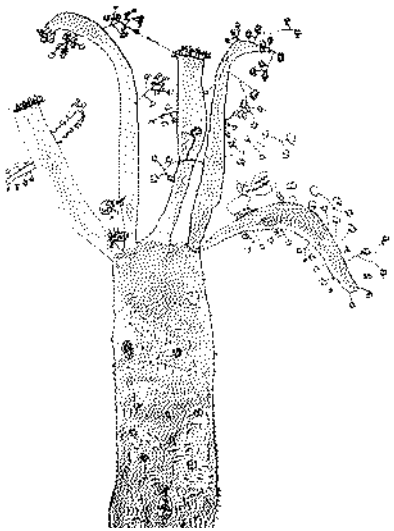
Throughout the Specific Plan document, guidelines and regulations promoting sustainable development and green practices have been included in the text. These guidelines are strongly encouraged, but not required, and are distinguished by the use of the leaf symbol, further emphasizing the environmental stewardship envisioned as part of The Arboretum. Practices and principles of sustainability and green design are presented in further detail in Chapter 7, *Design Guidelines and Landscape*.

1.7 Social Infrastructure

Community building goes beyond the application of creative place-making techniques in the built environment. The Arboretum will foster strong and enduring social ties to the community created by the interactions facilitated through activities and programming, schools, and civic institutions integrated into each village. Providing a means for social interaction in The Arboretum fosters a sense of community and encourages social reinvestment into The Arboretum neighborhoods and serves as one of the principle objectives of this project.

In the tradition of Fontana's decades of innovation, The Arboretum will change the quality and character of the physical and social environment. It is envisioned that The Arboretum will serve as a focal point for the City's Arboretum and Earth Day Activities as well as ongoing social programs that could include floral arranging classes, walking groups, "mommy and me" activities, or gardening clubs. Farmers Markets are also envisioned in the Arboretum Park.

The social infrastructure of The Arboretum will be financed in part through the establishment of a Homeowner's Association (HOA) and in part through a Community Service Organization Fund (CSO), in which 0.25 percent of the sale or resale value of homes in The Arboretum will be set aside specifically for community activities and programs. These programs will be in place prior to the first Certificate of Occupancy. Chapter 10, *Administration*, contains further details regarding financing mechanisms.



1.8 Lifelong Learning

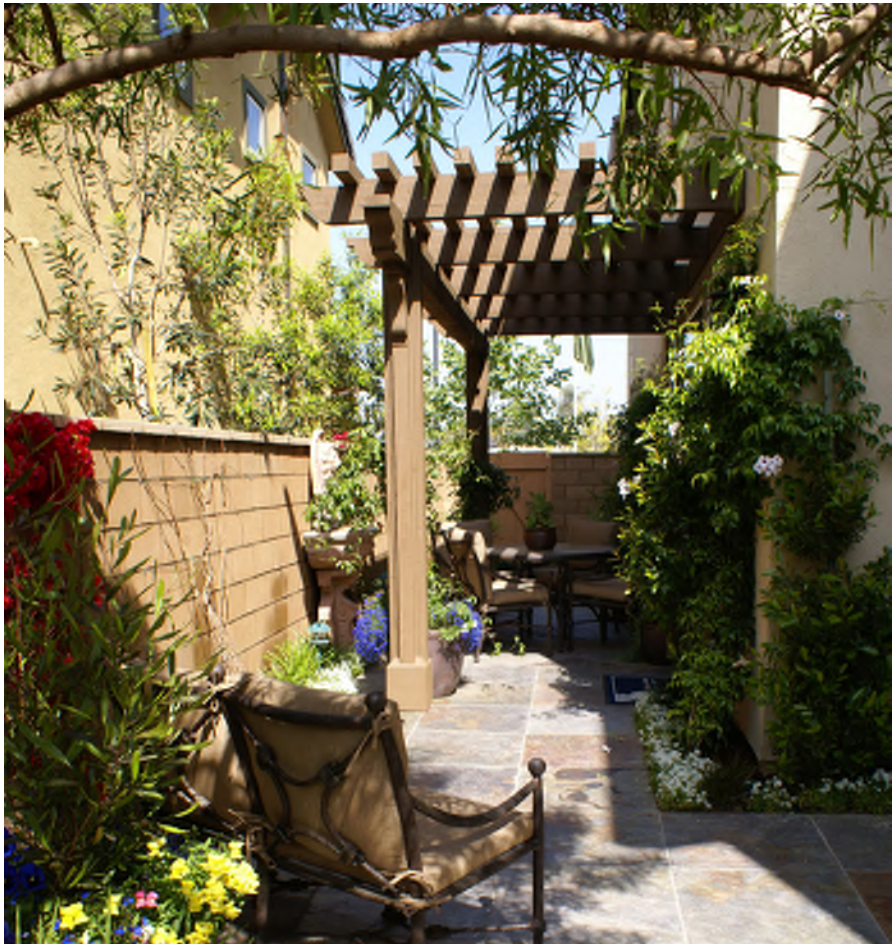
Educational opportunities are a cornerstone of The Arboretum community. Schools are a part of a community's social fabric at many levels, serving as centers of learning, employment, and social interaction. The integration of new school facilities is envisioned for The Arboretum and will be linked to the surrounding neighborhoods not only physically, through the community trails network, but also through extended educational opportunities.

Lifelong learning opportunities are envisioned to extend beyond the confines of the school yard and into the community gardens. Students may experience ongoing educational programs such as tree planting programs or nature walks that teach them about the living environment surrounding them and environmental stewardship. Older community members attend landscape or gardening seminars held at the Arboretum Park, while other classes benefiting the community may be held at one of the community's several recreation centers. See Chapter 5, *Parks and Amenities* and Appendix B, *Community Gardens*, for details on The Arboretum's gardens.

Lifelong learning programs will be primarily developed and funded through the joint efforts of the HOA, CSO, and the City of Fontana. These programs and events may also be financed by local businesses. Please see Section 1.7, *Social Infrastructure*, for additional community building programs envisioned for The Arboretum.

1.9 Community Partnerships

Community partnerships are essential to complement the social infrastructure, lifelong learning opportunities, and civic links established in The Arboretum. The transformation of the Arboretum community cannot occur unless ideas in the Specific Plan maintain momentum. They are most effective if they are supported by many different groups at a variety of different levels, so community partnerships will be actively pursued as part of the community structure. During the development of The Arboretum community, stakeholders can actively attempt to engage agencies or businesses that have the most to contribute to, and benefit from, the creation of a new community in this area.



Chapter 2.0

Introduction

2.1 Purpose and Intent

This Specific Plan document encapsulates the City's long range plan for the development of The Arboretum and serves as the regulatory mechanism that guides all future development proposals within the Specific Plan area. This document will facilitate the build-out of The Arboretum in a manner that is consistent with City and state policies and standards and assures that the various community elements identified in the Specific Plan will be developed in a coordinated manner.

This Specific Plan provides detailed text and exhibits, which describe the various land uses, amenities, and infrastructure improvements that are envisioned to occur in the community. For example, Chapter 4 of this document sets forth the master development plan, including the community structure and land use concept. The project's parks, amenities, and corresponding landscape will be described in Chapter 5. Chapter 6 will detail the circulation plan for the project, in addition to enhanced intersection treatments, entries, and monumentation. Design guidelines, including those for the Arboretum's landscape, and development standards, contained in Chapters 7 and 8, respectively, will guide site planning, architectural design, and landscaping to create a cohesive, signature community identity. Chapter 9 will provide plans for phasing, infrastructure, and public services.

2.2 Authority and Scope

The Arboretum Specific Plan has been prepared pursuant to the provisions of California Government Code, Section Title 7, Division 1, Chapter 3, Article 8 (Sections 65450 through 65457), which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. A Specific Plan, as the name implies, is designed to address site-specific issues and to create a bridge between the City's General Plan and a specific development proposal. While a General Plan examines an entire City or County, a Specific Plan concentrates on the individual development issues of a particular project or region.

The City of Fontana Zoning and Development Code, Sections 30-61 and 30-62, specifies the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the City of Fontana. California Government Code, Sections 65450–65454, establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

2.3 General Plan Consistency

The California Government Code states that a "Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan", and further, "that it may not be adopted or amended unless found to be consistent with the General Plan." Consistency of the Arboretum Specific Plan with the City of Fontana General Plan is addressed in Appendix A of this document.

2.4 Relationship to City Plans

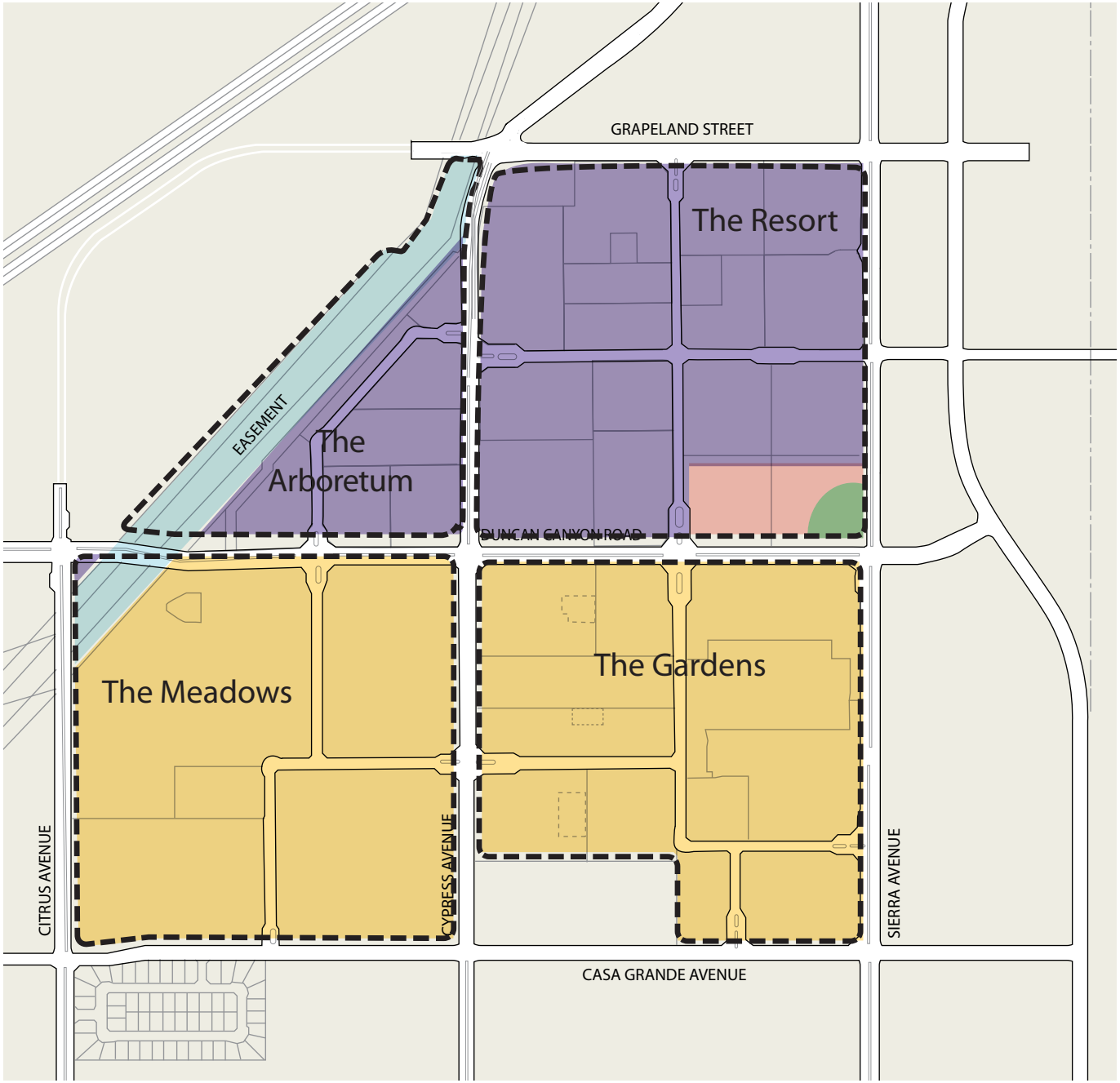
In response to government requirements, this Specific Plan has been prepared to provide the essential link between City of Fontana General Plan policies and actual development in the Specific Plan area. By functioning as a regulatory document, the Arboretum Specific Plan provides a means of implementing the City of Fontana's General Plan and detailing a specific development proposal for the property. In this regard, all future development plans, tentative parcel and/or tract maps, or other similar entitlements shall be consistent with regulations set forth in this document and with all applicable City regulations.

2.4.1 Fontana General Plan Land Use

The City of Fontana General Plan Land Use Map shows several existing land use categories within The Arboretum Specific Plan project area. Existing land use designations found within The Arboretum property include: R-PC, Residential Planned Community; RMU, Regional Mixed Use; and C-C, Community Commercial. In addition, the Fontana General Plan identifies a local "activity center" as an overlay to the C-C (Community Commercial) designation along the eastern border of the Arboretum Specific Plan area, at the northwest ~~and southwest~~ corners of Sierra Avenue and Duncan Canyon Road. These centers are intended to accommodate residential-serving retail and entertainment development with an emphasis on pedestrian-oriented amenities and links to adjacent residential areas as well as provision of public gathering and open spaces and accessibility to multiple modes of transportation. The utility easement on the northwestern portion of the property is designated as a P-UC, Public Utility Corridor. Figure 2.1, *Existing General Plan Land Uses*, shows the current configuration of these land uses.

Four ~~Three~~ different General Plan Land Uses will be applied to the Specific Plan area: Residential Planned Community (R-PC) ~~Residential Multi-Family (R-MF)~~, Community Commercial (C-C), General Commercial (C-G), and Public Utility Corridor (P-UC). The R-PC ~~R-MF~~ land use designation will be applied to all areas within the Specific Plan except 18.1 ~~8.8~~ acres in the Resort Village (which will include 8.8 acres ~~be~~ designated as C-C and 9.3 acres designated as C-G) and 31.2 acres reserved for the Southern California Edison easement. Figure 2.2, *Proposed General Plan Land Use*, identifies the locations of each of the land use designations identified in this section.

A general plan amendment will be required to remove the existing C-C designation from the existing General Plan Land Use Map for the Garden Village area and to add the R-PC ~~R-MF~~ designation to the rest of the Specific Plan.



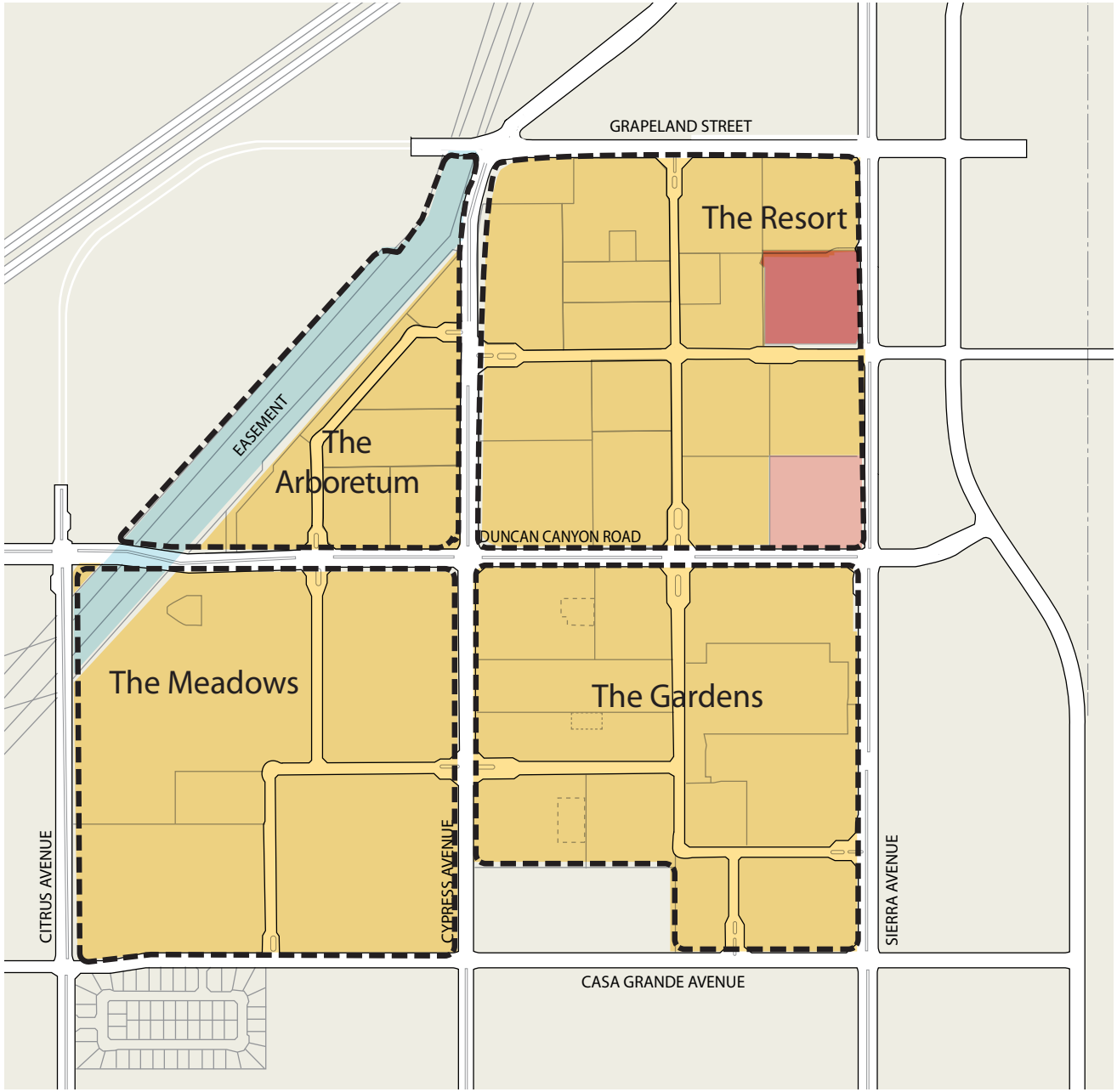
EXISTING GENERAL PLAN LAND USE PRIOR TO ORIGINAL SPECIFIC PLAN APPROVAL

FIGURE 2.1

LEGEND

- RMU (Regional Mixed Use) 0.1-1.0 FAR for non-residential; 12.0-24.0 du/ac
- R-PC (Residential Planned Community) 3.0-6.4 du/ac
- C-C (Community Commercial) 0.1-1.0 FAR
- Activity Center Overlay 0.1-1.0 FAR for non-residential uses; 7.7-24.0 du/ac
- P-UC (Public Utility Corridor)

Note: Medians are conceptual in nature and any median breaks shall be identified in future construction documents.



GENERAL PLAN LAND USE

FIGURE 2.2

LEGEND

- R-PC (Residential Planned Community)
- C-C (Community Commercial with Activity Use Overlay) 0.1-1.0 FAR
- C-G (General Commercial with Activity Use Overlay) 0.1-1.0 FAR
- P-UC (Public Utility Corridor)

Note 1 : Medians are conceptual in nature and any median breaks shall be identified in future construction documents.

TABLE 2.1
GENERAL PLAN LAND USE DESIGNATIONS

LU	CURRENT ACREAGE PRIOR TO ORIGINAL SP APPROVAL	PROPOSED ACREAGE	CHANGE IN ACREAGE
RMU	181.3	-	-181.3
~~R-MF~~	-	~~474.9~~ 484.2	~~+474.9~~ -484.2
R-PC	275.7	474.9	+199.2 ~~-275.7~~
C-C	36.0	8.8 ~~18.1~~ ~~8.8~~	-27.2 ~~-17.9~~ ~~27.2~~
C-G	-	9.3	+9.3
P-UC	31.2	31.2	-
Total	**524.2**	**524.2**	**-**

LU: Land Use Designations
RMU: Regional Mixed Use
~~R-MF: Residential Multifamily~~
R-PC: Residential Planned Community
C-C: Community Commercial
C-G: General Commercial
P-UC: Public Utility Corridor

2.4.2 Fontana Zoning Designations

~~The following City of Fontana zoning designations are existing within the Specific Plan area: R-PC, Residential Planned Community; R-MU, Regional Mixed Use; C-1 Community Commercial; and C-2 General Commercial. An Activity Center Overlay area and a Utility Corridor Overlay area are also found within the Specific Plan boundary. With adoption of this Specific Plan, the project site's zoning will be changed from R-PC, R-MU, C-1, and C-2 to SP (Specific Plan). Development standards are contained in Chapter 8 of this document.~~

The R-PC ~~R-MF General Plan~~ land use designation will allow development of all residential densities up to, but not exceeding 24.0 dwelling units per acre ~~as identified in the General Plan~~. The R-PC ~~R-MF~~ designation includes the development of lower density residential uses so long as the proposed densities do not exceed the maximum allowable density in the R-PC ~~R-MF~~ land use category, which is 24.0 dwelling units per acre. It should be noted that the R-PC ~~R-MF General Plan~~ designation does not entitle the entire specific plan area to be developed at a density of 24.0 dwelling units per acre; residential densities must be consistent with the land use plan identified in Figure 4.2, *Overall Land Use Plan*, which provides a mix of low, medium and high density residential planning areas. In addition, any development proposed must not exceed the maximum dwelling units permitted for the entire specific plan area (3,532 total).

2.5 Relationship to Other City Programs

2.5.1 North Fontana Redevelopment Project

The Arboretum Specific Plan falls within the purview of the 8,900-acre North Fontana Redevelopment Project Area. Originally adopted in 1982, the North Fontana Redevelopment Area was established to improve the social and economic condition of the area, which, as a whole, is impacted by flooding concerns due to the Lytle Creek Wash and a lack of major infrastructure. The Fontana Redevelopment Agency has been replaced by the Successor Agency which has authority over the North Fontana Redevelopment Project.

2.5.2 Capital Improvement Program

A Capital Improvement Program (CIP) is a long-range plan of proposed transportation and utility infrastructure projects with single and multiple-year capital expenditures. Construction of the Interstate 15 / Duncan Canyon Road Interchange was completed Fall 2015. This intersection is situated west of the Arboretum Specific Plan project area and will have a significant impact on overall local circulation.

2.6 Environmental Assessment

An Environmental Impact Report (EIR) has been prepared as a companion document to this Specific Plan, and will provide California Environmental Quality Act (CEQA) review for approval of The Arboretum Specific Plan.

2.7 Action Expectations

Numerous statements occur in this plan in the form of policies, standards, and guidelines that define action expectations to successfully implement the plan. The following terms clarify the level of commitment intended in the plan and reflect the expectation or desired outcome. The application of each term to a particular policy or action is a deliberate application of these definitions.

Shall This type of policy will always be followed. Shall represents an absolute commitment to the guidance expressed in the policy. (Similar action words: require, enforce, must, ensure)

May This type of policy will be followed in most cases and exceptions or degrees of implementation are acceptable with valid reasons. (Similar action words: should)

Allow Permit someone else's initiative and support it unless there is a very good reason not to. (Similar action words: permit)

Restrict This type of policy sets specified limits within which action and/or implementation will occur. (Similar action words: control, limit, contain)

Prohibit This type of policy requires steps to actively prevent a specified condition or decision from occurring. (Similar action words: forbid, ban)

2.8 Specific Plan User's Guide

This Specific Plan is organized as detailed below:

Chapter 1 – Vision Identifies the guiding principles of The Arboretum and provides a discussion of the relationship of the project to surrounding uses and adjacent developments.

Chapter 2 – Introduction Includes the document's purpose and intent, authority and scope, relationship to the Environmental Impact Report, and the relationship to the City of Fontana General Plan and Zoning Designations.

Chapter 3 – Context and Conditions Provides general information about the property location, existing site conditions, and opportunities for and constraints on development.

Chapter 4 – Community Structure Describes in detail the community, village, and neighborhood levels of The Arboretum and provides a description of land uses and associated densities by village.

Chapter 5 – Parks and Amenities Describes community-wide parks and amenities programming, conceptual parks and gardens by village, and their corresponding landscape program.

Chapter 6 – Circulation and Streetscape Design Sets forth plans for circulation, enhanced intersection treatments, and entries and monumentation.

Chapter 7 – Design Guidelines and Landscape Contains design guidelines which will define the community character including architecture, walls and fences, and signage, as well as guidelines for the project's arboretum and activity center. This chapter also details the project's landscape design guidelines.

Chapter 8 – Development Standards Includes zoning criteria for the Specific Plan area. These criteria will be applied in the same manner as the Fontana Zoning and Development Code applies to other properties within the City.

Chapter 9 – Phasing and Infrastructure Describes project infrastructure, such as sewage, water, drainage, grading and solid waste, as well as public services and phasing.

Chapter 10 – Administration Sets forth administrative procedures for implementing the Specific Plan.

Appendix A – General Plan Consistency Details the consistency of the Specific Plan with the goals and policies in the City of Fontana General Plan.

Appendix B – Community Gardens Provides a guide to potential thematic garden opportunities for The Arboretum.

Appendix C – Infrastructure and Assessment Estimates Delineates infrastructure and assessment estimates associated with the Arboretum Specific Plan.

This page intentionally left blank.

Chapter 3.0

Context and Conditions

The Arboretum Specific Plan area is located in the northern portion of the City of Fontana, in west San Bernardino County, approximately 50 miles east of the City of Los Angeles and 16 miles north of the City of Riverside. Interstates 10 (I-10) and 15 (I-15) and Highway 210 provide regional access to The Arboretum and to the City of Fontana. Figure 3.1, ***Regional Location***, shows the regional location of the Arboretum community.

3.1 Regional Context

Situated within an area containing a mixture of developed properties and undeveloped natural areas, The Arboretum is a substantial component of the remaining development context of northern Fontana. The Arboretum Specific Plan area is located adjacent to established residential neighborhoods in northern Fontana, eastern Rancho Cucamonga, and western Rialto. Undeveloped hills and single-family residential properties characterize the majority of surrounding land uses. Northwest of the Specific Plan area are the foothills of the San Gabriel Mountains and to the northeast lie the foothills of the San Bernardino Mountains—both major landforms in northern Fontana as well as Southern California. The Lytle Creek Wash is another major geographical feature northeast of the project area.

3.2 Local Context

Figure 3.2, ***Local Vicinity***, shows the property boundaries of the Arboretum community and the local vicinity. The property encompasses approximately 531.3 gross acres bounded on the northwest by a utility easement corridor, on the east by Sierra Avenue, on the south by Casa Grande Avenue, on the west by Citrus Avenue, and on the north by Grapeland Street.

3.3 Existing Circulation and Site Accessibility

Access to individual development areas within The Arboretum Specific Plan area will be made possible predominantly from existing roads, including Citrus Avenue, Sierra Avenue, Duncan Canyon Road and Casa Grande Avenue, and the completion of new collector streets. Grapeland Street also runs to the northwest of the project area.

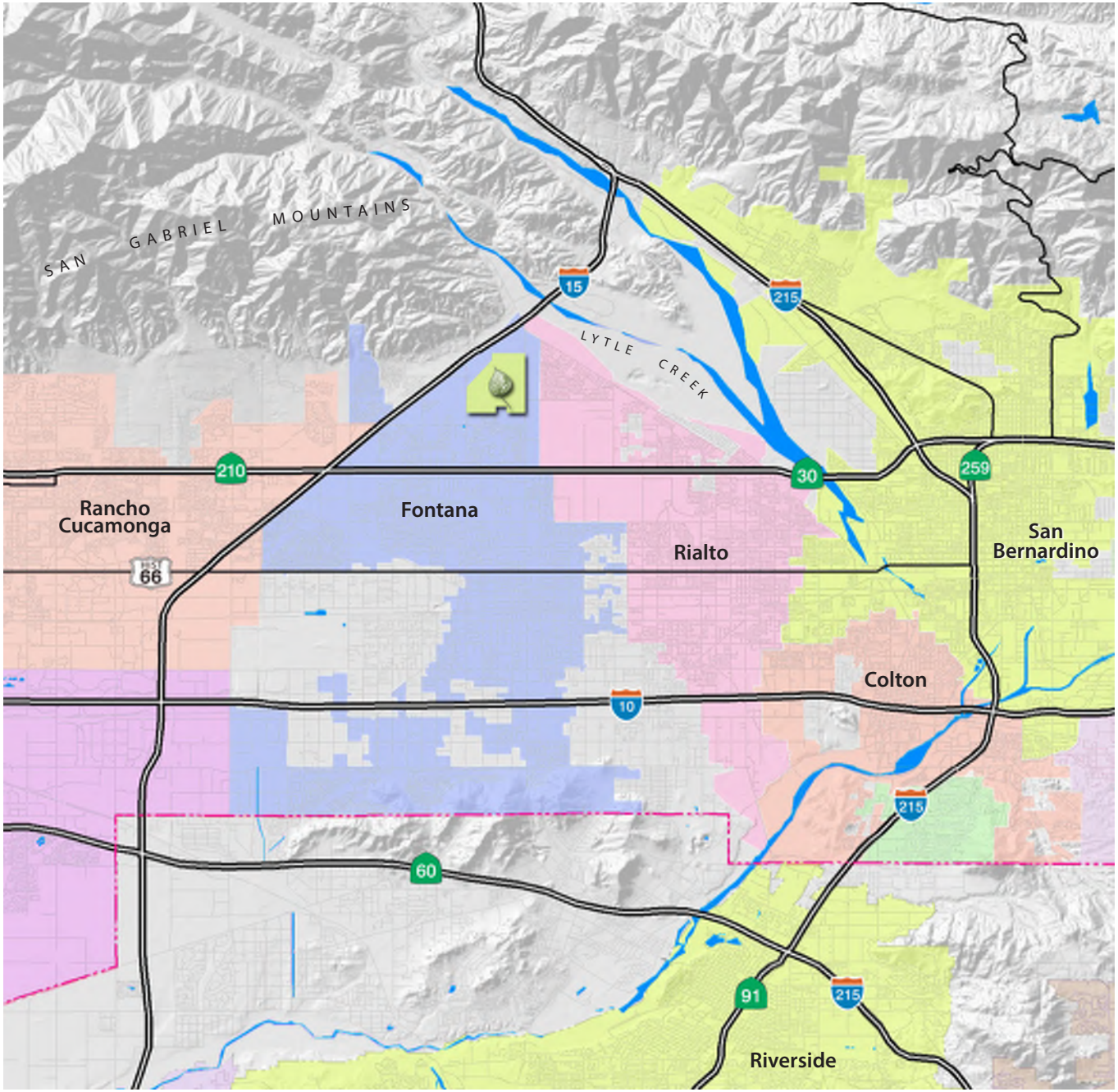
Views of the existing project area

3.4 Surrounding Land Uses and Development

The foothills of the San Gabriel and San Bernardino Mountains provide a striking natural backdrop to the north and east of the Arboretum site. Surrounding residential properties are characterized primarily by single-family detached homes. Other uses surrounding The Arboretum include a water reservoir tank located southwest of the project site near the intersection of Citrus Avenue and Summit Avenue, and two utility corridors, one gas and one electric, forming the northwestern border of the project area. An existing Southern California Gas facility is situated within the project area northeast of the intersection of Duncan Canyon Road and Citrus Avenue.

3.4.1 Nearby Specific Plans

Several specific plans are located near the Arboretum Specific Plan area, as shown on Figure 3.2, ***Local Vicinity***. The Ventana at Duncan Canyon Specific Plan is located directly to the west of the Arboretum Specific Plan project area and is approximately 103 acres. The Ventana project provides for the development of a mixed-use community with 842 residential condominium units and approximately 387,500 square feet of retail commercial uses. In addition, 187,000 square feet of business park, corporate office, hotel, restaurant, and research and development uses are proposed along the northwestern boundary of the site, north of Duncan Canyon Road. The Citrus Heights North Specific Plan (now called Shady Trails)



REGIONAL LOCATION

FIGURE 3.1

is located to the southwest of the Arboretum Specific Plan and is 210 acres. This community contains approximately 1,100 homes, several parks, and a recreation center. The Summit at Rosena Specific Plan is located adjacent to the Arboretum Specific Plan project area and is 185 acres. The Summit at Rosena project shares a common boundary with the Arboretum Specific Plan along the southeastern edge of the site and includes 900 homes, a 19-acre passive park, a 750-student elementary school, and an 8-acre mixed-use community commercial area. The Sierra Lakes Specific Plan is located south of the Summit at Rosena project and is approximately 700 acres. This community contains 1,850 homes surrounding a golf course and clubhouse, 62 acres of retail, and a 20-acre park.

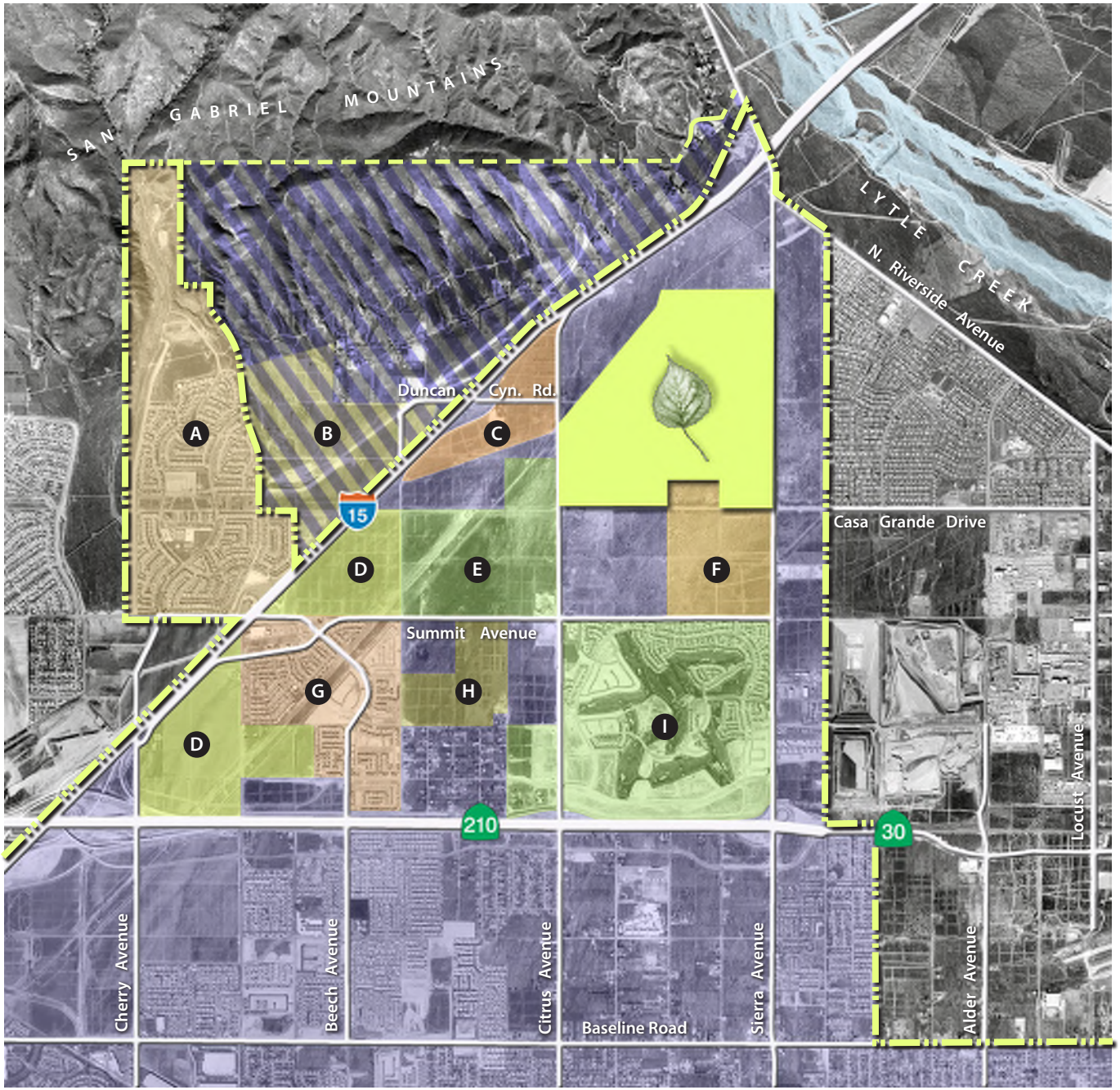
The Arboretum represents the largest remaining unentitled area in northern Fontana. The land uses proposed within the Arboretum are compatible with and complementary to the land uses identified within the specific plans mentioned above.

3.4.2 Proximity to Future Corporate Corridor

Located in the area between the Arboretum site and I-15, the Corporate Corridor is envisioned by City leaders as a collection of signature office and industrial uses. With high visibility from the freeway, the Corporate Corridor will promote the economic strength and employment base of the City. Residential uses in The Arboretum would provide housing opportunities near the Corporate Corridor, and the Corporate Corridor will provide local jobs and possibly retail commercial uses for the Arboretum community. In essence, rooftops are needed to support new jobs in the area and the proximity of the The Arboretum to the Corporate Corridor provides an opportunity to create an optimal jobs-housing balance within the City and region.

3.4.3 Nearby Parks and Recreation

Located just southwest of The Arboretum is a public park called Fontana Park. Bounded by Lytle Creek Road on the west, Summit Avenue on the south and Knox Avenue on the east, the Fontana Park and Community Center provides 40 acres of recreational amenities to the Fontana community at large. This regional amenity will offer a skate park, state-of-the-art aquatic center, community center, and large formal park, all within close proximity to The Arboretum. These amenities also provide additional recreational opportunities that complement the project-specific amenities proposed in The Arboretum Specific Plan. Since the Fontana Park site is located adjacent to the same SCE easement that borders the Arboretum project area, The Arboretum provides a trail, located within the SCE easement, connecting the park to the community. Please see Figure 5-1, *Parks and Open Space Plan*, for further details.



LOCAL VICINITY

FIGURE 3.2

LEGEND

- Arboretum Project Area
- City of Fontana
- Fontana Sphere of Influence
- A — Hunter's Ridge Specific Plan
- B — Coyote Canyon Specific Plan
- C — Ventana Specific Plan
- D — Westgate Specific Plan
- E — Citrus Heights North S.P.
- F — Summit at Rosena S.P.
- G — Summit Heights Specific Plan
- H — Citrus Heights S.P.
- I — Sierra Lakes Specific Plan

View of the existing project area

3.5 Existing Project Area

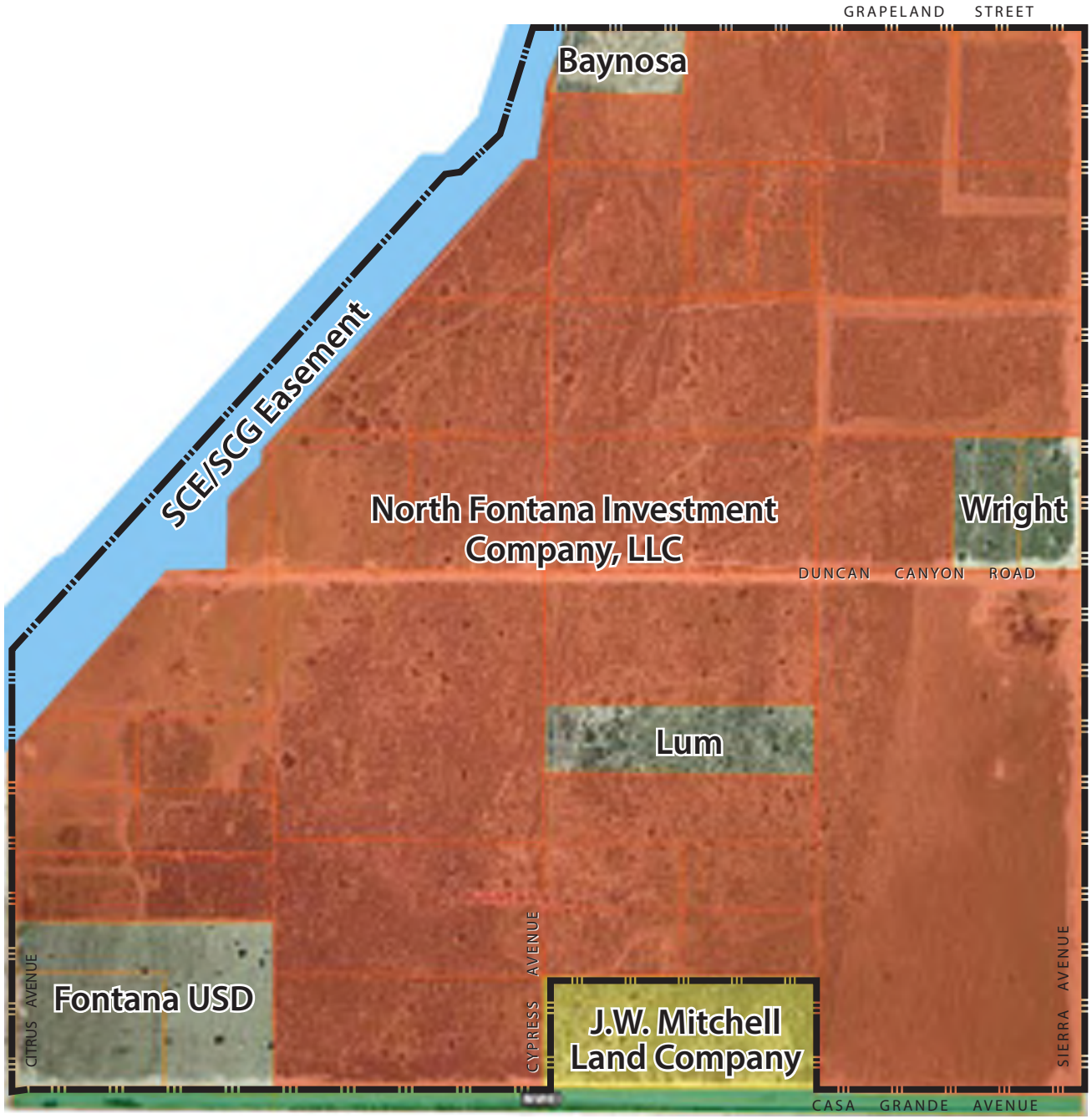
Located at the foothills of the San Gabriel Mountains, the Arboretum Specific Plan site is, for the most part, characterized by the gently sloping alluvial plain on which it is situated. Mostly vacant and undeveloped, the site contains a few mature trees that dot the landscape as well as some areas containing scattered rocks, which are envisioned to be reused where feasible in landscape or park areas. These rocks were deposited by the Lytle Creek Wash that once extended into the site before it was diverted for agricultural and flood control reasons. Several opportunities enjoyed by the Arboretum project location are discussed below.

The backdrop of the Arboretum project area is defined by the views of the San Gabriel and San Bernardino Mountains. The mountains provide a dramatic setting for the community and a rich visual experience for its residents.

The Arboretum Specific Plan area is highly accessible within the development context of North Fontana. With access to Interstate 15 provided by main ~~major~~ corridors that bound the project area, such as Citrus and Sierra Avenues, a circulation hierarchy already exists on a local scale that connects the project to the local and regional circulation network. Thus, existing roadways serve as the project boundaries for the four easily identifiable villages within the project, and create an efficient roadway network. In addition, the size of the villages framed by the existing circulation pattern allow for walkability and efficient pedestrian circulation within each village. Figure 6.1, *Circulation*, identifies the boundaries and circulation system for The Arboretum.

3.6 Property Ownership

There are seven different property entities in The Arboretum project area. Figure 3.3, *Property Ownership*, displays the ownership pattern as of April 2008.



PROPERTY OWNERSHIP

FIGURE 3.3

Prepared: 4/9/08 Source: North Fontana Investment Company, LLC

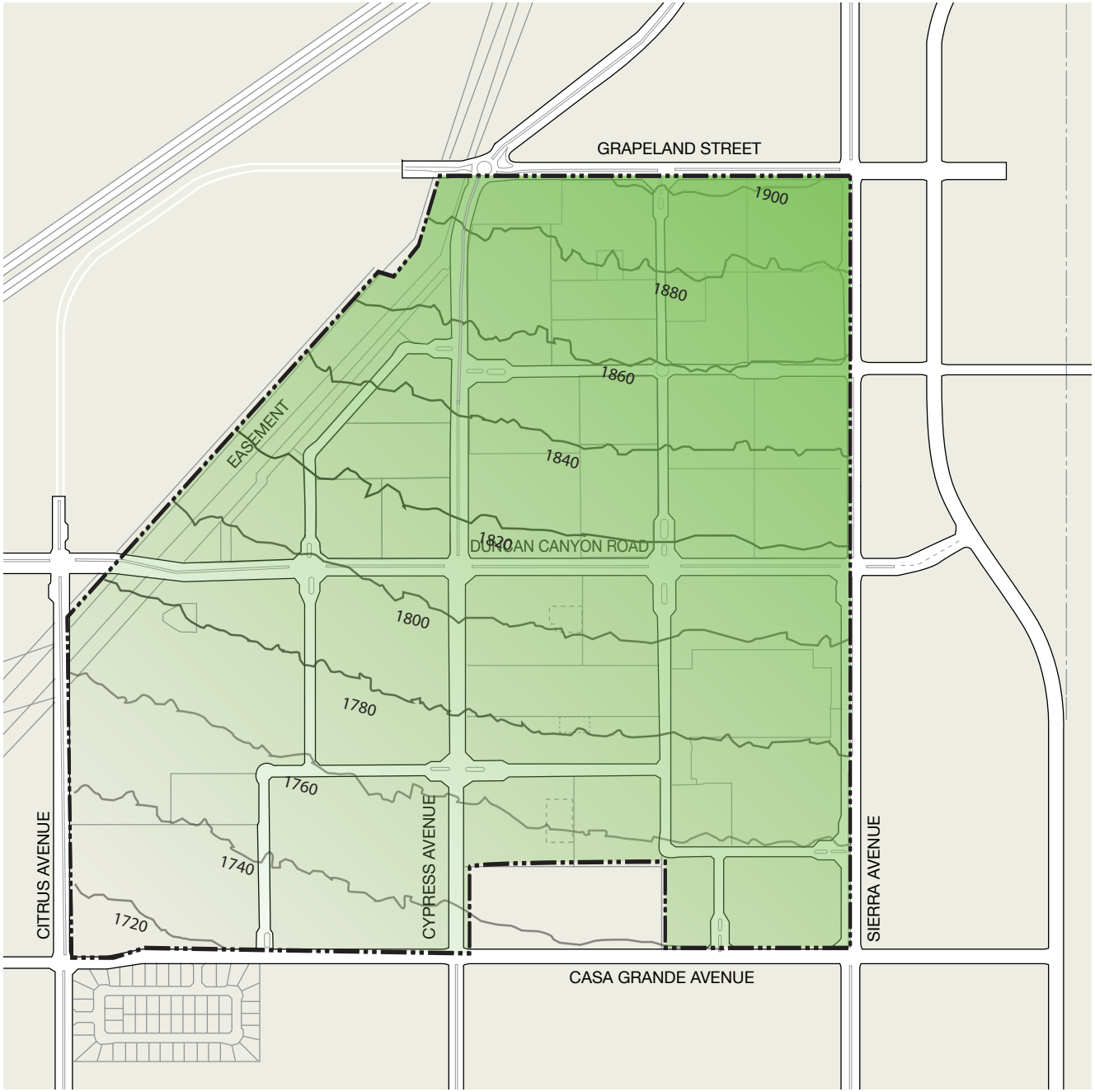
3.7 Topography and Hydrology

The topography of the site slopes gently at approximately 3.2 percent north to south, as shown in Figure 3.4, ***Existing Topography,*** and is part of a flat to gently sloping alluvial plain. The elevation of the site ranges from approximately 1,710 feet to 1,905 feet above mean sea level. No significant surface water resources cross the site and stormwater generally drains down-gradient from the northeast to the southwest following the gently sloping topography. No active faults cross the property and there are no areas within the site that are susceptible to rockfalls, small slides, slumps, or liquefaction.

Soils and geologic conditions present no significant constraints to grading. Grading is expected to balance on-site and will not require import or export of materials. Thus, the topography of the Arboretum site can be seen as an opportunity, as stable development pads for residential structures and amenities will be easily accomplished. For more detailed information on grading within the Arboretum, see Chapter 9, ***Phasing and Infrastructure***.

3.8 Geology and Soils

According to the City of Fontana General Plan, the Arboretum site is situated on geologically young alluvium emanating from the San Gabriel Mountains and forming the Lytle Creek Fan. These young sediments are underlain by older alluvial fan deposits, and at great depth, by crystalline bedrock similar to that exposed in the nearby mountains. Scattered, slightly elevated remnants of the older fans are exposed at the surface where they have not been buried by the younger sediments and consist primarily of poorly to crudely stratified sand, gravel, and small boulders. The geology and soils of the Arboretum project site do not present risk for slope instability, collapse, settlement, expansion, or subsidence. However, according to the Fontana General Plan, portions of development at the base of the San Gabriel mountains may be susceptible to runoff, sedimentation, and small slope failures from adjacent hills. Thus, the site may be subject to mountain drainages that, under the right geologic and climatic conditions, can produce destructive debris flows, especially in winters following wildfires.



EXISTING TOPOGRAPHY

FIGURE 3.4

View of the existing project area with the foothills of the San Gabriel Mountains in the background.

3.9 Biological Resources

The Arboretum site is primarily vacant or undeveloped with a few mature trees and rocks scattered throughout the project area. As identified in the City of Fontana General Plan, the majority of the property contains Riversidean alluvial fan sage scrub (RAFSS). RAFSS vegetation grows on the sandy, rocky deposits of streams that experience infrequent episodes of flooding at the base of the San Gabriel Mountains. Typical plant types found within RAFSS include California sagebrush, California buckwheat, yerba santa, yucca, cholla cactus, white sage, and scalebroom. The RAFSS plant communities or habitats found within the City and its sphere of influence are considered a sensitive biological resource by several regulatory and conservation agencies, including USFWS, CDFG, and CNPS. The foothills of the San Gabriel and San Bernardino Mountains to the northwest and northeast of the property contain some Riversidean sage scrub (RSS); however, no RSS is found within the project area.

Other portions of the property contain nonnative annual grasslands, which are disturbed areas in which the native plant species have been replaced over time with opportunistic, nonnative plants. These species include wild oat, brome, and Mediterranean schismus, as well as some native wildflowers, such as popcorn flower and fiddleneck. This habitat is particularly valuable as foraging area for several species of bird, such as Northern harriers, burrowing owls, horned larks, red-tailed hawks, ferruginous hawks, loggerheaded shrikes, and Western tanagers.

The City has developed a Multiple Species Habitat Conservation Plan (MSHCP) for north Fontana to address possible impacts to federally listed species potentially occurring on vacant lands in north Fontana. USFWS has designated Critical Habitat for SBKR and the California Gnatcatcher that includes portions of north Fontana. The proposed MSHCP will include most of the vacant lands north of Summit Avenue, including lands designated as open space within the City's Sphere of Influence north of the Coyote Canyon Specific Plan area. The project shall be in accordance with the City's Interim Program until the MSHCP has been adopted.

3.10 Environmental Considerations

There are several environmental considerations for the Arboretum project site. The following issues are addressed in more detail, where appropriate, within the Arboretum Specific Plan Environmental Impact Report (EIR).

3.10.1 100-year Flood Hazard Area

Due to the project area's proximity to the Lytle Creek Wash, a large portion of the Arboretum property is located within a 100-year flood hazard area as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps (FIRM). A Letter of Map Revision (LOMR) was obtained for this project in December of 2007.

3.10.2 Potential Habitat for Sensitive Wildlife

As identified in the City of Fontana General Plan, the Arboretum project area is designated as critical habitat by the California Natural Diversity Database (CNDDB) for both California Gnatcatcher and San Bernardino Kangaroo Rat. Respective studies were completed on June 12, 2007, and June 19, 2007, which found that there was no occurrence of these two species within the Specific Plan area. The site is also listed as potential habitat for sensitive wildlife for raptors.

3.10.3 Earthquake Faults

As identified in the City of Fontana General Plan, an inferred fault or groundwater barrier, known as Barrier J, runs along the north east portion of the site. Barrier J is not a known active earthquake fault nor does it have surface expression. However, is it important to note that the presence of Barrier J is characteristic of the overall seismic character of the north Fontana area, referred to as the "Fontana Seismic Trend" in the Fontana General Plan. Implications for development are discussed in more detail within the Arboretum Specific Plan EIR.

3.10.4 Wind

The Arboretum site experiences occasional strong, gusty winds from the Cajon pass north of the project site. Design techniques such as landscape plantings in the form of windrows and building orientation can help to offset the impact of the strong winds.

3.11 Program and Partnership Opportunities

Many opportunities to establish programs and partnerships exist in conjunction with the Arboretum project. Programs and grassroots community health initiatives, such as the Norton Neighborhoods program of Loma Linda Medical Center (formerly known as Healthy Cities, Healthy Communities) and the Healthy Fontana program directly align with the project's objectives of creating a sustainable community. Additional programmatic opportunities that support recreation, lifelong learning, and community involvement will be encouraged.

There are also numerous partnership opportunities that can be explored to provide unique community features within The Arboretum. Examples of potential community partners include groups and businesses such as: The Fontana Unified School District; Rain Bird; Sunset Magazine; The Red Cross; Boys & Girls Club; Library Services; and Fontana Community Services and Recreation Department. In addition, the Master Developer will coordinate with SCE for recreational and other community-serving uses within the existing utility corridor that borders the project site on the northwest. Partnerships with entities such as Monrovia Nursery or organic farming operations are envisioned in this area.

This page intentionally left blank.

Chapter 4.0

Community Structure

The Arboretum will be developed to accommodate residents of varying life stages and lifestyles and will accommodate a broad range of residential housing types and amenities that respond to the needs of its residents. The array of residential products will serve many facets of the residential market, such as families, single professionals, first-time homebuyers, those looking for move-up housing, emptynesters looking to downsize, and active adults. The villages have also incorporated recreational amenities customized to the unique needs of different groups, laying the foundation for a harmonious balance between the natural and built environment, and an enhanced quality of life for residents, achieved by living and caring for the landscape. It is this relationship between people and environment, affected through a system of parks, gardens, and trails, that ties the community structure of The Arboretum together.

The community structure of The Arboretum is comprised of three levels of community design: the community, village, and neighborhood. The design guidelines and development standards of this Specific Plan are crafted to address the different scales of community structure inherent in this three-tiered approach. The land use concept discussed in detail in this chapter is also a result of careful consideration of the interaction of these three levels of community design.

4.1 Community

The Arboretum is envisioned as a master-planned community on 524.2 ~~525.7 524.2~~ gross acres and will contain a maximum of 3,532 residential units; 8.8 ~~9.2~~ acres of community commercial; 9.3 acres of general commercial; two school district sites; private and public recreational facilities; and an activity center. The overall design of The Arboretum land use plan was intended to achieve a collection of villages embodied within an arboretum landscape, as discussed in Chapter 1, ***Vision***. The Arboretum land use plan is crafted to take advantage of the scenic mountainous backdrop of the San Bernardino and San Gabriel Mountains and the proximity to the City's future Corporate Corridor located just to the north and west of the Arboretum project area.

Several overarching themes of The Arboretum contribute to the comprehensive community structure; sustainability, social infrastructure, lifelong learning, and community partnerships are all core components of the Vision for The Arboretum (and are discussed in more detail in Chapter 1, ***Vision***, of this Specific Plan). These themes are carried throughout each village and, ultimately, neighborhood to create a unified, cohesive community structure. Thus, community level elements of this Specific Plan address development throughout the entire project area.

4.2 Village

The Arboretum community is composed of four villages, roughly defined by the existing circulation pattern of arterials that divide the Arboretum property into four quadrants. As shown on Figure 4.1, ***Village Structure***, The Meadows, The Gardens, The Resort, and The Arboretum are four distinct areas within The Arboretum project area. Each village will provide different housing opportunities within the community.

The architectural styles and assortment of gardens included in each village will be reflective of the residential product types and associated lifestyles found there. However, community-level theming and design will be incorporated throughout each village, responding to the villages' residential product type while still carrying through the elements of the Arboretum Vision that comprise the community structure. In essence, each village will offer a distinct character while retaining an overall community identity.

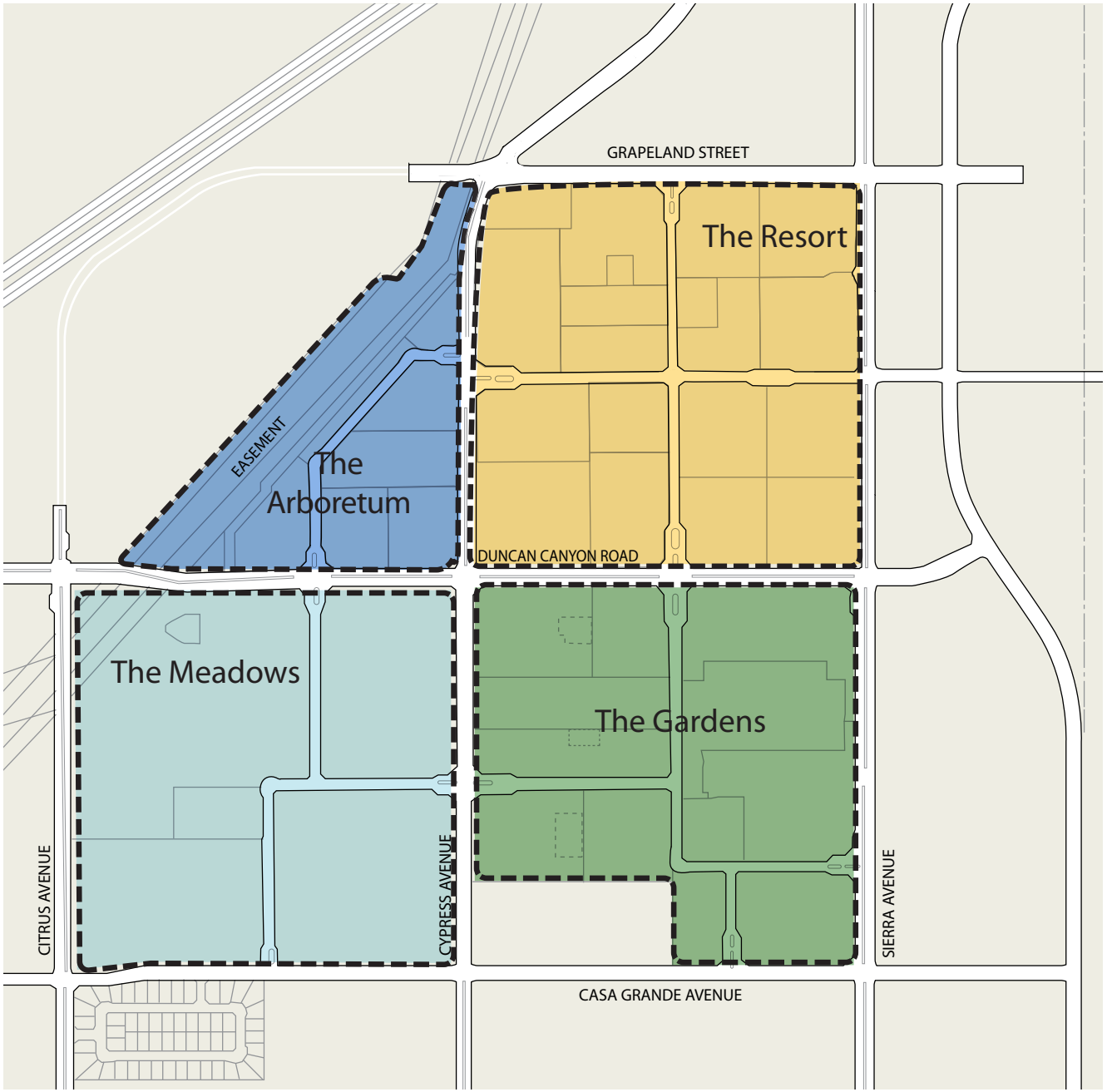
4.3 Neighborhood

Individual neighborhoods will be created within each village; this is the third level of The Arboretum Specific Plan, which contains individual development areas, referred to as "planning areas."

These planning areas were formed on the basis of clustering development. Each planning area will have unique characteristics, but will be integrated into the broader, cohesive collection of residential villages. Collectively, the various planning areas will form the interlinked Arboretum community through complementary architectural and landscape themes, a network of community trails, and common recreational amenities strategically positioned throughout the community, as seen in Figure 4.2, ***Overall Land Use Plan*** and Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan***.

Neighborhoods within The Arboretum will be formed in part by individual land uses, the composition of residential product types, and internal street patterns. However, these neighborhood-level delineations are not absolute; this level of detail will be more thoroughly fleshed out at the tentative tract map stage of the development process. Likewise, actual residential lotting and selection of specific recreational amenities will not be determined until the tentative tract map stage. Given that the development areas and specific product types are not identified in the specific plan, fencing/gating requirements for each residential development which has a density of seven (7) units per acre or greater, or is being developed at multi-family standards shall be at the discretion of the Director of Planning or their designee ~~Community Development~~. The Director of Planning or their designee ~~Community Development~~ shall also have discretion as to the nature or extent of gating at the Gardens Village. The Design Guidelines and Development Standards contained in Chapters 7 and 8 of this Specific Plan, respectively, will ensure uniformity of use and design as it pertains to zoning and community character.

Although individual neighborhoods will not be delineated or discussed within this document, they are integral to the overall Arboretum Plan. For instance, the intimate spaces created through this Plan's emphasis on indoor/outdoor living are dependent upon an individual development's compliance with the standards and guidelines contained in this document. As a result, the community structure of The Arboretum extends all the way to the neighborhood level.



VILLAGE STRUCTURE

FIGURE 4.1

4.4 Land Use Objectives

The Arboretum Specific Plan provides for a long-range comprehensive planning approach that cannot be accomplished solely by designing the site at a parcel level. To achieve this goal, a number of important issues were considered during the preparation of this Specific Plan document, including the City of Fontana's Zoning and Development Code, General Plan and other regulatory policies, as well as engineering feasibility, environmental constraints, market acceptance, economic viability, development phasing, and local community goals. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of the Specific Plan to the north Fontana area, this extensive analysis was used to establish the following list of project objectives. The Arboretum project intends to:

- Set forth a comprehensive development plan that implements the applicable portions of the City of Fontana General Plan and achieves the City's development goals for this portion of northern Fontana.
- Provide a balance of compatible and complementary residential and recreational land uses in a well-designed master-planned community.
- Provide a community design that establishes four unique residential villages with housing options for diverse ages, lifestyles, and income levels.
- Provide recreational facilities and amenities to meet the needs of the community by incorporating public and private parks, public and private recreation centers, and a pedestrian paseo and bicycle circulation system.
- Contribute to the range of existing housing choices in the north Fontana area by providing both attached and detached housing options in one master-planned community.
- Anticipate marketing needs and public demand by providing homes that will be marketable within the evolving economic profile of north Fontana and the surrounding region.
- Create an aesthetically pleasing and distinct community identity ("sense of place") through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features.
- Create a sense of internal community connectivity and enhance the relationship of buildings to the street within the Specific Plan area.
- Create a strong sense of arrival into the project.
- Create a community that has a timeless character, with amenities, architecture, and landscaping that evolves as the community ages.

4.5 Land Use Plan Overview

The Arboretum Specific Plan area will contain a high quality and aesthetically pleasing community composed of residential homes, ~~community~~ commercial, an activity center and recreational land uses on ~~525.7 gross~~ 524.2 acres. Recreational amenities will include public and private gardens and parks, recreation centers, community paseos, and a pedestrian and bicycle circulation system. Actual density (residential uses) and Floor Area Ratio (FAR) (non-residential uses) ranges are determined on a parcel specific basis. Density and FAR are based on adjusted gross acreage, which takes out the area for collector streets and above, public facilities (excluding schools), and open space (excluding parks).

The Land Use Plan for The Arboretum community is illustrated on Figure 4.2, ***Overall Land Use Plan***, and includes 33 ~~32~~ planning areas. Specific information on each of the planning areas is provided in statistical summaries provided in Tables 4.3–4.6, which focus on individual villages within The Arboretum.

4.5.1 Residential Land Uses

Residential planning areas contain 3,532 dwelling units. The overall adjusted gross density of the project will be 8.4 dwelling units per adjusted gross acre. In conformance with project goals, a variety of single-family detached and high-density attached residential housing styles, sizes, and values are proposed, appealing to a wide range of future Arboretum residents. The housing mix may include homes on traditional single-family lots, detached small-lot and cluster homes, and attached residential homes.

4.5.2 Nonresidential Land Uses

Nonresidential land uses account for 85.7 ~~76.4~~ acres of the Specific Plan and are comprised of several public and private parks, public and private recreation centers and trails, the signature Arboretum park and gardens, school sites, ~~community~~ commercial and retail uses, an activity center, and local streets. Please see Figure 6.1, *Circulation Plan*, for specific street classifications.

PARKS AND RECREATION CENTERS

As shown in Figures 4.2–4.6, there are several public and private parks and recreation areas within The Arboretum. See Chapter 5, ***Parks and Amenities,*** for a detailed description of the park amenities in The Arboretum community. Timing for the Arboretum's parks and recreation centers can be found in Chapter 9, ***Phasing and Infrastructure***.

The Meadows

The Meadows Village contains a 24.4-acre school site~~,~~ and a total of 5.9 acres community parkland. As The Meadows is not a gated village, these parks and recreation facilities are open to residents of The Arboretum and the City of Fontana at large.The Meadows will have a minimum of three community gardens which can be integrated into the village's planned parks (see Appendix B, *Community Gardens*). Please see Chapter 5 regarding proposed uses for The Meadows' parks and recreational facilities.

The Gardens

The Gardens Village contains a 3.6-acre private community recreation center and a total of 2.4 acres of private neighborhood parks. While it is the intent that the Gardens Village will be gated, discretion is given to the Director of Planning or their designee ~~Community Development~~ as to the implementation since there are parcels in the village that are not owned by the Developer. The Gardens will have a minimum of five community gardens which can be integrated into the village's planned parks (see Appendix B, *Community Gardens*). Please see Chapter 5 regarding proposed uses for The Gardens' parks and recreational facilities.

The Resort

The Resort Village contains ~~a 3-acre private recreation center~~ 5.7-acre and 2-acre private village parks ~~and a 2-acre private village park connected by a 0.9-acre "Resort Village Paseo"~~. The Resort also includes one ~~three~~ ~~0.7~~ 0.8-acre private neighborhood parks~~, and one 0.5-acre private neighborhood park~~. Because the Resort is gated, these parks and recreation facilities are intended to service The Resort Village exclusively. The Resort will have a minimum of five community gardens which can be integrated into the village's planned parks (see Appendix B, *Community Gardens*). Please see Chapter 5 regarding proposed uses for The Resort's parks and recreational facilities.

The Arboretum

The Arboretum Village contains the 10.7-acre signature Arboretum Park that forms the heart of the overall Arboretum community. Each of the four planning areas within the Arboretum Village will be gated and have a private 0.3-acre neighborhood park. Please see Chapter 5 regarding proposed timing for The Arboretum's parks and recreational facilities.

SCHOOLS

The Arboretum will be served by the Fontana Unified School District (FUSD). Students from the Arboretum will attend the proposed 24.4-acre school (grades served to be determined) at the northeast corner of Citrus Avenue and Casa Grande Avenue in the Meadows Village. The development of a 12.1-acre Elementary School #37 adjacent to the Resort Village is planned for the northeast corner of Duncan Canyon Road and Cypress Avenue. In the event that a school is not developed in this second site, it is envisioned that residential units will be developed in its place. For more discussion on the implementation of residential uses in lieu of proposed school sites within The Arboretum, see Chapter 10, ***Administration***.

ACTIVITY CENTER

An 8.8-acre activity center will be located at the northwest corner of Sierra Avenue and Duncan Canyon Road. The activity center is intended to serve north Fontana residents and will provide a variety of commercial retail and neighborhood services. An ~~8.6-acre~~ additional 9.3-acre Activty Center will be located on the ~~northern~~

~~side of the mid-block local road off of the Sierra Avenue located at the~~ northwest corner of Terra Vista and Sierra Avenue as an entrance to the The Resort Village. This area will provide retail shopping and other commercial opportunities for residents.

4.5.3 Other Land Uses

"Other" land uses account for 97.9 ~~105.9~~ acres of the Specific Plan and are comprised of perimeter streets, collector streets, and easements. Please see Figure 6.1, *Circulation Plan*, for specific street classifications.

UTILITY EASEMENT

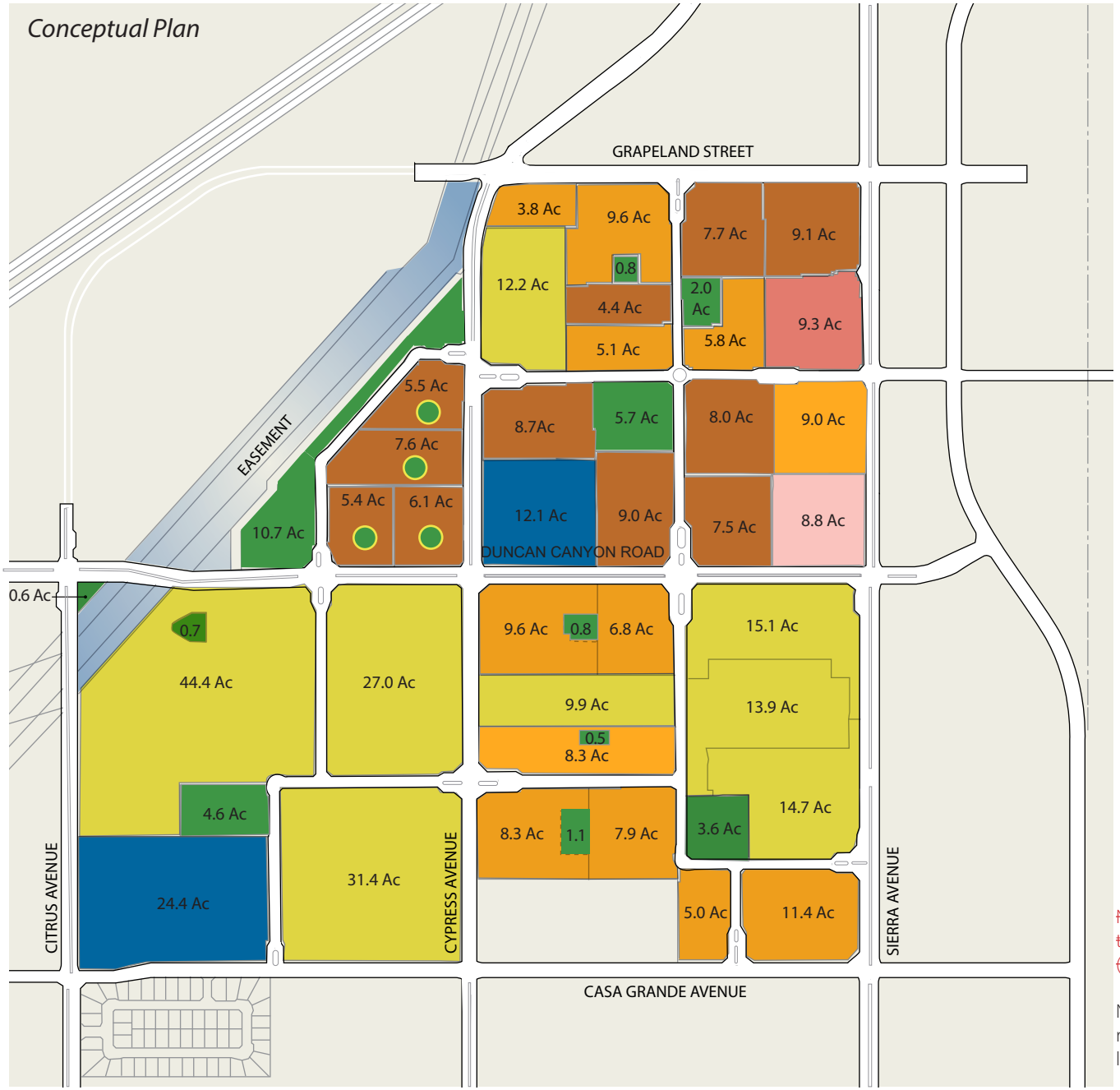
SCE and SCG utility easements comprise 31.2 acres and traverse along the northwestern edge of The Meadows and The Arboretum Villages. Improvements within the utility easements may include partnerships with local businesses, such as organic farming or community nurseries. Any community features or access points proposed within the easement will require coordination with the appropriate utility provider. The Master Developer will propose the improvements to be made in the SCE corridor.

4.6 Land Uses by Village

As the community structure of The Arboretum Specific Plan is for the most part defined by the character of its four individual villages—The Meadows, The Gardens, The Resort and The Arboretum—a breakdown of the land uses contained within each village is provided in this section.

TABLE 4.1 OVERALL STATISTICAL ANALYSIS

LAND USE	ACREAGE	DEN-SITY RANGE	MAX. UNITS
RESIDENTIAL			
R-PC ~~R-MF~~ 3.0–8.0	168.6 ~~169.3~~	3.0–8.0	953
R-PC ~~R-MF~~ 8.1–16.0	90.6 ~~107.9~~	8.1–16.0	1,189 ~~1,243~~
R-PC ~~R-MF~~ 16.1–24.0	79.0 ~~66.2~~	16.1–24.0	1,412 ~~1,336~~
NON-RESIDENTIAL			
Elementary School (Resort)	12.1	–	–
Jr High/High School (Meadows)	24.4	–	–
Neighborhood Parks	6.5 ~~6.3~~	–	–
General Commercial with Activity Center Overlay	9.3	-	-
Community Commercial with Activity Center Overlay	8.8		
Community Parks	13.9 ~~14.1~~	–	–
The Arboretum Park	10.7	–	–
~~Activity Center~~	~~8.8~~	~~=~~	~~=~~
Subtotal	85.7 ~~76.4~~	–	–
TOTAL ADJ. GROSS	423.9 ~~419.8~~	12.9 ~~8.4~~	3,532
OTHER			
Perimeter Streets	43.9	–	–
Collector Streets	26.7 ~~30.8~~	–	–
Utility Easement	31.2	–	–
Subtotal	101.8 ~~105.9~~	–	–
TOTAL GROSS	525.7	–	3,532



OVERALL LAND USE PLAN

FIGURE 4.2

LEGEND

- R-PC (Residential Planned Community) ~~R-MF (Residential Multi-Family)~~ 3.0-8.0 du/ac
- R-PC (Residential Planned Community) ~~R-MF (Residential Multi-Family)~~ 8.1-16.0 du/ac
- R-PC (Residential Planned Community) ~~R-MF (Residential Multi-Family)~~ 16.1-24.0 du/ac
- C-C (Community Commercial with Activity Use Overlay)
- G-C (General Commercial with Activity Use Overlay)
- School
- Park
- Private 0.3-acre Neighborhood Park[2]

~~Note 1: The east-west paseo connections to the north-south paseo axis may be offset (north or south) depending on product lotting.~~

Note ~~2~~1: See Chapter 5 for further information regarding the 0.3-acre neighborhood parks located within the Arboretum Village.

4.6.1 The Meadows

The 155.2 acre Meadows Village includes 102.8 acres for residential use, 24.4 acres for a school (grades served to be determined), 5.9 acres of parks and recreation, and 5.3 acres of utility easement. The average adjusted gross density of The Meadows is 4.4 du/ac.

Density in The Meadows is concentrated around a 4.6 acre community park and a 0.7 acre neighborhood park. A 0.6 acre neighborhood park at the intersection of Citrus Avenue and Duncan Canyon Road will include an identifying corner statement. As envisioned, residential product types may include traditional single-family lots of 4,000, 4,500, 5,000, 5,500, and 6,000-square feet.

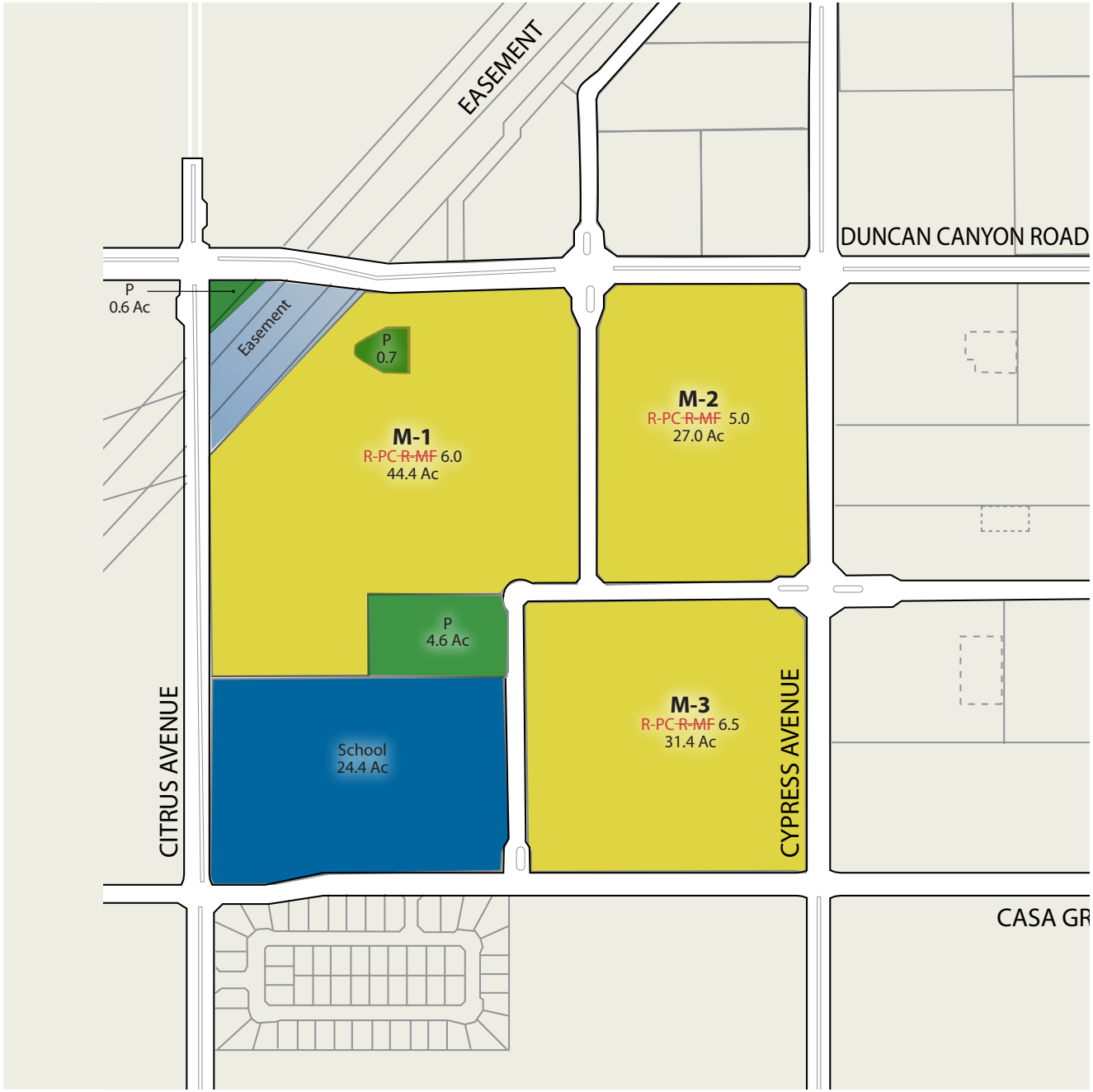
The Meadows is not a gated village. Two primary entries, which are located on Cypress Avenue and Duncan Canyon Road, and one secondary entry, which is located on Casa Grande Avenue, will provide resident and visitor access.

The Meadows will offer a community with education at the heart of the experience, with a school comfortably within walking distance and education through the use of landscape. In addition, community gardens located throughout the village will further promote education through the landscape with child-oriented amenities that may include informative placards, butterfly gardens, rock gardens, sound gardens, and tree planting areas. Additional discussion on these and associated programs can be found in Chapter 5, ***Parks and Amenities***.

TABLE 4.2 THE MEADOWS STATISTICAL ANALYSIS

PA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	MAX. UNITS
RESIDENTIAL					
M-1	R-PC ~~R-MF~~ 6.0	44.4	4-6	6.0	~~261~~
M-2	R-PC ~~R-MF~~ 5.0	27.0	4-6	5.0	~~129~~
M-3	R-PC ~~R-MF~~ 6.5	31.4	6-8	6.5	~~199~~
NON-RESIDENTIAL					
	School	24.4	–	–	–
	Neighborhood Parks	1.3	–	–	–
	Community Parks	4.6			
Subtotal		30.3	–	–	–
TOTAL ADJ. GROSS		133.1	–	4.4	589[1]
OTHER					
	Perimeter Streets	10.5	–	–	–
	Collector Streets	6.3	–	–	–
	Utility Easement	5.3	–	–	–
Subtotal		22.1	–	–	–
TOTAL GROSS		155.2	–	–	589

[1] Note: Proposed development in the Meadows Village ~~Resort Village~~ may allow for the transfer of dwelling units between planning areas in the village area, but must not exceed the maximum gross unit count per village ~~and maximum unit count per planning area~~ without a density transfer.



THE MEADOWS LAND USE PLAN

FIGURE 4.3

4.6.2 The Gardens

The 138.9-acre Gardens Village includes 114.2 acres for residential use and 6.0 acres of parks and recreation. The average adjusted gross density of The Gardens is 7.8 du/ac.

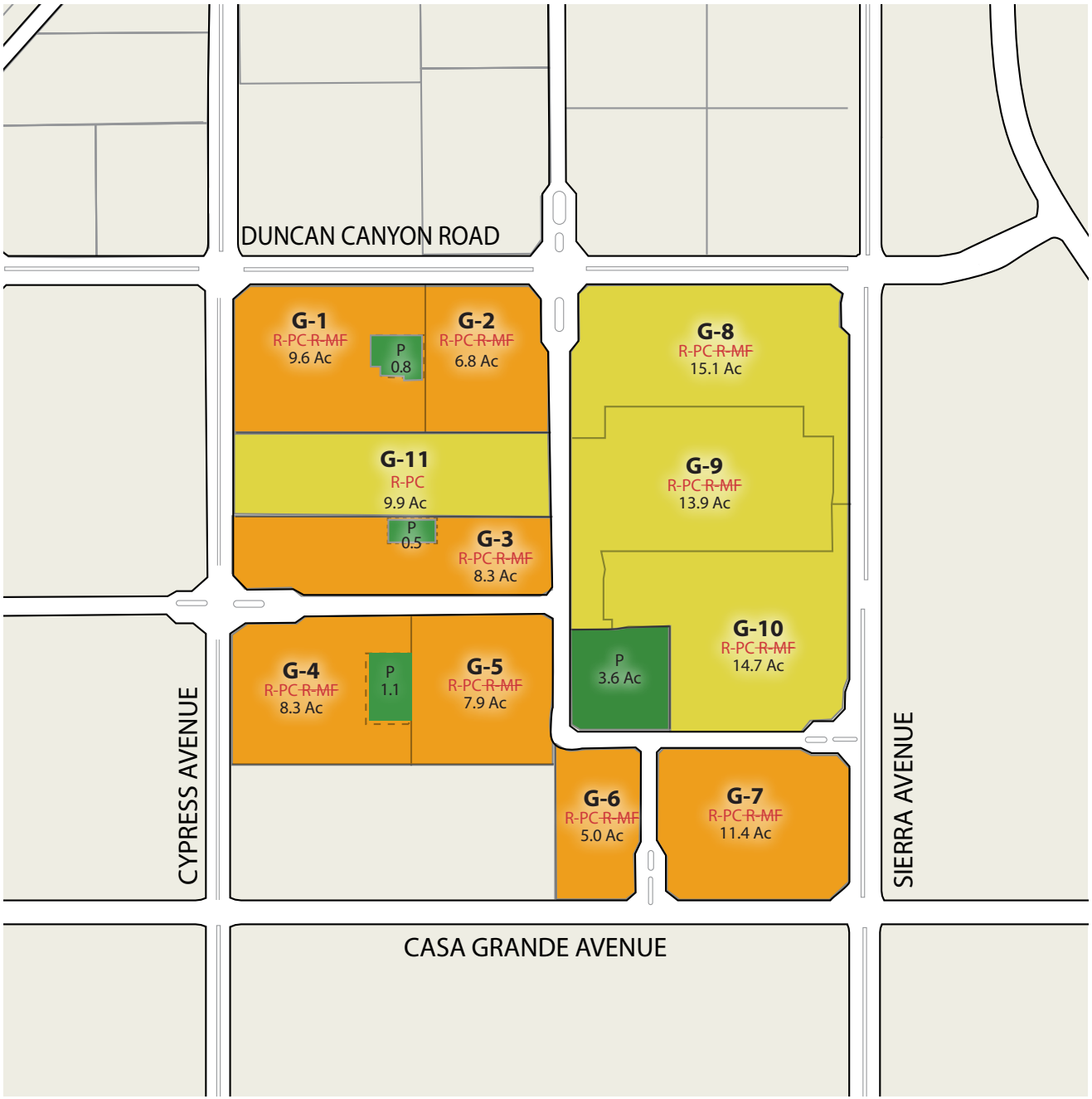
Density is concentrated on the west side of the village, with high and medium density residential flanking the Cypress Avenue entry into the village and surrounding the community park, and low density residential situated around the periphery of the village. Residential product types may include traditional single family lots of 4,000 to 7,000 and 10,000 square feet, as well as detached cluster homes and attached townhomes.

The Gardens is intended to be a gated village.

TABLE 4.3 THE GARDENS STATISTICAL ANALYSIS

PA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	MAX. UNITS
RESIDENTIAL					
G-1	R-PC ~~R-MF~~ 9.5	10.1	8 - 12	9.5	~~100~~
G-2	R-PC ~~R-MF~~14.0	6.8	10 - 15	14.0	~~98~~
G-3	R-PC ~~R-MF~~ 10.0	8.6	8 - 12	10.0	~~90~~
G-4	R-PC ~~R-MF~~ 10.0	8.5	8–12	10.0	~~85~~
G-5	R-PC ~~R-MF~~ 12.0	8.1	10 - 15	12.0	~~99~~
G-6	R-PC ~~R-MF~~ 13.5	5.1	10–15	13.5	~~69~~
G-7	R-PC ~~R-MF~~ 9.0	12.3	8 - 12	9.0	~~109~~
G-8	R-PC ~~R-MF~~5.5	15.9	4 - 6	5.5	~~86~~
G-9	R-PC ~~R-MF~~ 7.0	13.7	6 - 8	7.0	~~95~~
G-10	R-PC ~~R-MF~~ 4.5	14.8	4 - 6	4.5	~~68~~
G-11	R-PC ~~R-MF~~ 3.0	9.9	2–4	3.0	~~30~~
NON-RESIDENTIAL					
	Neighborhood Parks	2.4	–	–	–
	Community Parks	3.6	–	–	–
Subtotal		6.0	–	–	–
TOTAL ADJ. GROSS		119.8	–	7.8	930[1]
OTHER					
	Perimeter Streets	12.7	–	–	–
	Collector Streets	6.4	–	–	–
Subtotal		19.1	–	–	–
TOTAL GROSS		138.9	–	–	930

[1] Note: Proposed development in the Gardens Village ~~Resort Village~~ may allow for the transfer of dwelling units between planning areas in the village area, but must not exceed the maximum gross unit count per village ~~and maximum unit count per planning area~~ without a density transfer.



THE GARDENS LAND USE PLAN

FIGURE 4.4

4.6.3 The Resort

The 159.6-acre Resort Village includes 99.9 ~~101.6~~ acres for residential use, 18.1~~8.8~~ acres of ~~the Community~~ General Commercial land use category, 12.1 acres reserved for an elementary school, and 8.5 acres of parks and recreation facilities. The average adjusted gross density of The Resort is 10.5 ~~11.2~~ du/ac.

Generally, in this village, high density residential product surrounds high-amenity and high-activity areas, such as the community commercial retail area and recreational facilities and activity center ~~while lower density residential product surrounds the elementary school site.~~ Residential product types may include medium and high density townhomes, 4,000-square-foot-lot single-family homes, and detached cluster homes.

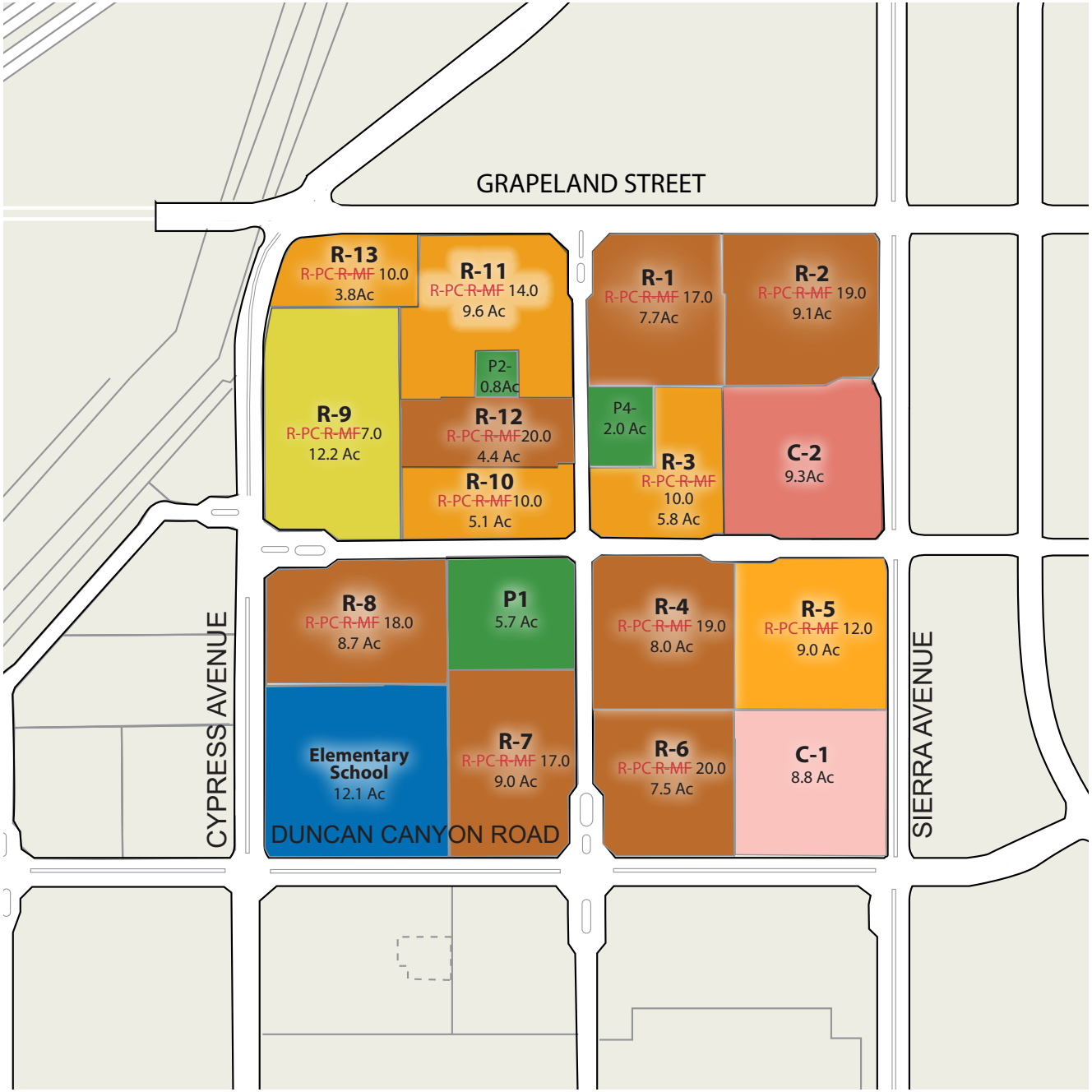
All access to the 12.1 acre elementary school shall be public and no private access points will be provided. If the elementary school site is not ultimately developed, it will have the potential to develop with a land use of medium density residential. See Chapter 10, ***Administration***, for more detailed information on development of school sites within The Arboretum community.

The Resort is a gated village. Two primary gates, which are located on Cypress Avenue and Duncan Canyon Road, will provide resident and visitor access. Two secondary gates, which are located on Grapeland Street and Sierra Avenue, will also provide access.

[1] Note: Proposed development in the Resort Village may allow for the transfer of dwelling units between planning areas in the village area, but must not exceed the maximum gross unit count per village ~~and maximum unit count per planning area~~ without a density transfer.

TABLE 4.4 THE RESORT STATISTICAL ANALYSIS

PA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	MAX. UNITS
RESIDENTIAL					
R-1	R-PC ~~R-MF10.0~~ 17.0	7.7 ~~10.1~~	16-20 ~~8–12~~	17.0 ~~10.0~~	~~131~~ ~~101~~
R-2	R-PC ~~R-MF10.0~~ 19.0	9.1 ~~9.5~~	16-20 ~~8–12~~	19.0 ~~10.0~~	~~173~~ ~~95~~
R-3	R-PC ~~R-MF 12.0~~ 10.0	5.8 ~~11.7~~	10–15	10.0 ~~12.0~~	~~58~~ ~~140~~
R-4	R-PC ~~R-MF 20.0~~ 19.0	8.0 ~~8.3~~	16–20	19.0 ~~20.0~~	~~152~~ ~~166~~
R-5	R-PC ~~R-MF 18.0~~ 12.0	9.0 ~~5.5~~	8-12 ~~16–20~~	12.0 ~~18.0~~	~~108~~ ~~99~~
R-6	R-PC ~~R-MF 7.0~~ 12.0	7.5 ~~5.6~~	16-20 ~~6–8~~	20.0 ~~7.0~~	~~150~~ ~~39~~
R-7	R-PC ~~R-MF 7.0~~ 17.0	9.0 ~~6.6~~	16-20 ~~6–8~~	17.0 ~~7.0~~	~~154~~ ~~46~~
R-8	R-PC ~~R-MF 16.0~~ 18.0	8.7 ~~8.1~~	16-20 ~~14–16~~	18.0 ~~16.0~~	~~157~~~~130~~
R-9	R-PC ~~R-MF 14.0 Attached~~ 7.0	12.2 ~~9.0~~	5-10 ~~14–16~~	7.0 ~~14.0~~	~~85~~ ~~126~~
R-10	R-PC ~~R-MF18.0 Attached~~ 10.0	5.1 ~~7.7~~	8-12 ~~16–20~~	10.0 ~~18.0~~	~~51~~~~138~~
R-11	R-PC ~~R-MF 19.0~~ 14.0	9.6 ~~7.5~~	10-15 16–20	14.0 ~~19.0~~	~~135~~ ~~143~~
R-12	R-PC ~~R-MF~~ 20.0	4.4 ~~6.0~~	16–20	20.0	~~88~~ ~~120~~
R-13	R-PC ~~R-MF~~ 10.0	3.8	8-12	10.0	~~38~~
~~R-13~~	~~R-MF 20.0 - Attached~~	~~6.0~~	~~16–20~~	~~20.0~~	~~120~~
NON-RESIDENTIAL					
C-1	Community Commercial with Activity Center Overlay	8.8			
C-2	General Commercial with Activity Center Overlay	9.3			
	Elementary School	12.1	–	–	–
	Neighborhood Parks	~~2.6~~ 2.8	–	–	–
	Community Parks	5.7 ~~5.9~~	–	–	–
	~~Activity Center~~	~~8.8~~	–	–	–
Subtotal		38.7 ~~29.4~~	–	–	–
TOTAL ADJ. GROSS		13 ~~1~~8. ~~0~~6	–	10.5 ~~11.2~~	1,463[1]
OTHER					
	Perimeter Streets	14.0	–	–	–
	Collector Streets	7.01 ~~14.6~~	–	–	–



THE RESORT LAND USE PLAN

FIGURE 4.5

4.6.4 The Arboretum

The 72.0-acre Arboretum Village includes ~~25.2~~ 24.6 acres for residential use, 10.7 acres of The Arboretum Park, and 25.9 acres of utility easement. The average adjusted gross density of The Arboretum Village is 15.6~~15.3~~ du/ac.

Each of the four planning areas in the Arboretum Village shall be gated. Two primary entries, which are located on Cypress Avenue and Duncan Canyon Road, will provide resident and visitor access.

The Arboretum Village will offer a unique quality of life, with homes in close proximity to ~~oriented around~~ the signature Arboretum Park. Out of the four villages that comprise The Arboretum community, The Arboretum Village provides the highest density residential environment, with proposed housing product including attached townhomes and condominiums and other high-density residential homes. In addition, the residential uses in The Arboretum Village will enjoy connectivity to the utility easement, along which will run a proposed pedestrian and cycling trail that will connect to a larger regional trail system.

Each of the four planning areas within the Arboretum Village will have a private 0.3-acre neighborhood park. Please see section 5.1.5, *The Arboretum - Parks and Amenities*, for possible park amenities.

TABLE 4.5 THE ARBORETUM STATISTICAL ANALYSIS

PA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	MAX. UNITS
RESIDENTIAL					
A-1	R-PC ~~R-MF~~ 22.5	5.5 ~~7.4~~	20–24	22.5	~~123167~~
A-2	R-PC ~~R-MF~~ 23.0	7.6 ~~5.0~~	20–24	23.0	~~174116~~
A-3[1]	R-PC ~~R-MF 19.0~~22.5	6.1 ~~5.9~~	20-24 ~~16 - 20~~	22.5 ~~19.0~~	~~138112~~
A-4	R-PC ~~R-MF~~22.5	5.4 ~~6.9~~	20–24	22.5	~~121155~~
NON-RESIDENTIAL					
	The Arboretum Park (AP)-1	6.3 ~~10.7~~	–		–
	AP-2	2.1			
	AP-3	2.3			
Subtotal		10.7	–		–
TOTAL ADJ. GROSS		35.39	–	15.6~~15.3~~	551[2]
OTHER					
	Perimeter Streets	6.7	–	–	–
	Collector Streets	4.1 ~~3.5~~	–	–	–
	Utility Easement	25.9			
Subtotal		36.1	–	–	–
TOTAL		72.0	–	–	551

[1] Note: Planning Area A-3 was originally entitled for 136 units and a target density of 23.0. A density transfer occurred as part of the 2021 Specific Plan Amendment to the max units/target density shown in Table 4.5.

[2] Note: Proposed development in the Arboretum Village ~~Resort Village~~ may allow for the transfer of dwelling units between planning areas in the village area, but must not exceed the maximum gross unit count per village ~~and maximum unit count per planning area~~ without a density transfer.

THE ARBORETUM LAND USE PLAN

FIGURE 4.6

This page intentionally left blank.

Chapter 5.0

Parks and Amenities

Homes in The Arboretum are situated within a system of parks and trails centered around an arboretum landscape concept. Recreation centers, parks and gardens, including the community's focal point—The Arboretum Park—will link the community's four villages together.

Not only do The Arboretum's trails and gardens support the overarching principles and arboretum theme, the community's corridors and roadways also serve as a compilation of various tree species and an extension of the community's established collection of plant varieties. In addition, the single-family attached and detached residential units envisioned for this project will have an emphasis on indoor/outdoor living, further supporting interaction with the environment.

The community features and facilities (streetscapes, ~~paseos,~~ parks, entries, recreation facility) of The Arboretum shall be designed in materials and styles that evoke feelings of a growing landscape.

The four villages of The Arboretum—The Meadows, The Gardens, The Resort, and The Arboretum—will provide recreational amenities customized to the unique needs and lifestyles of their residents. Please see Chapter 7, *Design Guidelines and Landscape*, for further information regarding the landscape program for the entire Arboretum Community.

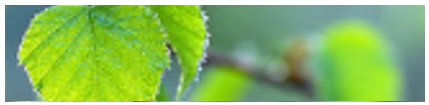
5.1 Parks and Amenities Program

The primary open space element and focal point of the community is The Arboretum Park. The proposed Arboretum Park, with its thematic gardens, botanical garden and trails, is a landmark amenity and will be open to the public and enjoyed by residents and visitors citywide.

A primary goal in designing these parks and gardens in The Arboretum is to provide activities suitable for a variety of ages and activity levels, thereby supporting many life stages. All residential development with densities of 8.1-24.0 and all alley loaded products shall be within a 3-minute walk (800 feet assuming a walking pace of 3 miles per hour) of a barbecue and tot lot facility. Neighborhood parks provide access to recreation opportunities for nearby residents. The size of these neighborhood parks varies from approximately 0.3 to 1.0 acre in size. Some may include tot lots and play spaces for young children, and some may include pools or spa facilities designed for young (or young-at-heart) adults. Other parks may be more passive with family picnic and seating pavilions. For further information on community gardens, please see Appendix B, *Community Gardens*.

Recreational parks and amenities presented in this Specific Plan are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. Final park site plans must be approved by the City of Fontana's Police and Public Works departments. See Figure 5.1, *Parks and Open Space Plan*, for the location and size of parks and open space provided in The Arboretum, Figure 5.2 for the identification of public versus private parks, and Figures 5.3 through 5.9 for conceptual parks and amenities plans. Also see Section 9.5.6, *Public and Private Parks*, for the timing of The Arboretum community's parks.

Examples of themed gardens



PARKS & OPEN SPACE PLAN

FIGURE 5.1

LEGEND

- Parks and Arboretum
- Private 0.3-acre Neighborhood Park [1]
- Arboretum Trail
- Community Trail
- Arboretum Trail - Community Trail Pedestrian Connection [2]

Note 1: See Section 5.1.5 for further information regarding the 0.3-acre neighborhood parks located within the Arboretum Village.

Note 2: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.

Note 3: Note 2 : Medians are conceptual in nature and any median breaks shall be identified in future construction documents.

PUBLIC VERSUS PRIVATE PARKS

FIGURE 5.2

LEGEND

- Public Parks
- Private Parks

5.1.1 Community-Wide Parks and Amenities

TYPICAL PARKS 1.0-ACRES OR LESS

These parks create spaces where neighbors can visit at a park space near their home. Typical neighborhood parks will be up to 0.8 acres in size. Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. Please see Section 5.1.5 for details on 0.3-acre neighborhood parks.

Amenities for 0.5 and 0.7-acre typical parks will include, but are not limited to:

- Barbecue area
- Family picnic area
- Tot Lot
- Open play turf area

Amenities for 0.8 and 1.0-acre typical parks may include, but are not limited to:

- Sports court
- Pool/spa
- Tot Lot
- Barbecue area
- Family picnic area
- Open space

Additional typical amenities for typical parks 1.0-acre or less may include, but are not limited to:

- Walking paths
- Seating areas
- Shade trees
- Thematic gardens
- Shade structures

The above lists provide a general indication of the level of amenities envisioned for typical parks based on park size. At the typical park level, it is intended that one pool will be provided in the Resort Village, and two in the Gardens Village.

Example of shade structure and family picnic tables appropriate for neighborhood parks and recreation areas

PEDESTRIAN PASEOS, TRAILS AND BICYCLE CIRCULATION

The Arboretum Trail and Community-Wide Pedestrian ~~Paseos and~~ Trails

Community-wide pedestrian ~~paseos and~~ trails will be provided throughout The Arboretum, as well as Class II bicycle lanes. All pedestrian ~~paseos and~~ trails will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. As shown in the coming section and in Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan***, a 6-foot-wide pedestrian walk will run on the project sides of all perimeter streets, and a 10-foot-wide Arboretum Trail will connect the major parks and recreation facilities of all four villages and will serve as the pedestrian's wayfinding tool for walking or jogging throughout the community. Pedestrian walkways that are 6 feet wide (collector streets) or 5 feet wide (local streets) will also be located throughout the community to provide safe pedestrian circulation throughout The Arboretum. Class II bicycle lanes will be located on both sides of Duncan Canyon Road and Cypress Avenue, as well as on the project sides of Sierra and Citrus Avenues, Casa Grande Avenue and Grapeland Street.

Community Trail Along Easement and Buffer

A 12-foot-wide community trail is provided along the edge of the utility easement that parallels the western project boundary. Connections to neighborhoods will be provided along this buffer zone, as well as a pedestrian connection to the Arboretum. Larger trees are planned along the easement edge to provide a visual barrier at the perimeter of the residential edge. Trees with a maximum height of 20 feet or less are allowed in the easement. Uses that may occur within this easement are such things as trails, gardens, growing grounds, or organic demonstration fields.

The following apply:

- SCE buffer along edge of easement
- 10-foot-wide landscape buffer, adjacent to trail
- Windrow buffer trees – 15-gallon minimum (See Overall Arboretum Plant Palette)
- 12-foot-wide community pedestrian path
- 28-foot-wide landscape zone between the trail and residential edge
- Trail connections to residential neighborhoods
- Trail connection to the Arboretum
- Randomly spaced trees
  - 50% 15 gallon (minimum)
  - 50% 5 gallon
  - Select From Overall Arboretum Plant Palette
- Native and drought-tolerant shrubs
  - 50% 5 gallon (minimum)
  - 50% 1 gallon
  - Select From Overall Arboretum Plant Palette

Example of community trail in SCE Easement

5.1.2 The Meadows – Parks and Amenities

PUBLIC PARK

A community-wide recreational element is provided in The Meadows in the form of a Public Park. This park will not only be used by the residents of The Arboretum, but will be available for all Fontana residents to enjoy. This park is surrounded by public streets and parking is provided within the park. This park is intended to provide something for everyone. As shown on Figure 5.3, the program for the Public Park is as follows:

- Parking within the park
- Large open turf area, informal ball play
- Walking/jogging Paths
- Demonstration Garden
- Park restroom/storage building
- Shade structures with family picnic
- Children's adventure play area
- Small children tot lot area with seating
- Central planter w/ seating and focal element
- One basketball court
- Interactive gardens
- Park shade trees
- Orchard garden
- Focal fountain w/trellis
- BBQ

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. The design should not be considered as the Final Park Plan.

This park will be accessible to the public and will be City maintained and will meet all City specifications and regulations.

Examples of a shade structure and tot lot found in The Meadows

THE MEADOWS COMMUNITY PARK

FIGURE 5.3

5.1.3 The Gardens – Parks and Amenities

RECREATION CENTER

In addition to the Recreation Center located in The Resort and the public park in the Meadows, The Gardens also contains a major 6,610-square-foot recreation center, which is easily accessible to all residents of this community. This Recreation Center and sports facility is located in the center of the community.

As indicated on Figure 5.4, the following programs are provided.

- Resort pool & spa
- Lap swimming area
- Pool restroom
- Indoor kitchen
- Fitness Center
- Meeting Rooms
- Event lawn area/open play areas
- Central shade pavilion
- Picnic facilities with shade structures
- Tot lot/children's play area
- Barbecue area
- Terrace Patio
- Dog Park
- 2 half-court basketball courts
- Pickleball Court

The Recreation Center Plan and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. The design should not be considered as the Final Park Plan.

THE GARDENS COMMUNITY PARK

FIGURE 5.4

5.1.4 The Resort – Parks and Amenities

PRIMARY RECREATION CENTER

The Resort ~~35.7~~-acre Primary Recreation Center also provides active and passive uses. This Recreation Center is located in the center of the community.~~at the south end of the resort community central paseo and features similar amenities to the 2-acre Recreation Center.~~ This Recreation Center contains a 15,000-square-foot clubhouse facility, a pool complex, and a parking area.

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. This Park design should not be interpreted as a final Park design.

As shown in Figure 5.5, typical amenities shall include, but are not limited to:

- Junior Olympic pool
- Spa
- Wading pool
- Pool sun deck
- 15,000-square-foot clubhouse facility
- Demonstration kitchen
- Theatre
- Fitness Center
- Meeting Rooms
- Multipurpose Room
- Fireplace
- Tot Lot area
- One-half basketball court
- Cabanas, shade structures, or trellises
- 60’ x 90’ great lawn
- Turf terrace
- Parking Lot
- Lookout garden and pavilion
- Paseo connection
- Outdoor lounge
- Outdoor fireplace
- Outdoor kitchen
- Picnic tables
- Barbecues
- Pavilion garden
- Putting green
- Thematic landscaping

Examples of typical amenities found in The Resort

SECONDARY RECREATION CENTER

The Resort 2-acre Secondary Recreation Center provides both active and passive activities for all residents of the Resort to enjoy. ~~A pedestrian connection is also provided to the adjacent paseo, which links this Recreation Center to The Resort primary Recreation Center.~~

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. This park design should not be interpreted as a final park design.

As shown in Figure 5.6, typical amenities shall include, but are not limited to:

- Resort Pool
- Spa
- Wading pool
- Pool sun deck
- Open turf play areas
- Tot lot area
- Overlook garden with pavilion
- Paseo connection
- Thematic landscaping
- Outdoor lounge
- Outdoor fireplace
- Pedestrian plaza area with enriched paving, benches and a pavilion
- Pool building with restroom, showers, and storage
- Picnic tables
- Barbecues
- Garden seating
- A 1/2 basketball court
- One tennis court
- Themed gardens
- Benches
- Rose Garden

An outdoor fireplace (above) and central lawn (below) are examples of typical amenities found in The Resort

~~THE RESORT COMMUNITY PASEO~~

~~The Resort Community Paseo provides for pedestrian connections between both Recreation Centers and to adjacent residential developments. The paseo ranges between 40 feet and 50 feet in width between buildings and will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. As illustrated in Figure 5.7, typical amenities shall include, but are not limited to:~~

- ~~Major north/south pedestrian connection~~
- ~~Several focal plazas~~
  - ~~Thematic pottery~~
  - ~~Seating areas~~
  - ~~Shade trees~~
  - ~~Thematic landscaping~~
- ~~Paseo connections to neighborhoods~~
- ~~Residential front yard entry courts generating from the central paseo~~
- ~~Central grand fountain plaza~~
  - ~~Thematic Tree grove~~
  - ~~Seating~~
  - ~~Fountain~~
  - ~~Thematic Pottery~~
  - ~~Thematic landscaping~~
- ~~Passive accent patios~~
  - ~~Shade structure~~
  - ~~Special paving~~
  - ~~Thematic landscaping~~
- ~~Central lawn area~~

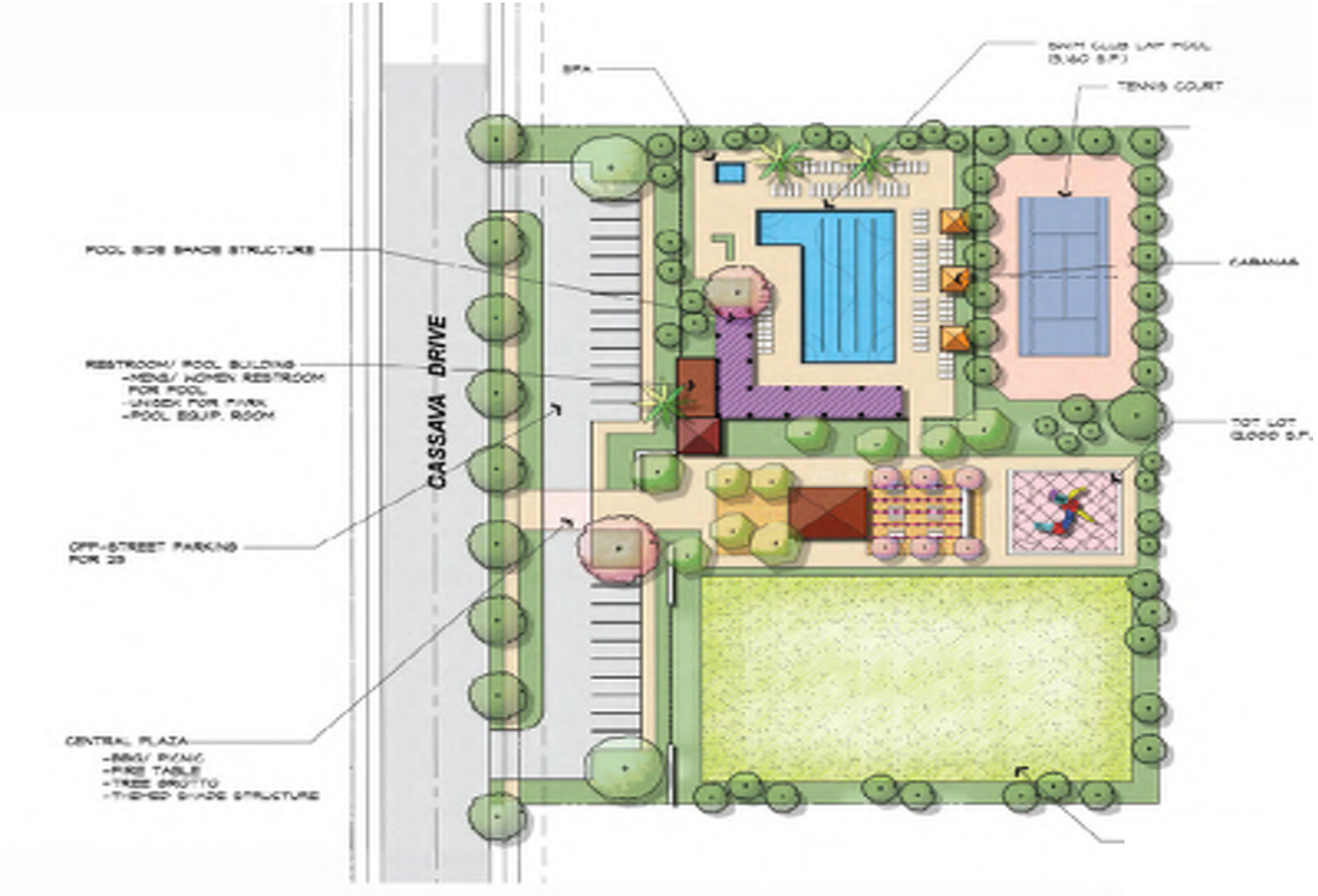
Examples of typical amenities associated with The Resort Community Paseo

THE RESORT – PRIMARY RECREATION CENTER

FIGURE 5.5

THE RESORT – SECONDARY RECREATION CENTER

FIGURE 5.6



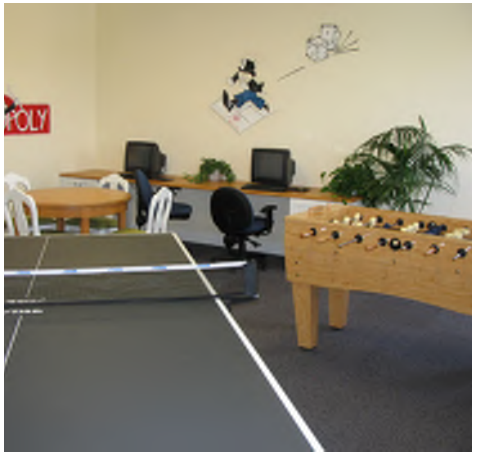
Note: Parking will not conflict with traffic through final design.

5.1.5 The Arboretum – Parks and Amenities

PRIVATE NEIGHBORHOOD PARKS

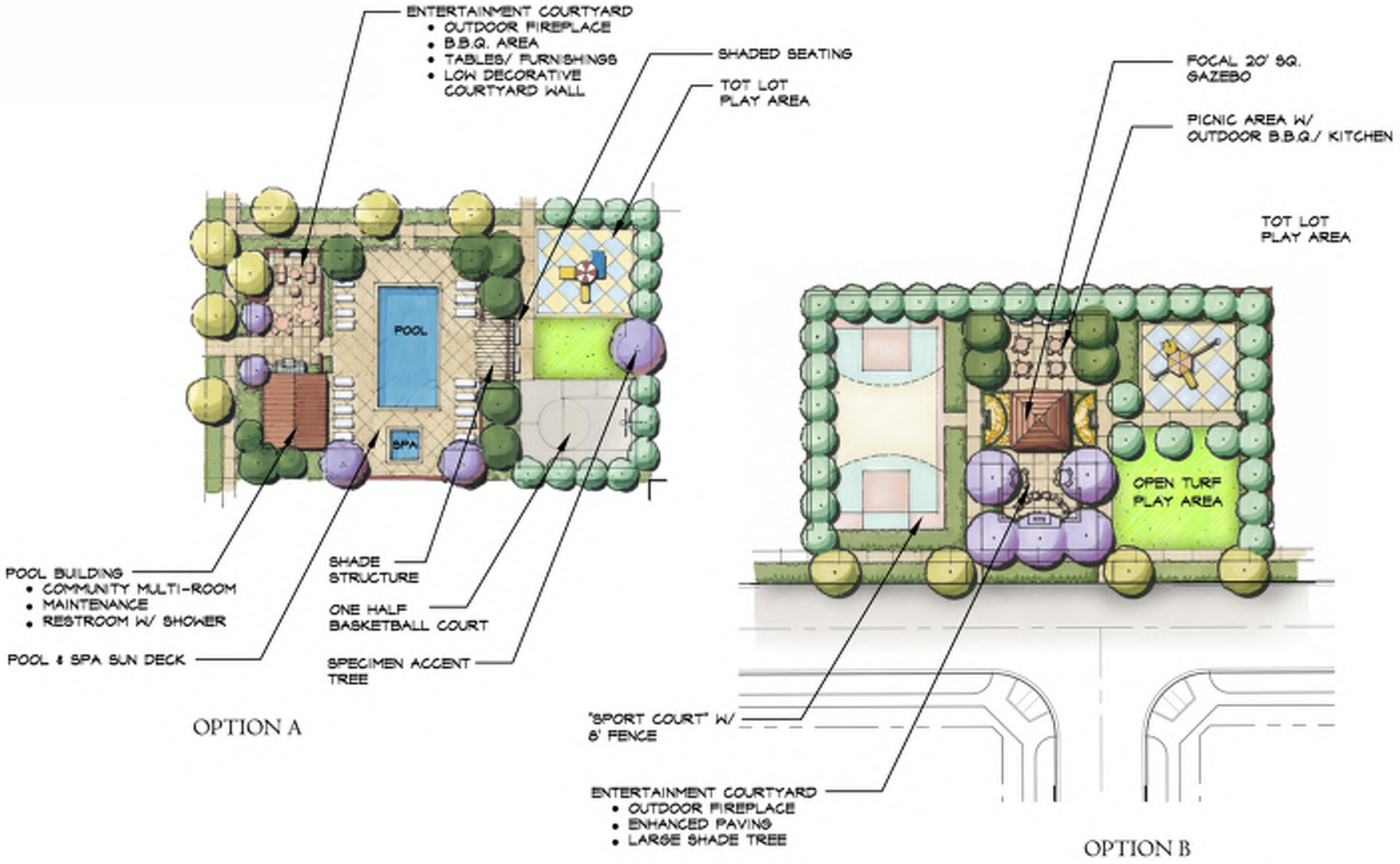
Each of the four planning areas within the Arboretum Village will have a private 0.3-acre neighborhood park. At least two of the four parks will include a community pool. Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. As shown in Figure 5.8, typical amenities shall include but are not limited to:

- Community multi-room
- Dedicated game room
- BBQ kitchen area
- Outdoor fireplace
- Sports court
- Water feature
- Picnic benches
- Tot lot
- Gazebo
- Pool/Spa



PRIVATE 0.3-ACRE NEIGHBORHOOD PARK

FIGURE 5.7



THE ARBORETUM PARK

The Arboretum Park is located in The Arboretum Village, the signature village in the northwest corner of the Specific Plan project area. The overall design character of The Arboretum community will be defined by the look and feel of the Arboretum Park, and this spirit will be infused throughout the remaining three villages to achieve a unified character for The Arboretum community as a whole. As such, the vision and character of The Arboretum community must be diligently created and maintained within the Arboretum Park. Parking areas are integrated into the Arboretum Park and their designs shall comply with all applicable requirements. As illustrated in Figure 5.9, typical amenities for The Arboretum Park shall include but are not limited to:

- Perennial garden
- Tot lots
- ~~Historic agriculture working garden~~
- Specimen trees
- Regional bike trail
- Demonstration Nursery
- Dog Park
- Stroller paths and jogging loops
- Picnic areas with game tables
- ~~Outdoor movie screen~~
- ~~Multilevel lake with waterfalls~~
- Orchard
- Pickle Ball
- Soccer Field

Example of an educational plaque and topiary garden appropriate for The Arboretum Park

THE ARBORETUM PARK

FIGURE 5.8

Note: This illustration is conceptual in nature. Parking lot design shall be adjusted as needed to accommodate City stacking requirements.

This page intentionally left blank.

Chapter 6.0

Circulation and Streetscape Design

In The Arboretum, circulation and streetscape design are important not just for mobility but also for the overall community identity and feel. The interactive landscape of The Arboretum is created through driving, walking, or riding along the community's streets and roads. Pedestrian and bicycle circulation along the community's ~~paseo and~~ sidewalk system is also an important component of the landscape experience. Wall treatments along the main ~~major~~ perimeter streets and project community monumentation elements aid in the distinctiveness of this special community and the villages that are contained within it. The quality of the enriched landscaping as viewed from the surrounding roadways creates a strong first impression of the project and sets the stage for the theming of the Specific Plan area.

This chapter presents vehicular and nonvehicular circulation concepts for The Arboretum in tandem with landscaping proposed along community roadways. Additional information regarding streetscape design, including specific plant species, is presented in Chapter 7, ***Design Guidelines and Landscape.***

6.1 Street Typologies and Landscaping

A circulation and streetscape design concept has been developed for The Arboretum as illustrated in Figure 6.1, ***Circulation Plan.*** Circulation improvements constructed for the project will improve the functional efficiency of the north Fontana circulation system and streetscape design features will enhance the aesthetics of the street network through landscape improvements along the project's frontage.

Access to the project site will be provided via Sierra Avenue, Citrus Avenue, Cypress Avenue, Casa Grande Avenue, Duncan Canyon Road, and Grapeland Street. The main objective of the circulation plan and the planned roadway improvements is to provide direct and convenient access to the community through a safe and efficient network of roadways. On the community level, roadways in the Arboretum Specific Plan include major highways, primary highways, and secondary highways (referred to as "perimeter streets"). On the neighborhood level, typical roadways include collector streets and local streets. A description of the roadway improvements that will be implemented as part of The Arboretum are described below. Typical street and intersection cross-sections and plan views are illustrated in Figures 6.3 through 6.8, and a street section key map is provided in Figure 6.2, ***Street Sections Key Map***.

The landscape treatment for streetscenes in The Arboretum are designed to create an open, welcoming feel for people entering the community. Street trees are the primary delineators within the landscape and aesthetically soften the environment along street corridors. Street trees provide pedestrian scale, create a pedestrian-friendly image, and provide shade for users. Background trees on some streets are intended to supplement the streetscene character and aid in softening pedestrian views of adjacent architecture. A naturalistic streetscene is planned for Sierra Avenue, Grapeland Street, Citrus Avenue, Casa Grade Avenue, Duncan Canyon Road, and Cypress Avenue. This streetscene treatment consists of large-scale trees planted in random groupings that will blend The Arboretum into surrounding neighborhoods, which may consist of varying streetscene treatments.

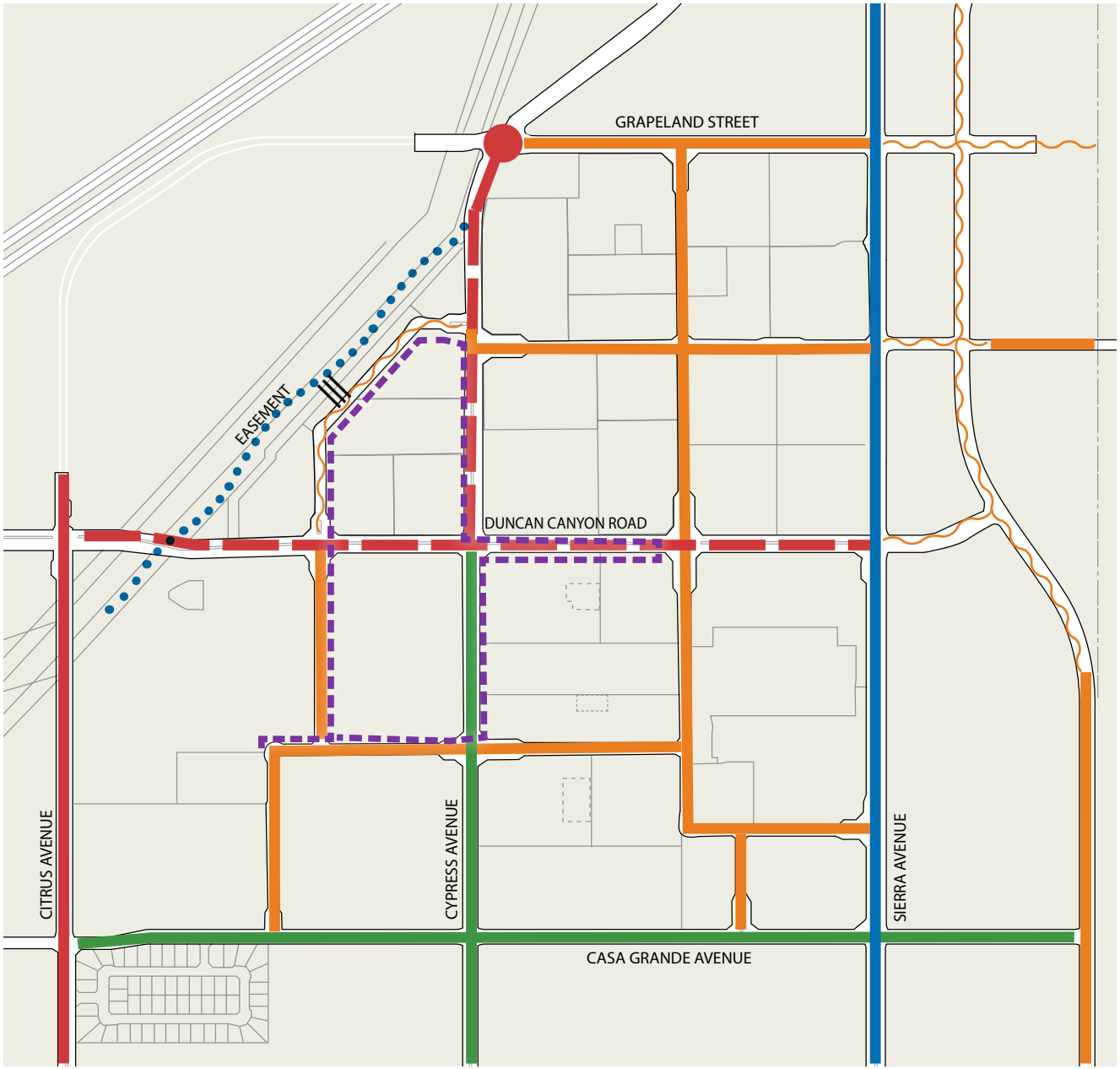
The following are general landscaping requirements for streetscenes:

- Minimum street tree and background tree size is 24-inch box.
- All street trees shall be selected from the street tree plant palette, (refer to the Fire Protection Master Plan for The Arboretum which supercedes this document).
- One dominant street tree shall be specified on each collector street with the exception of the streets containing The Arboretum Trail, which has varying street trees varieties.
- Specimen trees are utilized at monumentation corners and entry areas.
- All street trees shall be planted and staked per the City of Fontana requirements.
- All trees planted closer than 5 feet to a hardscape element shall have a linear root barrier installed adjacent to all hardscape elements at time of planting tree.

Approval of the typical cross sections and intersections is based on an approved Alignment Study on file with the City Engineer. This approval does not relieve the design engineer from adhering to current City standards and standard engineering practices in place at time of plan development, as approved by the City Engineer.

CIRCULATION PLAN

FIGURE 6.1



LEGEND

- Major Highway
- Primary Highway
- Modified Primary Highway
- Secondary Highway
- Collector Street
- Collector Street Alignment Undetermined
- Arboretum Trail
- Community Trail
- Arboretum Trail - Community Trail Pedestrian Connection [1]
- Roundabout

Note 1: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.

Note 2 : Medians are conceptual in nature and any median breaks shall be identified in future construction documents.

Note 3: The alignment with knuckles as shown in the exhibit is conceptual in nature only and the final alignment will be determined on the basis of a traffic analysis to be conducted when the first planning area adjacent to the roadway is submitted for entitlement.

See Section 9.2, Circulation Phasing Plan, for further discussion about roadway improvements assocaited with the buildout of the Specific Plan and their phasing.

6.1.1 Perimeter Streets

Sierra Avenue, Cypress Avenue, Duncan Canyon Road, Citrus Avenue, Casa Grande Avenue, and Grapeland Street are designated as perimeter streets for The Arboretum. Typical street cross-sections and plan views are illustrated in Figure 6.3, *Perimeter Streets*. The opposite side of these streets are either existing or will be improved by other property owners.

There are median islands on Sierra Avenue (20 feet wide), Cypress Avenue north of Duncan (18 feet wide) and Citrus Avenue (14 feet wide). Casa Grande Avenue, Cypress Avenue south of Duncan, and Grapeland Street do not have medians.

Two unique landscaping options are available for perimeter streets. These two options are identified in Figures 6.4A, *Perimeter Streets - Option A (Specimen Trees)* and 6.4B, *Perimeter Streets - Option B (Vineyards)*. Option A and/or option B shall occur 3-5 times every 1,000 linear feet along all perimeter streets. Portions of the Arboretum Trail streetscene occurs along the perimeter streets of Cypress Avenue and Duncan Canyon Road and is discussed in section 6.1.5, *Arboretum Trail Streetscene*.

The General Plan designates Sierra Avenue as a "theme corridor," particularly in relation to its view potential towards the San Gabriel and San Bernardino Mountains to the north of the City. Sierra Avenue is also shown in the General Plan as a "designated truck route." With these special designations, it is important that the Sierra Avenue streetscene accommodate vehicular and truck traffic while maintaining a quality landscape theme.

The following landscape standards apply:

- 8-foot-wide landscaped parkway
- 6-foot-wide sidewalk
- 8-foot-wide additional shrub-planting zone behind sidewalk
- 6-foot-high community-theme wall (noise analysis may require an 8-foot wall or higher)
- Vines on wall at 20 feet on center spacing (select from Plant Palette)
- Randomly spaced large-scale evergreen trees (select from Plant Palette)
- Large-scale deciduous accent trees intermixed with the large-scale evergreen trees (select from Plant Palette)
- Grouping of flowering accent trees intermixed with the large scale trees. Locate groupings between 120 feet and 200 feet apart continuous in the parkway and median island (adds seasonal interest) (select from Plant Palette)
- Median island tree concept consistent with overall landscaping theme
- Layered shrubs between sidewalk and community-theme wall as permitted by the Fire Protection Master Plan for The Arboretum (select from Plant Palette)
- Shrubs in median island 30-inch-high maximum (select from Plant Palette)
- All parkway and median island trees a combination of 24-inch box and 36-inch box trees
- Install linear root barrier when trees are closer than 5 feet to a hardscape element
- Vines to be 1-gallon minimum
- Shrubs to be 1-gallon minimum (parkway and median island)
- Spreading shrubs and ground cover to be 1-gallon minimum

6.1.2 Duncan Canyon Road and Citrus Avenue at Easement

When Duncan Canyon Road and Citrus Avenue pass under the Southern California Edison (Edison) lines the streetscene character changes due to limitations on landscaping heights that are required by Edison. All streetscene design elements are the same as the perimeter street elements with the exception of the street and median island tree changes that are replaced with a small-scale tree approved by Edison. Typical street cross-sections and plan views are illustrated in Figure 6.5, ***Duncan Canyon Road and Citrus Avenue at Easement***.

The following additional landscape features apply (all other landscape features remain):

- All parkway trees, parkway back-up trees, and median island trees are replaced with a small-scale tree; maximum of 20 feet in height
  - Lagerstroemia indica (Crape Myrtle)
  - 24-inch box minimum
  - 40 feet on center spacing

6.1.3 Collector Streets

Collector streets serve to move vehicles within villages and connect residents to perimeter streets. While Grapeland Avenue is designated as a collector street in Figure 6.1, its streetscape will follow that of perimeter streets as detailed in section 6.1.1. The collector streetscene features a 12-foot-wide parkway on both sides of the street which includes a 6-foot landscape area and a 6-foot sidewalk. When there is a residential rear or side yard condition and/or a community theme wall an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. Typical street cross-sections and plan views are illustrated in Figure 6.6, ***Collector Streets.***

The following landscape standards apply:

- 6-foot-wide landscaped parkway
- 6-foot-wide sidewalk
- 10-foot-wide shrub and tree planting easement between the sidewalk and a residential rear or side yard condition and/or a community theme wall
- Large-scale street trees with triangular spacing at 80 feet on center
  - Rhus lancea (African Sumac)
  - 24-inch box minimum
- Layered Shrubs between sidewalk and community wall or maintenance curb as permitted by the Fire Protection Master Plan for The Arboretum
  - 1-gallon minimum
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Plan for The Arboretum
- Vines on wall (where applicable)
  - 1-gallon minimum
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Master Plan for The Arboretum
- Spreading shrubs and ground cover 1-gallon minimum
- Install linear root barrier at all trees closer than 5 feet to a hardscape element

6.1.4 Local Streets

Local Streets can have a street width of 36 feet (curb-to-curb) with a 56-foot total right-of-way or have a street width of 40 feet (curb-to-curb) with a 60-foot total right-of-way. To determine the appropriate streetscene, the following street performance standards shall apply:

- The Short Local Street classification (36 feet curb-to-curb) may be restricted to cul-de-sac and short local streets (public or private) no longer than 650 feet.
- Short Local Streets may exceed the 650-foot length where a "bend" exists ("U" shaped or "L" shaped streets), provided that each roadway segment does not exceed 650 feet in length.
- If the Short Local Street has parking and garage door loading from only one side of the street, then the requirements above may be exceeded to double.
- The Local Street classification of 40 feet wide curb-to-curb shall be used for local collector streets or backbone streets which exceed the above standards.

In both cases, both sides of the street feature a 5-foot-wide street-adjacent landscape area and a 5-foot-wide sidewalk. When there is a residential rear yard condition an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. When a residential unit fronts onto a collector street no landscape easement is required. Typical street cross-sections and plan views are illustrated in Figure 6.7, ***Local Streets.***

The following landscape standards apply:

- 5-foot-wide landscaped parkway
- 5-foot-wide sidewalk
- 10-foot-wide shrub and tree planting easement between the sidewalk and a residential rear yard condition
- 6-foot-high rear and side block wall at residential rear or side yards
- Medium side yard shrubs (between walk and property line wall)
  - 1-gallon minimum
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Master Plan for The Arboretum
- Vines on side yard wall at 10 feet on center spacing
  - 1-gallon minimum
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Master Plan for The Arboretum
- Install linear root barrier at all trees planted closer than 5 feet to a hardscape element

LOCAL STREET TREES

- Each street shall have a singular tree species that serves as the predominant visual feature of the streetscape. Additional tree species may be integrated into the streetscape as specimen landmark trees or as smaller scale accent trees.
- Three trees per lot – side yards on corner condition
- Two tree per lot – front yards
- All trees centered in parkway
- 24-inch box minimum
- Select from the Local Street tree plant palette in accordance with the Fire Protection Master Plan for The Arboretum

6.1.5 Arboretum Trail Streetscene

As shown on Figure 6.1, *Circulation Plan*, The Arboretum Trail streetscene occurs at perimeter and collector streets and connects community amenities and focal points. In many instances, The Arboretum Trail streetscene is unloaded.

Deciduous and evergreen trees are planted in groupings along this streetscene to create a varying streetscene character, unique for this street. Amenities such as seating areas, shrub and tree identification plaques, special paving and thematic gardens at key areas, all work together to create this special streetscene character, emulating an overall arboretum theme.

ARBORETUM TRAIL STREETSCENE AT PERIMETER STREETS

The Arboretum Trail streetscene occurs along portions of Cypress Avenue and Duncan Canyon Road bordering the Resort and Garden Villages. At these locations, the 8-foot-wide street-adjacent landscape area remains consistent with the standard perimeter street section, the sidewalk increases to 10 feet (from 6 feet), and the 8-foot-wide additional shrub-planting area behind the sidewalk remains. Overall, the parkway measures 12 feet, 8 feet of street-adjacent landscape area and 4 feet of the 10-foot wide sidewalk. A 14-foot easement provides the additional sidewalk width (6 feet) and the additional 8-foot wide shrub-planting area.

The streetscene features tall vertical windrow trees planted as a formal evergreen background, layered shrub massing between the sidewalk and community theme wall, low massing of shrubs and groundcover within the parkway, and large scale canyon trees in the medians. A typical cross-section of the Arboretum Trail at perimeter streets, including cross-sections with Option A (Specimen Tree) and Option B (Vineyards) are provided in Figure 6.8A, ***Arboretum Trail at Perimeter Streets - With Options***.

ARBORETUM TRAIL STREETSCENE AT COLLECTOR STREETS

The Arboretum Trail occurs along Collector Streets at the Meadows and Arboretum Villages and serves to connect residents from all villages to the Arboretum Park. At these locations, the 6-foot-wide street-adjacent landscape area remains consistent with the standard collector street section and the sidewalk on one side of the street increases to 10 feet (from 6 feet). When there is a rear or side yard condition, an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. Overall, the right-of-way measures 12 feet, 6 feet of street-adjacent landscape area and 6 feet of sidewalk. A 14-foot easement provides the additional sidewalk width (4 feet) and the additional 10-foot wide landscape area when necessary.

The side of the street with the increased sidewalk features a double row of street trees spaced approximately 40 feet on center, random informal groups of flowering deciduous trees as accents, and layered shrub massing in the additional landscape area beyond the sidewalk. A typical cross-section of the Arboretum Trail at collector streets is provided in Figure 6.8B, ***Arboretum Trail at Collector Streets***.

In all cases the following landscape standards apply:

- Randomly spaced trees centered in the parkway and, where applicable, in the additional planting area behind the sidewalk. (Select trees from plant palette).
  - 24-inch box trees
  - Thematic gardens at key locations
  - Seating areas
  - Shrub and tree identification plaques
  - Special paving at key areas

- 6-foot-high community-theme wall (where applicable) or a maintenance curb.
- Layered shrubs between sidewalk and community wall or maintenance curb as permitted by the Fire Protection Master Plan for Arboretum.
  - 1-gallon minimum.
  - Select from Overall Arboretum Plant Palette
- Vines on wall (where applicable)
  - 1-gallon minimum.
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Master Plan for Arboretum (see Chapter 7)
- Install linear root barrier at all trees closer than 5 feet to a hardscape element.
- Spreading shrubs and ground cover 1-gallon minimum.

The Purple Orchid Tree is appropriate for flowering accent trees

The Saw Leaf Zelkova and Ornamental Pear are appropriate for the Arboretum Trail streescene

STREET SECTIONS KEY MAP

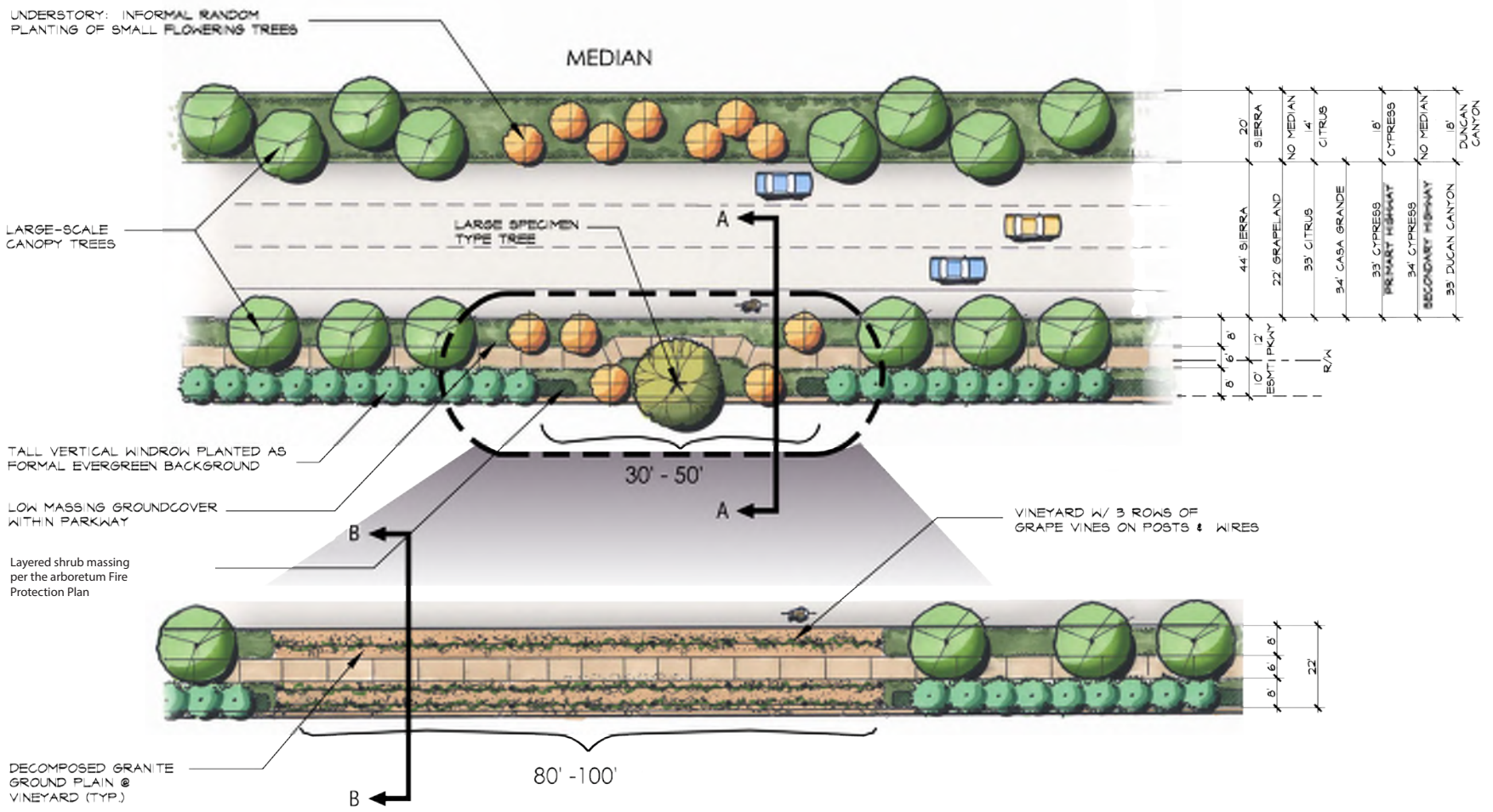
FIGURE 6.2

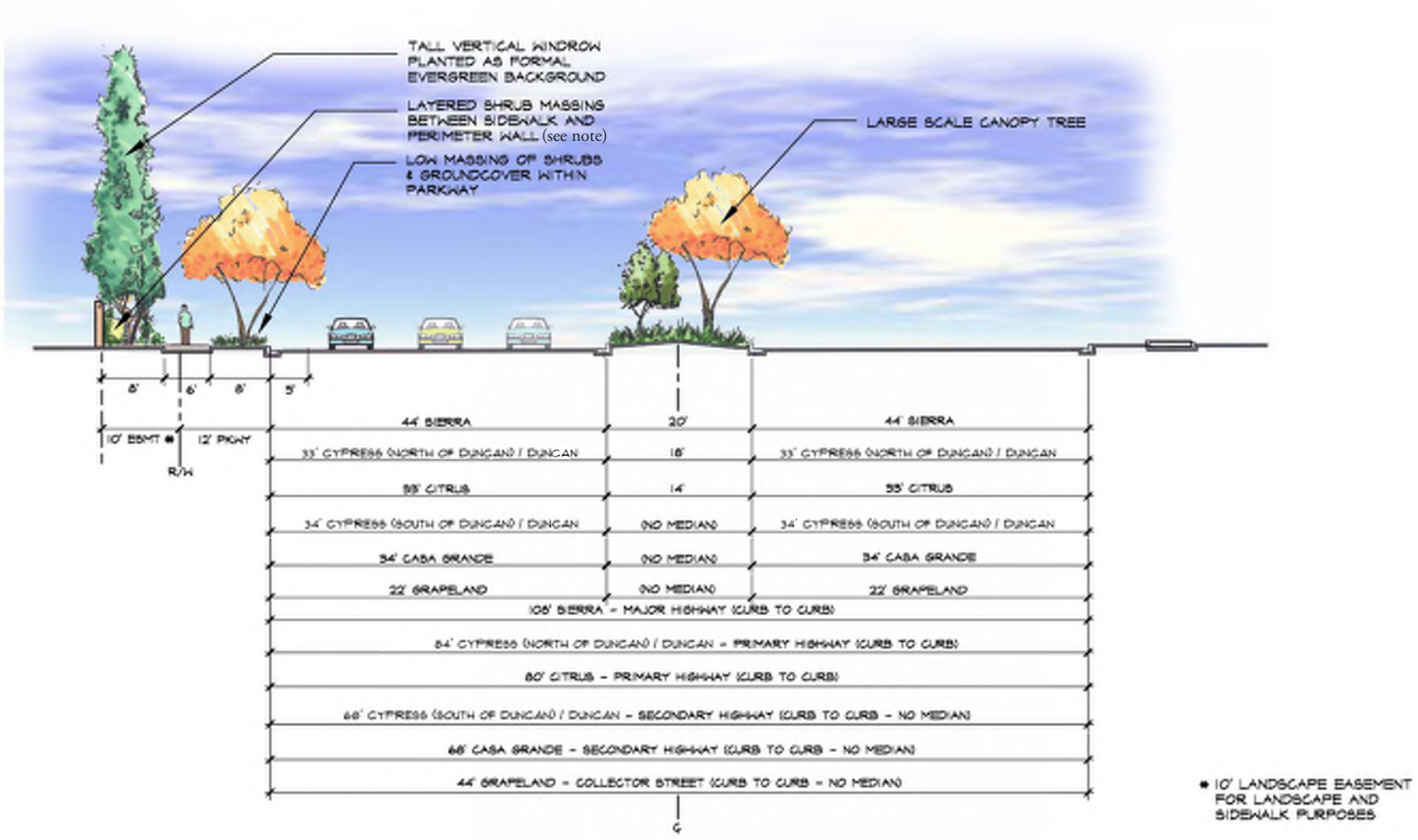
LEGEND

- Perimeter Streets
- Duncan Canyon and Citrus Avenue at Easement
- Collector Streets
- Arboretum Trail at Perimeter Street
- Arboretum Trail at Collector Street

PERIMETER STREETS

FIGURE 6.3-A

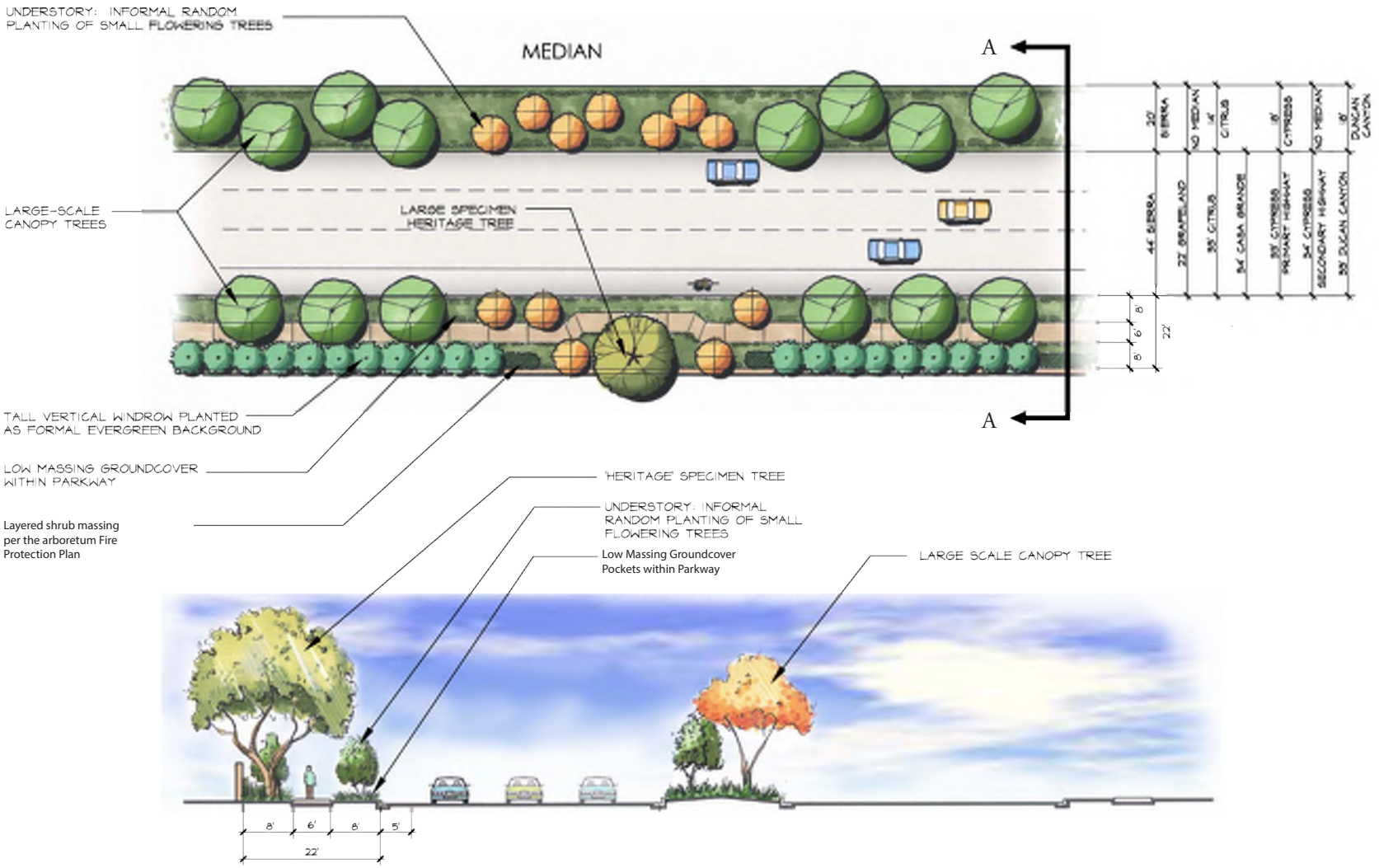




Note: Layered shrub massing per the Fire Protection Plan for The Arboretum

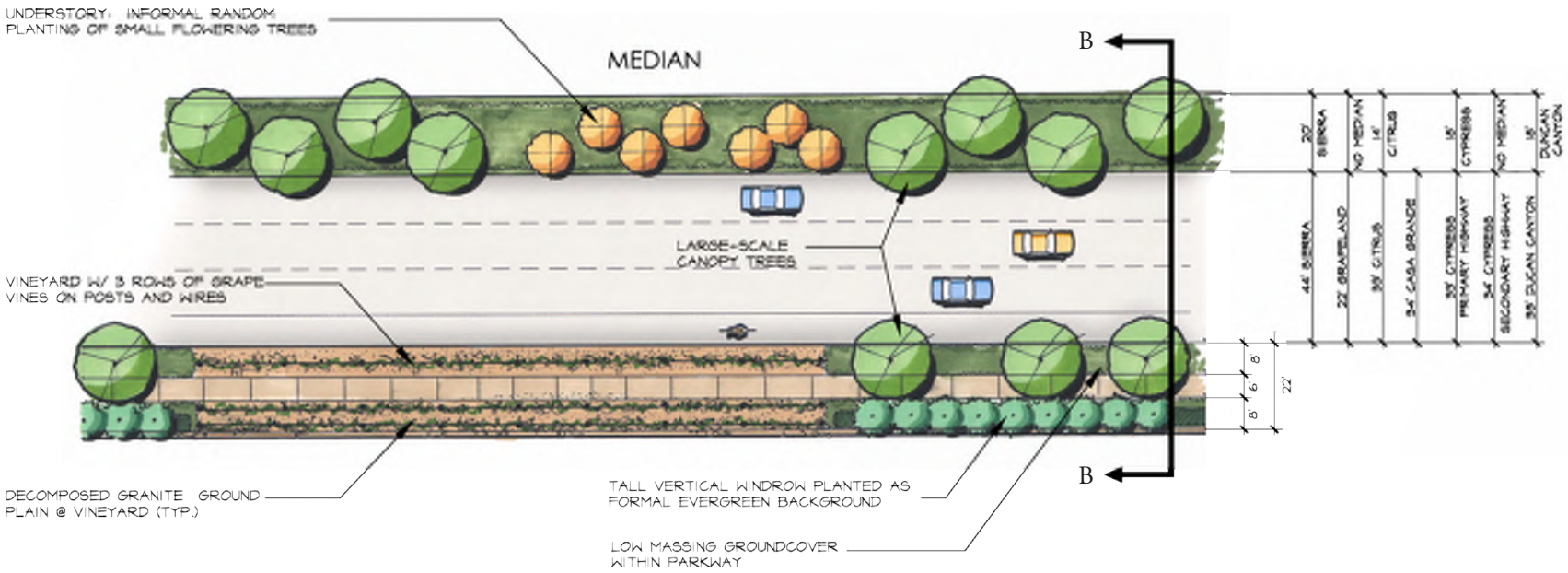
PERIMETER STREETS - OPTION A (SPECIMEN TREES)

FIGURE 6.4-A



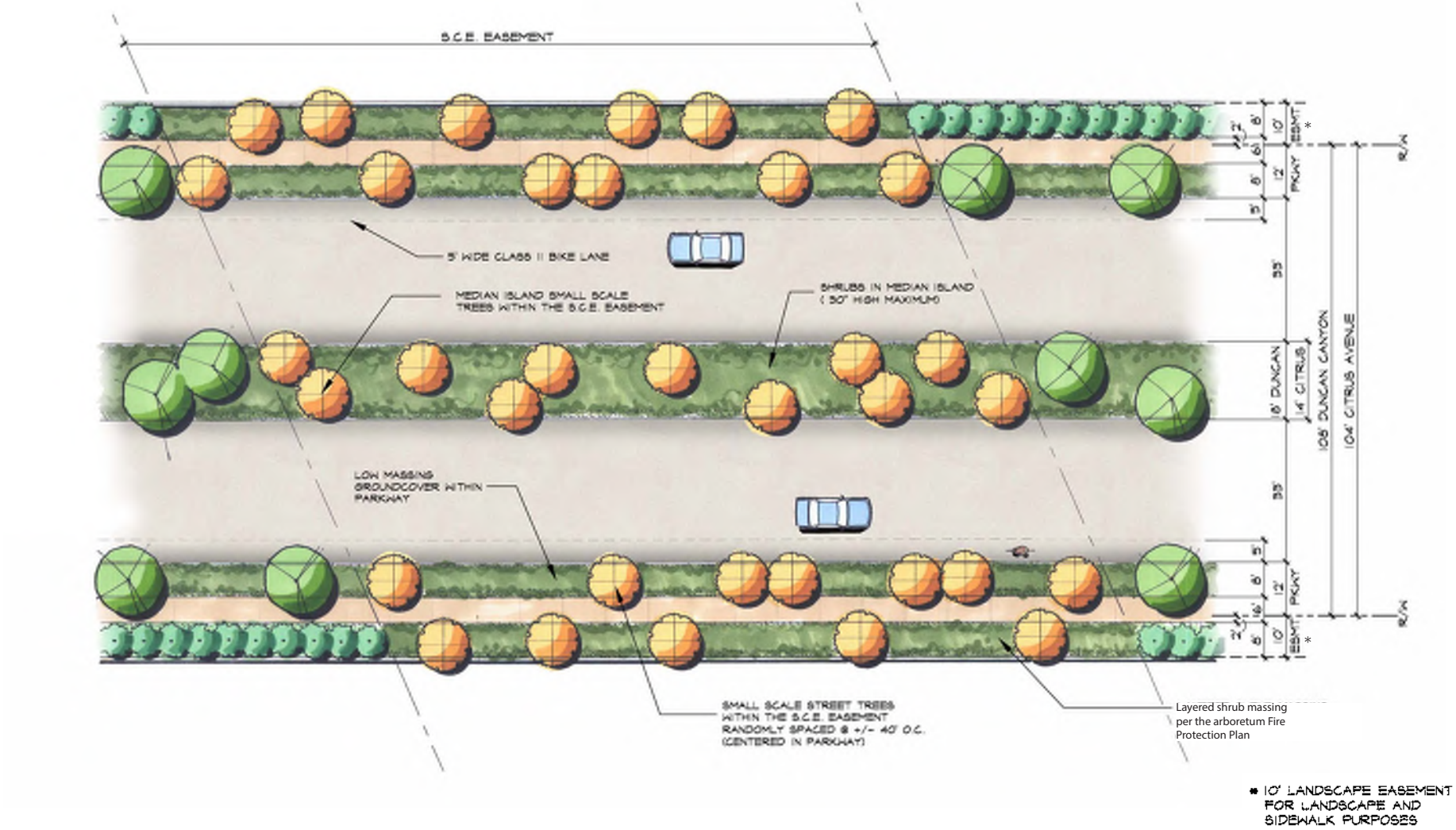
PERIMETER STREETS - OPTION B (VINEYARDS)

FIGURE 6.4-B



DUNCAN CANYON AND CITRUS AVENUE AT EASEMENT B—B

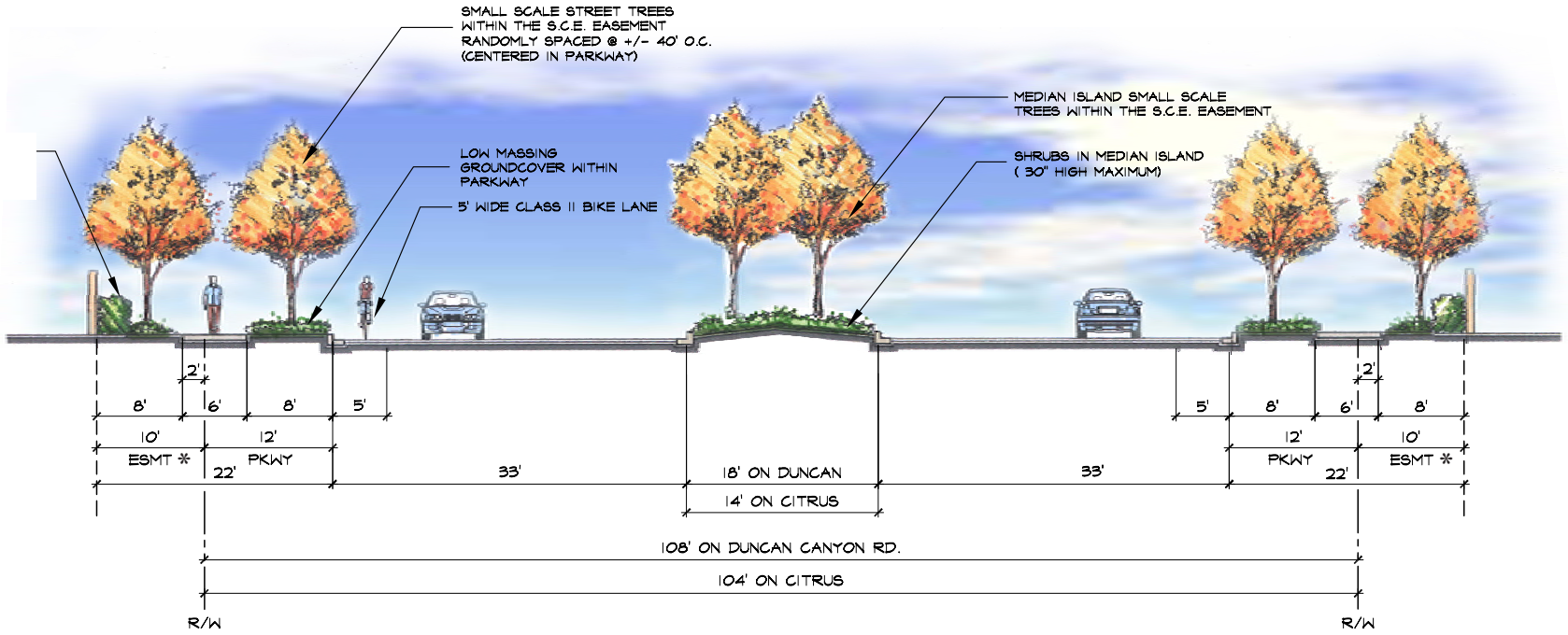
FIGURE 6.5-A



DUNCAN CANYON AND CITRUS AVENUE AT B—B EASEMENT

FIGURE 6.5-B

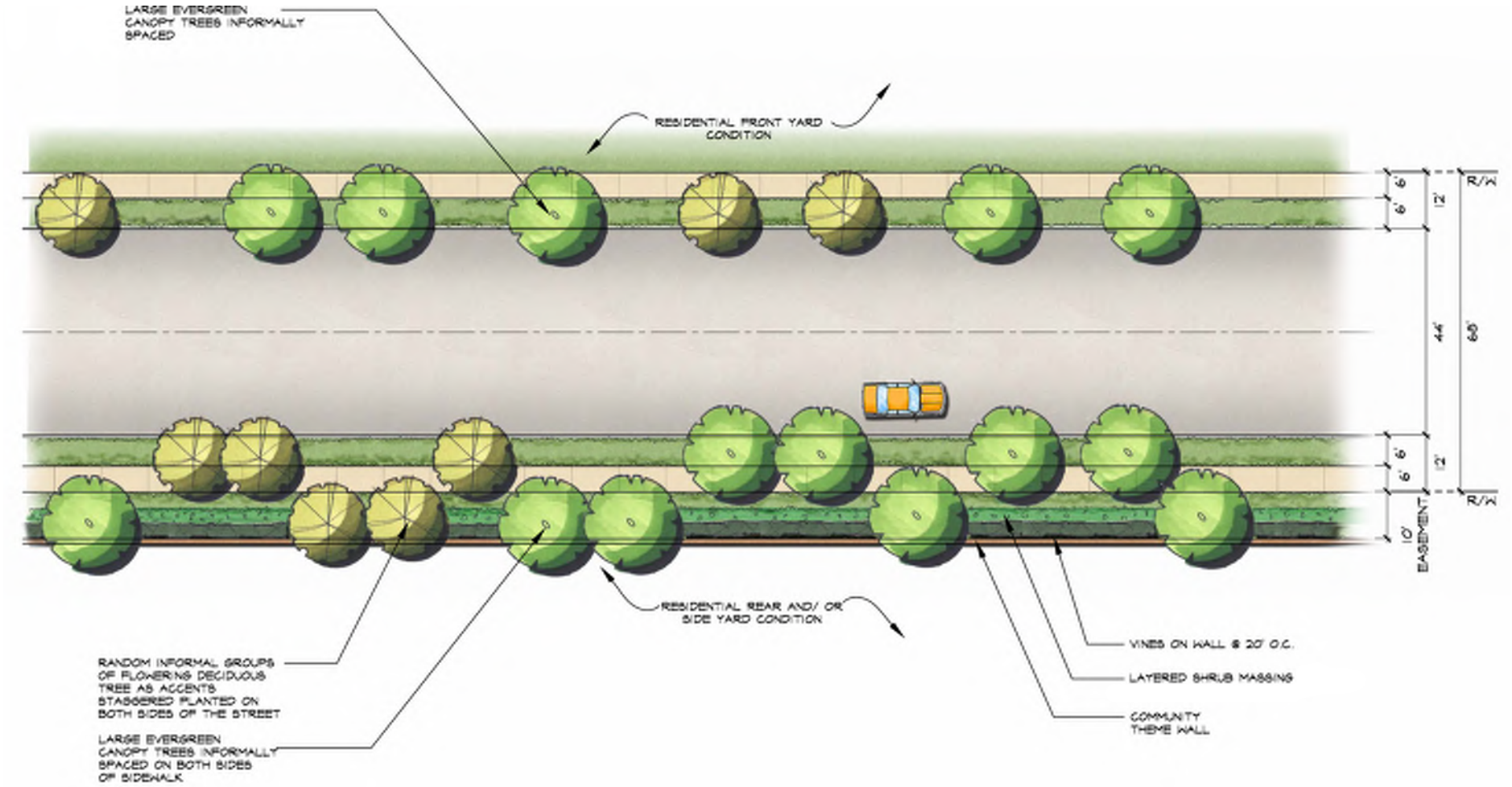
Layered shrub massing per the arboretum Fire Protection Plan



* 10' LANDSCAPE EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES

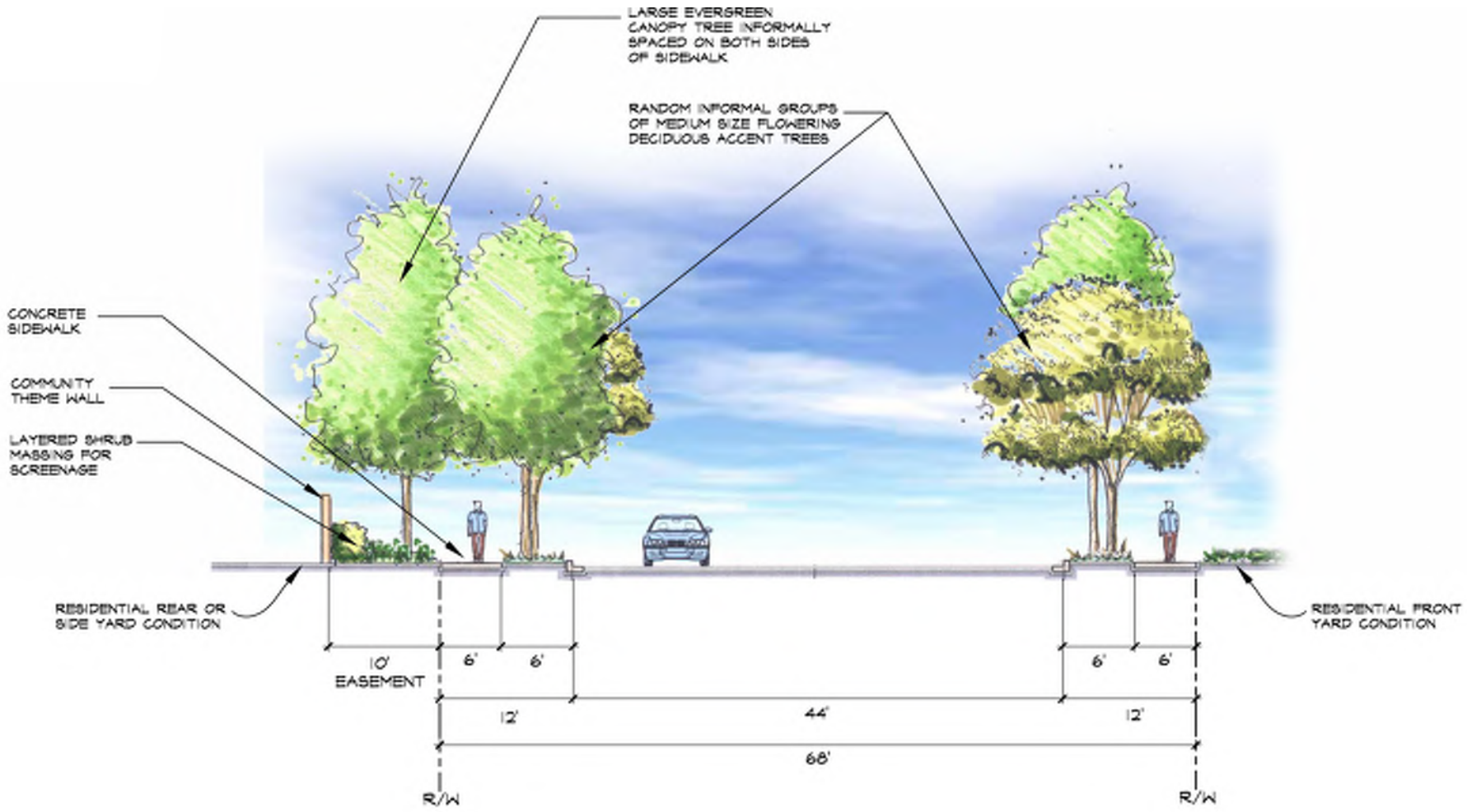
COLLECTOR STREETS

FIGURE 6.6-A



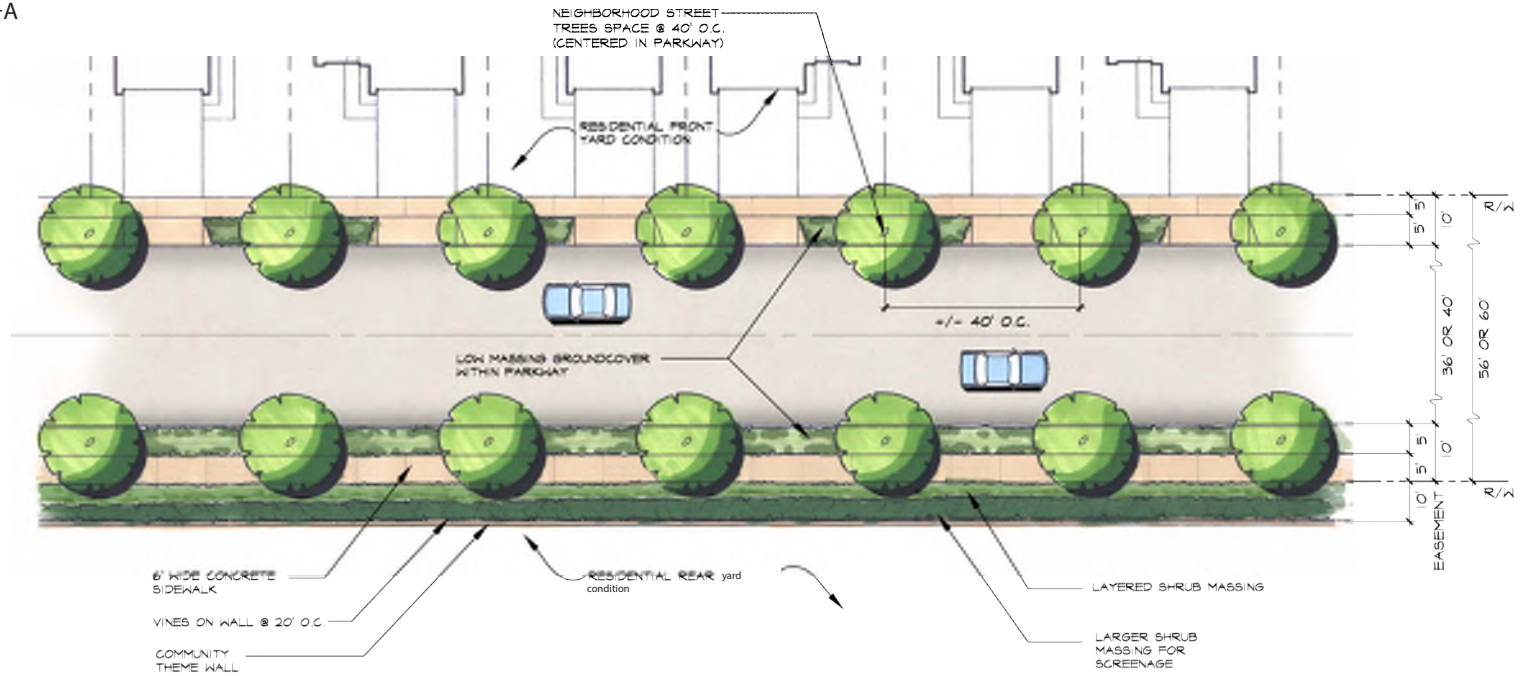
COLLECTOR STREETS

FIGURE 6.6-B

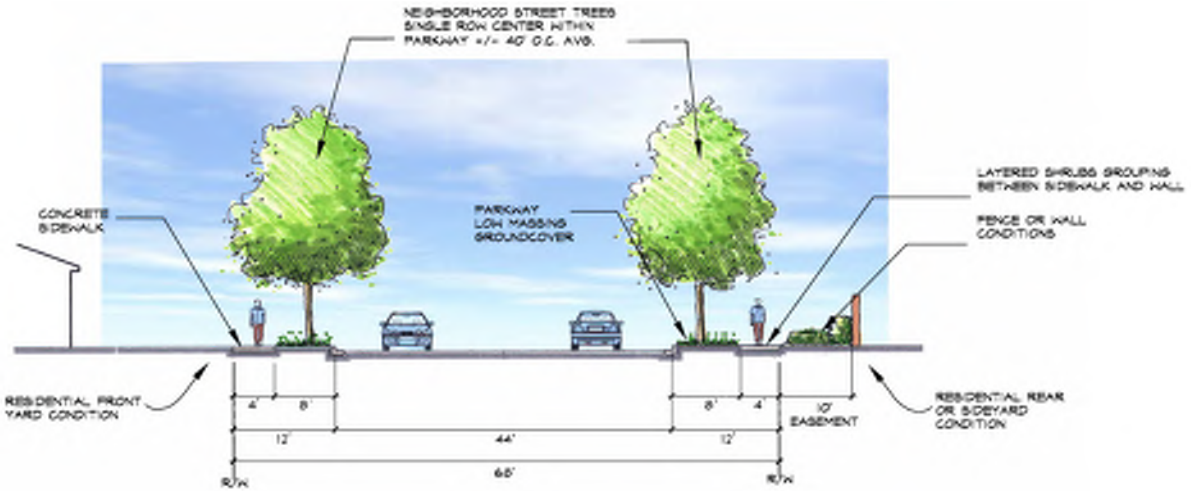


LOCAL STREETS

FIGURE 6.7-A

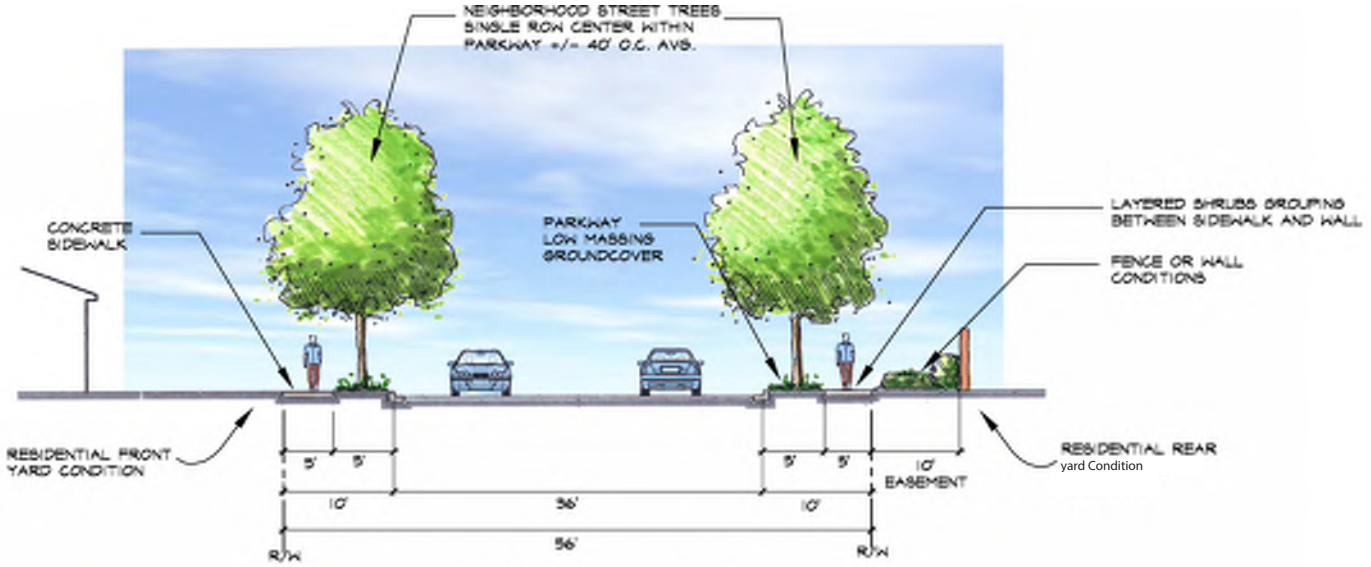


Local Entry Street Section

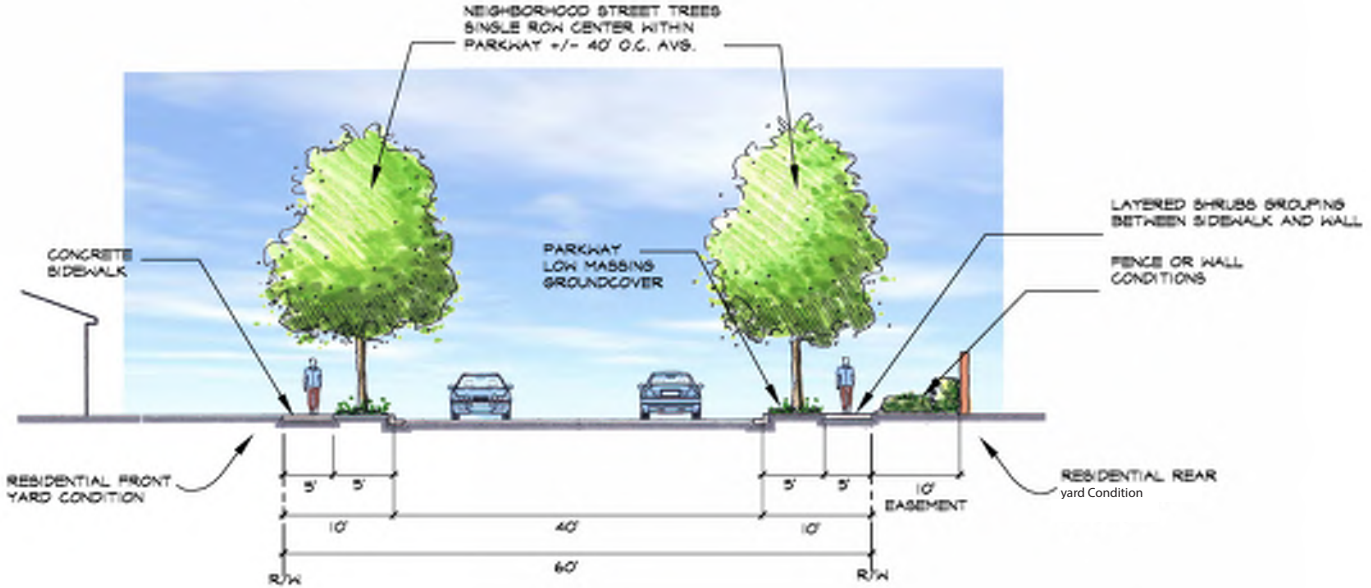


* For residential side yard condition, see page 8-7, 8-9, and 8-11.

36' Wide Street Section



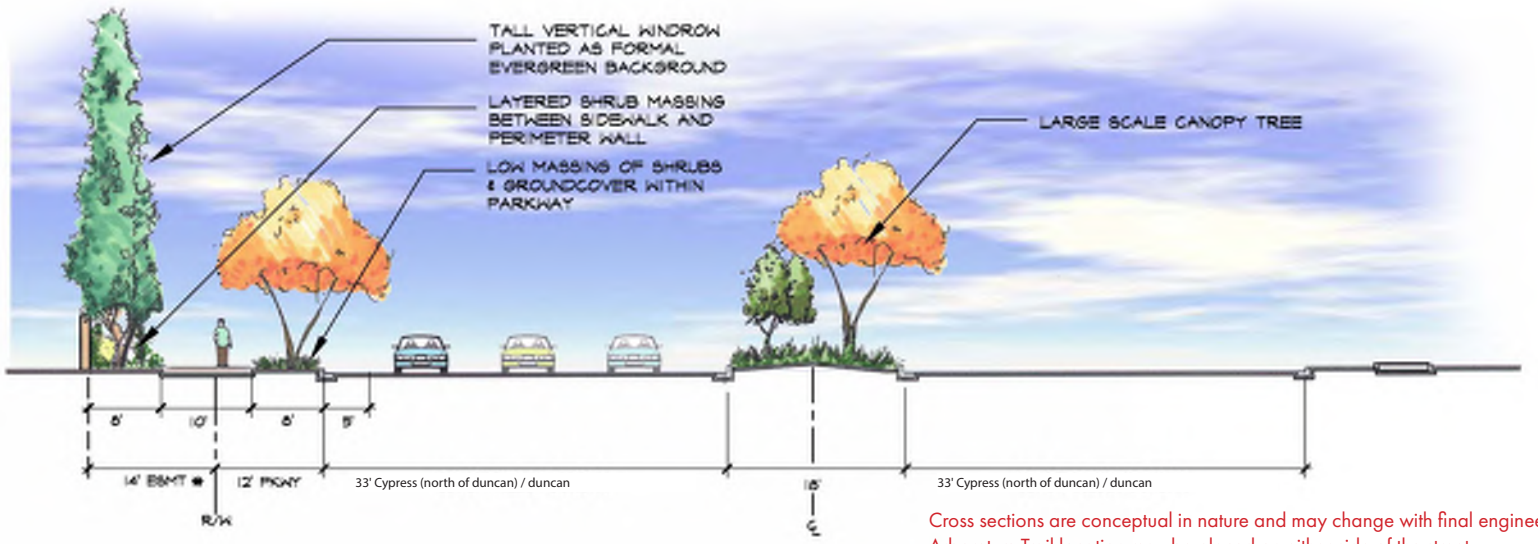
40' Wide Street Section



* For residential side yard condition, see page 8-7, 8-9, and 8-11.

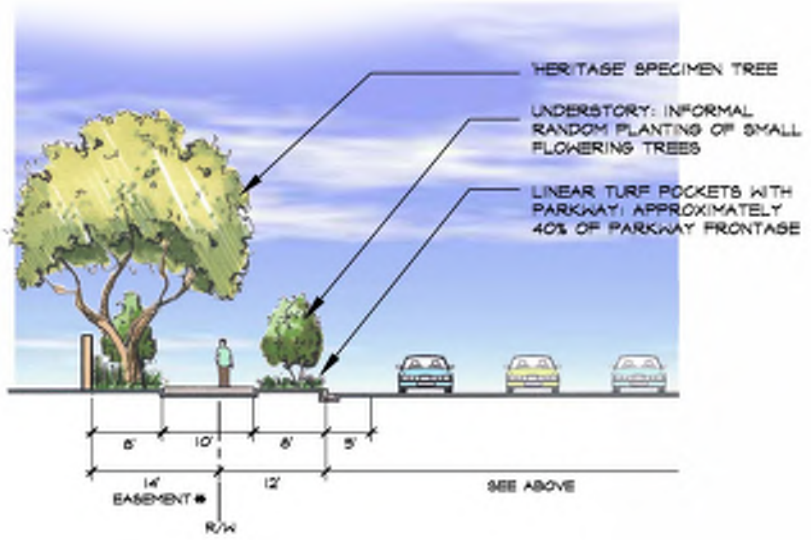
ARBORETUM TRAIL AT PERIMETER STREETS - WITH OPTIONS

FIGURE 6.8-A

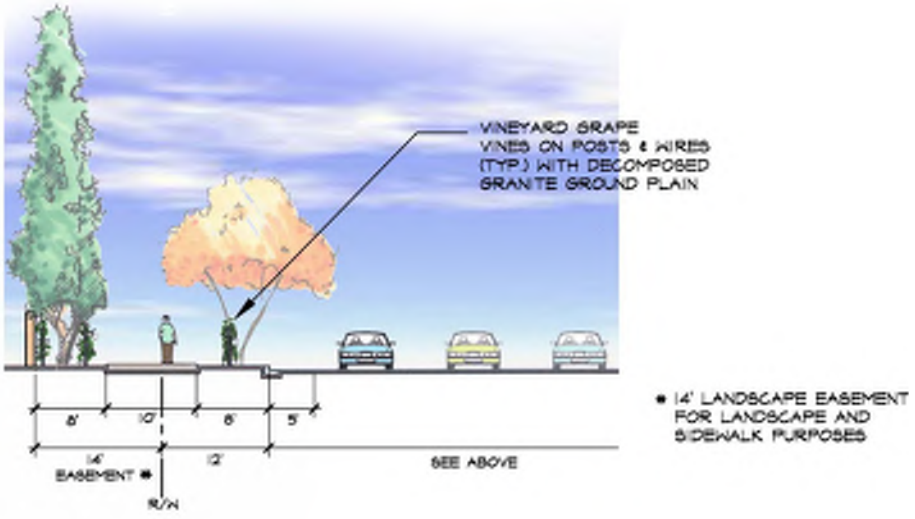


Cross sections are conceptual in nature and may change with final engineering. Arboretum Trail location may be placed on either side of the street.

Option A (Specimen Trees)

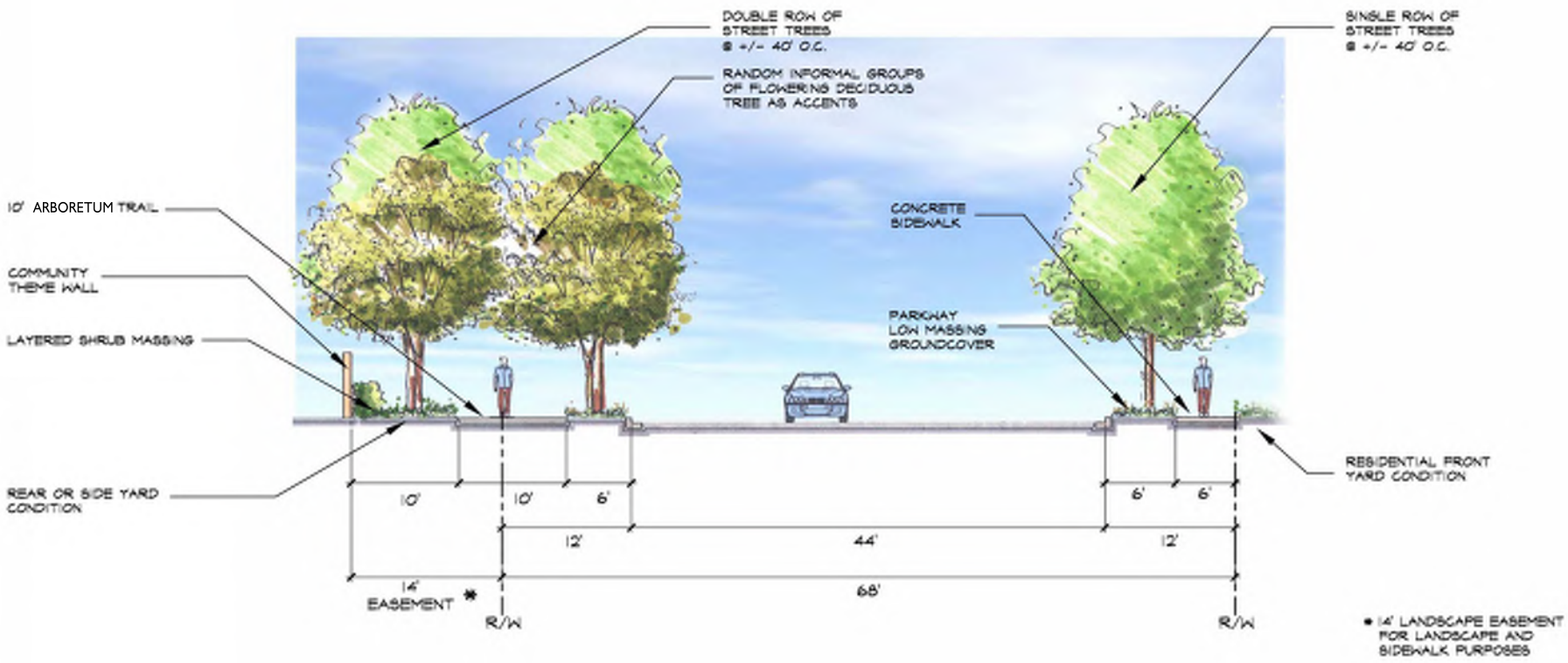


Option B (Vineyards)



E E ARBORETUM TRAIL AT COLLECTOR STREETS

FIGURE 6.8-B



6.1.6 Street Maintenance

Collector streets within the Meadows Village and Arboretum Village shall be publicly maintained. Collector streets within the Gardens Village shall be publicly maintained. Collector streets within the gated Resort Village shall be privately maintained by the homeowners' association. Figure 6.9, *Public Versus Private Streets*, shows the classification of streets within the community.

PUBLIC VERSUS PRIVATE STREETS

FIGURE 6.9

LEGEND

- Public Streets
- Private Streets
- Public Streets. Landscaped areas along collector street within the Gardens will be privately maintained.

6.2 Entries and Monumentation

Landscape design elements, including major planting and thematic landscape features occurring at the community and neighborhood level, establish and reinforce the design theme for the community. The use of thematic elements such as heavy stucco-finished monumentation walls at project entries, planter walls, theme structures, special paving, lighting, thematic landscaping, specimen trees, and specifically themed garden spaces are the major unifying elements for The Arboretum. All of the above thematic design elements enforce the uniqueness of the community, gain intensity through the synergy of repetition and set this community apart from other communities. See Figure 6.10, ***Entries and Monumentation***, for the locations of major community entry features and monumentation.

6.2.1 Primary Gated Entry

The primary gated entries are found at two locations in The Resort and the Gardens. The theme elements are brought to these locations, adding another layer to the overall project identity. The final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development. A plan view is illustrated in Figure 6.11, ***Primary Gated Entry***.

This monumentation features the following elements:

- Corner cut-off
- Vehicular accent paving
- Upgraded community-theme wall
- Water feature with accent lighting
- Pedestrian gatehouse including:
  - Stucco finish structure
  - Tile accents and tile roof
  - Iron entry gate
  - Thematic pots
- Unmanned gate house with resident kiosk
- Iron and wood vehicular gates
- Themed entry monumentation at corners including:
  - Project signage with lighting
  - Thematic landscaping with specimen accent trees
- Hedgerow framing motor court
- Specimen heritage canopy trees
  - Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Specimen accent trees located within island
  - Species unique per entry for individuality
- Informally spaced large vertical backdrop trees:
  - Platanus acerifolia (London Plane Tree)
  - Tree uplighting
- Thematic pots with vertical accent plantings
- Thematic landscaping

Example of pedestrian accessibility at gated entry

ENTRIES AND MONUMENTATION

FIGURE 6.10

LEGEND

- Primary Gated Entry
- Primary Non-Gated Entry
- Secondary Gated Entry
- Secondary Non-Gated Entry
- Icon Monumentation
- Community Monumentation
- Community Monumentation at Arboretum Park

6.2.2 Primary Nongated Entry

The primary nongated entries are located at two locations in The Meadows, and two locations in The Arboretum. Most of the design elements used at the primary gated entry are repeated at these entries. A plan view is illustrated in Figure 6.12, ***Primary Nongated Entry***.

This monumentation contains the following:

- Corner cut-off
- Vehicular accent paving
- Upgraded community-theme wall
- Themed entry monumentation at corners:
  - Project signage with lighting
  - Thematic landscaping
- Entry monumentation accent trees:
  - Rhus lancea (African Sumac)
  - Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Thematic pots with vertical accent plantings
- Thematic landscaping

Example of primary nongated entry

6.2.3 Secondary Gated Entry

The secondary gated entries are found at two locations in The Resort. The project theme used at other community monumentation locations are repeated at these locations. The final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development. A plan view is illustrated in Figure 6.13, ***Secondary Gated Entry,*** and Figure 6.13-A ***Secondary Gated Entry - Terra Vista Entry***.

The following features are contained at the secondary gated entries:

- ~~Corner cut-off~~
- Vehicular accent paving
- Pedestrian gatehouse including:
  - Stucco finish structure
  - Tile accent and tile roof
  - Iron entry gate
  - Thematic pots
- Iron and wood vehicular gates
- Upgraded community theme wall
- Hedgerow framing motor court
- Entry monumentation accent tree:
  - Rhus lancea (African Sumac)
  - Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Thematic pots with small blooming trees
- Thematic landscaping

6.2.4 Secondary Nongated Entry

The secondary nongated entries are located at one location in The Meadows and are similar to the Secondary Gated Entries. A plan view is illustrated in Figure 6.14, ***Secondary Nongated Entry***.

These monuments contain the following:

- Corner cut-off
- Vehicular accent paving
- Upgraded community theme wall
- Entry monumentation accent tree:
  - Rhus lancea (African Sumac)
  - Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Flowering accent trees – Palm Court backdrop
  - Lagerstroemia indica (Crape Myrtle Tree)
  - Thematic pots with small blooming trees
  - Thematic landscaping

There will be two Secondary Entries in The Gardens.

6.2.5 Community Entry Monumentation

Community monumentation elements are located at community entry points, at key intersections, and at primary and secondary neighborhood entries. These community monumentation elements are the first impression of the community and provide a sense of arrival that establishes the identity of The Arboretum as an icon and a very special place to live in the City of Fontana. The monumentation elements are developed at a hierarchy of scales consistent with their location and relationship to community and neighborhood features. Thematic materials such as heavy stucco-finished walls with tile accents, heavy dark wood timbers, and thematic lighting emulate the project's theme and are repeated at all monument locations to reinforce the identity of The Arboretum as a distinct community. Section and plan views are illustrated in Figure 6.15, ***Typical Community Entry Monumentation***. The final design for community entry monuments must be approved by the City of Fontana's Public Works Department.

Example of community entry monumentation

Community entry monumentation elements occur at seven locations along the project perimeter at the intersections of:

- Citrus Avenue and Casa Grande Avenue
- Citrus Avenue and Duncan Canyon Road
- Casa Grande Avenue and Sierra Avenue
- Casa Grande Avenue and Cypress Avenue
- Sierra Avenue and Duncan Canyon Road
- Sierra Avenue and Grapeland Street
- Grapeland Street and Cypress Avenue

The community entry monumentation features are the first impression of The Arboretum and contain the following elements:

- 50-foot corner cut-off
- Walk connection to adjacent parcels (where parcel Site Plan allows)
- Themed Entry Monumentation Wall including:
  - Project signage
  - Tile cap on wall
  - Glazed tile accents on wall
  - Thematic Stucco finish
  - Lighting
- Eyebrow Backdrop Structure including:
  - Thematic Stucco finish columns
  - Tile accents
  - Heavy wood beams with dark stain
- Thematic landscaping
- Upgraded community-theme wall backdrop
- Entry monument accent tree:
  - Rhus lancea (African Sumac)
  - or Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Layered shrub massing behind sidewalk
- Turf Parkway

6.2.6 Icon Monumentation

The icon monumentation occurs at one location at the junction of Cypress Avenue and Duncan Canyon Road. This heavily themed monumentation expands all the projects design elements established at the community monumentation, creating the showplace of the community. Section and plan views are illustrated in Figure 6.16, ***Icon Monumentation***. The final design for icon monuments must be approved by the City of Fontana's Public Works Department.

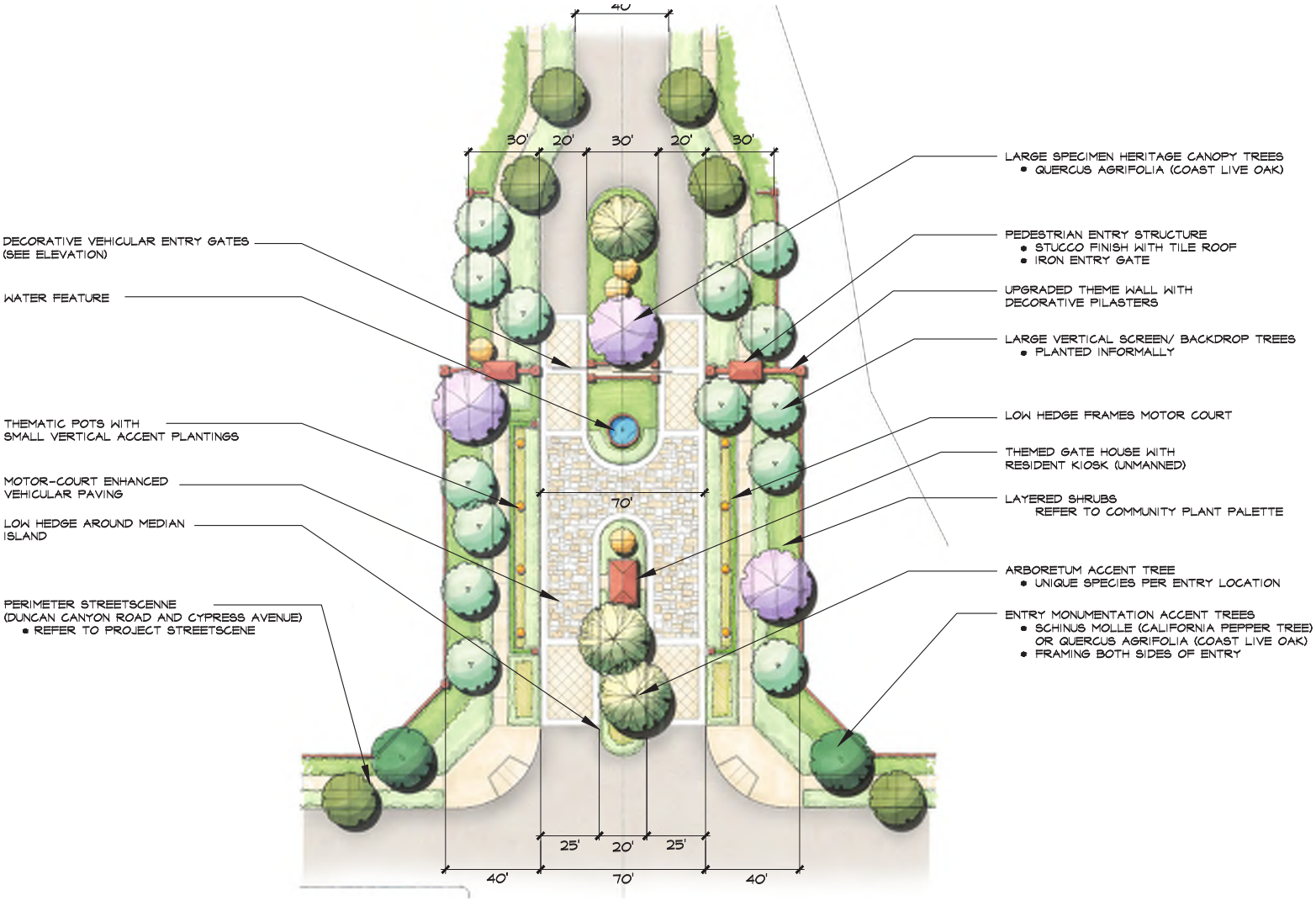
The features contained at this monumentation are as follows:

- Themed vehicular accent paving
- Low thematic stucco-finished planter wall
- Thematic pots with small blooming trees at various locations around the low wall
- Thematic landscaping (repeats thematic landscaping used at the community entry)
- Roundabout large-scale accent tree:
  - Quercus agrifolia (Coast Live Oak)

Examples of icon monumentation and decorative entry pavement

PRIMARY GATED ENTRY

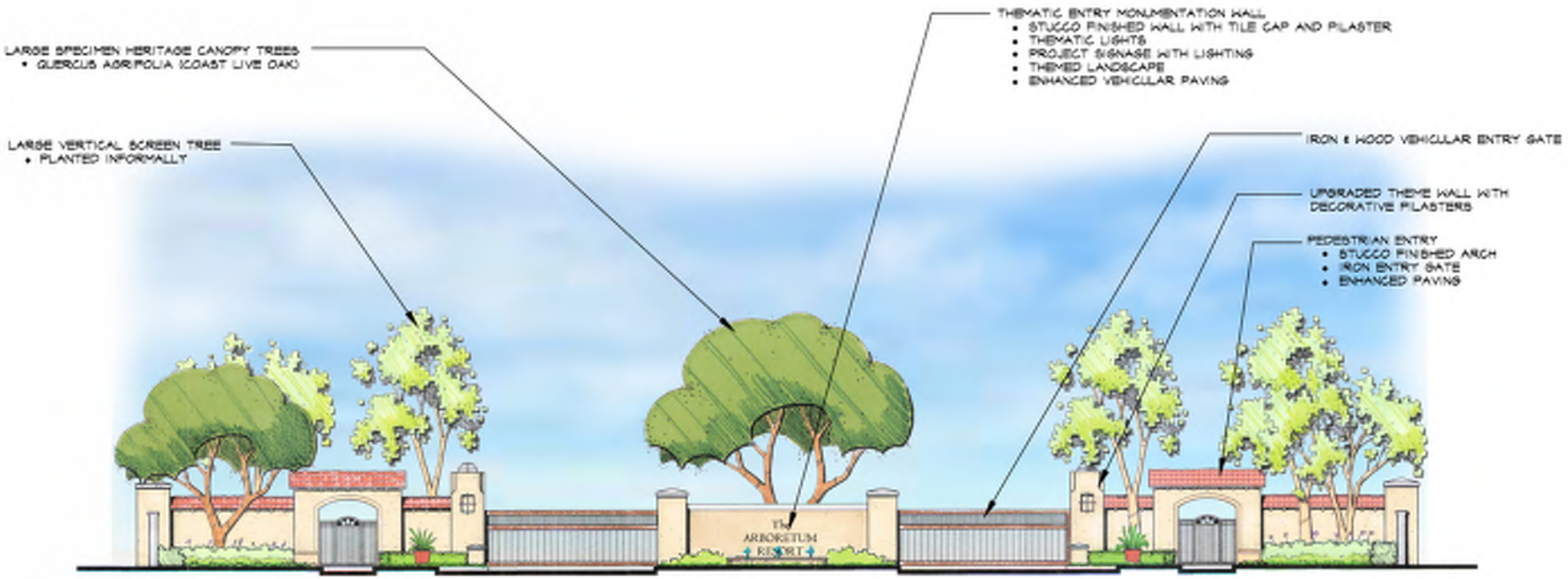
FIGURE 6.11-A



Stacking distance depicted is conceptual, the final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development.

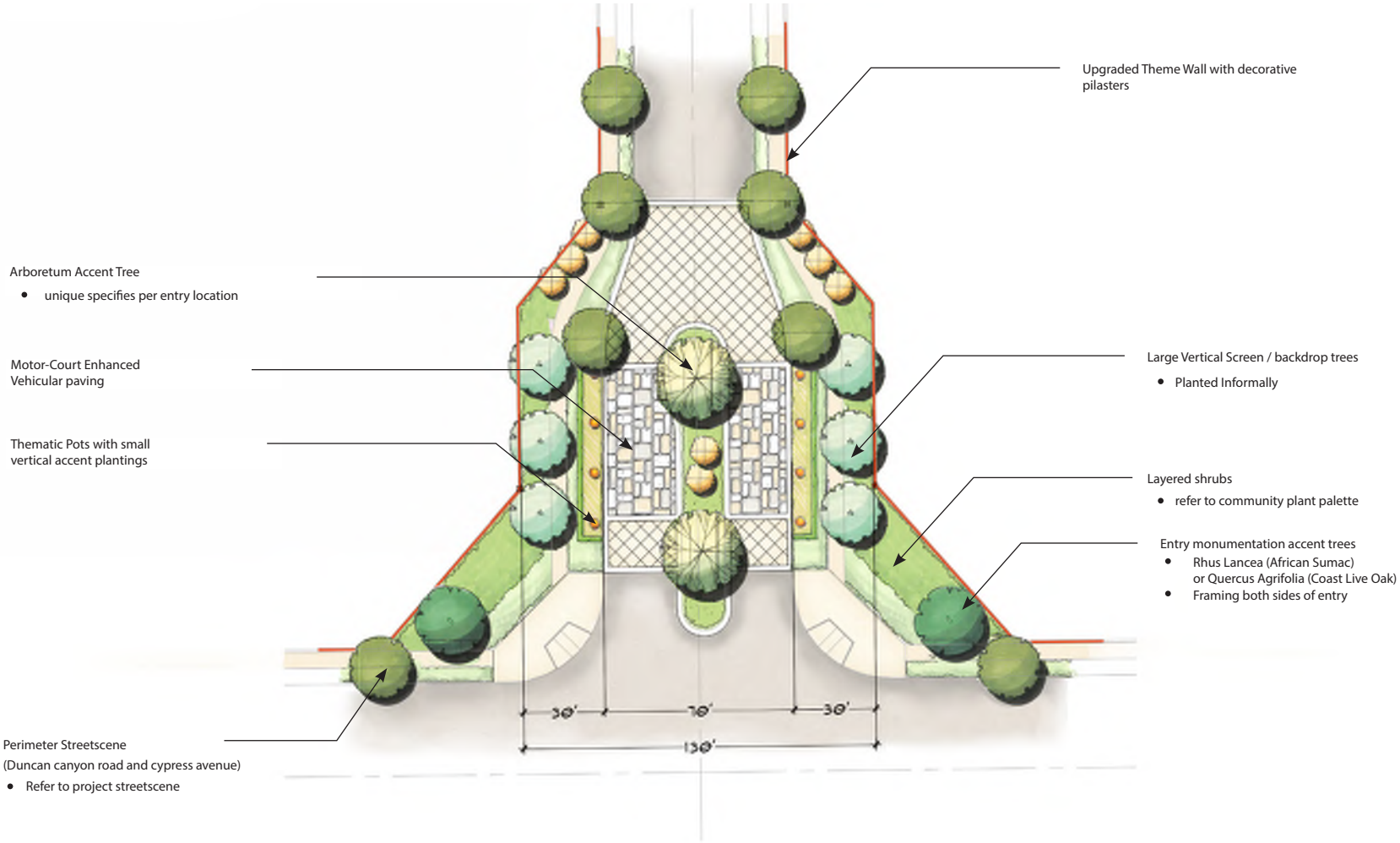
PRIMARY GATED ENTRY

FIGURE 6.11-B



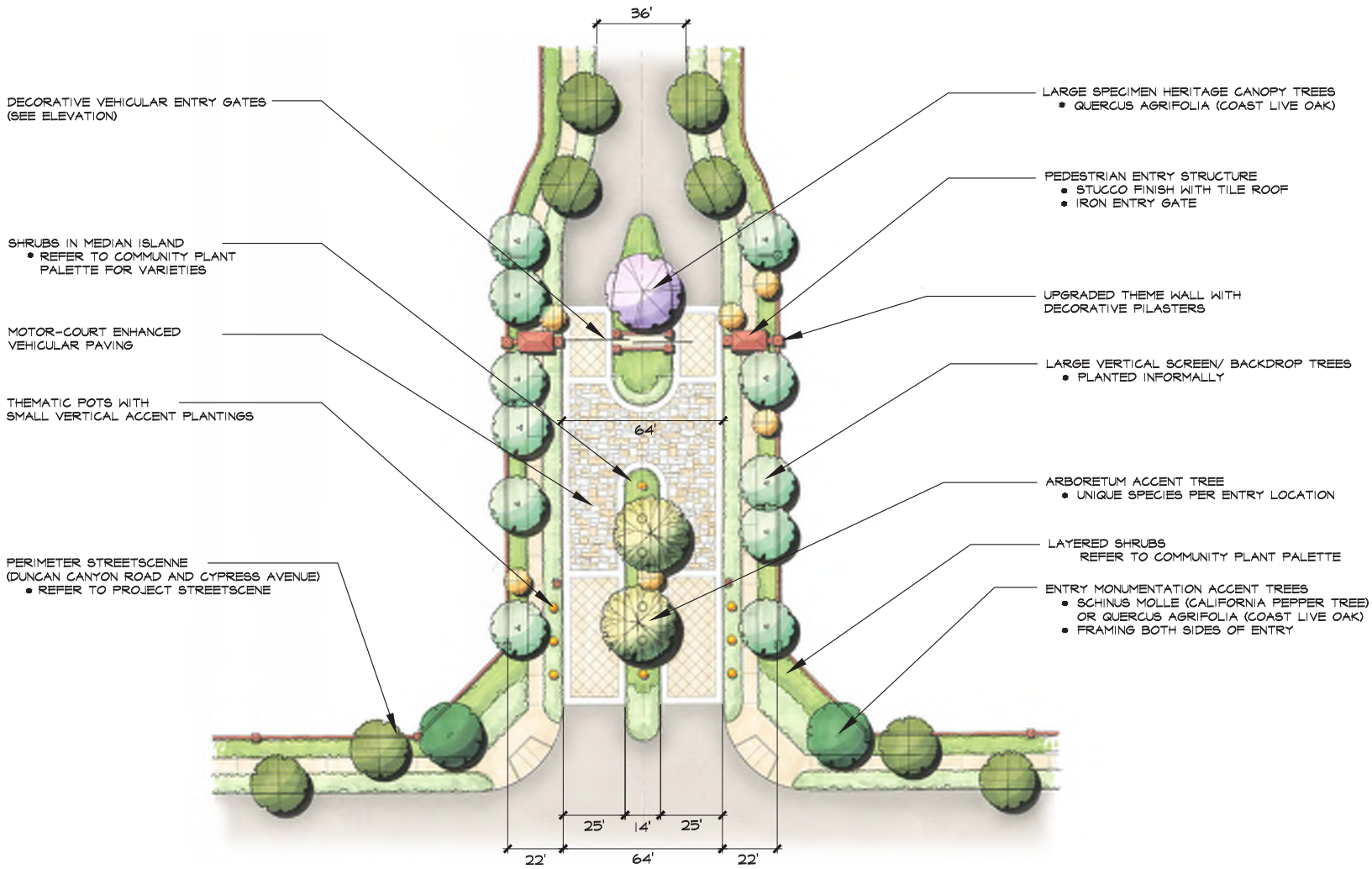
PRIMARY NONGATED ENTRY

FIGURE 6.12



SECONDARY GATED ENTRY

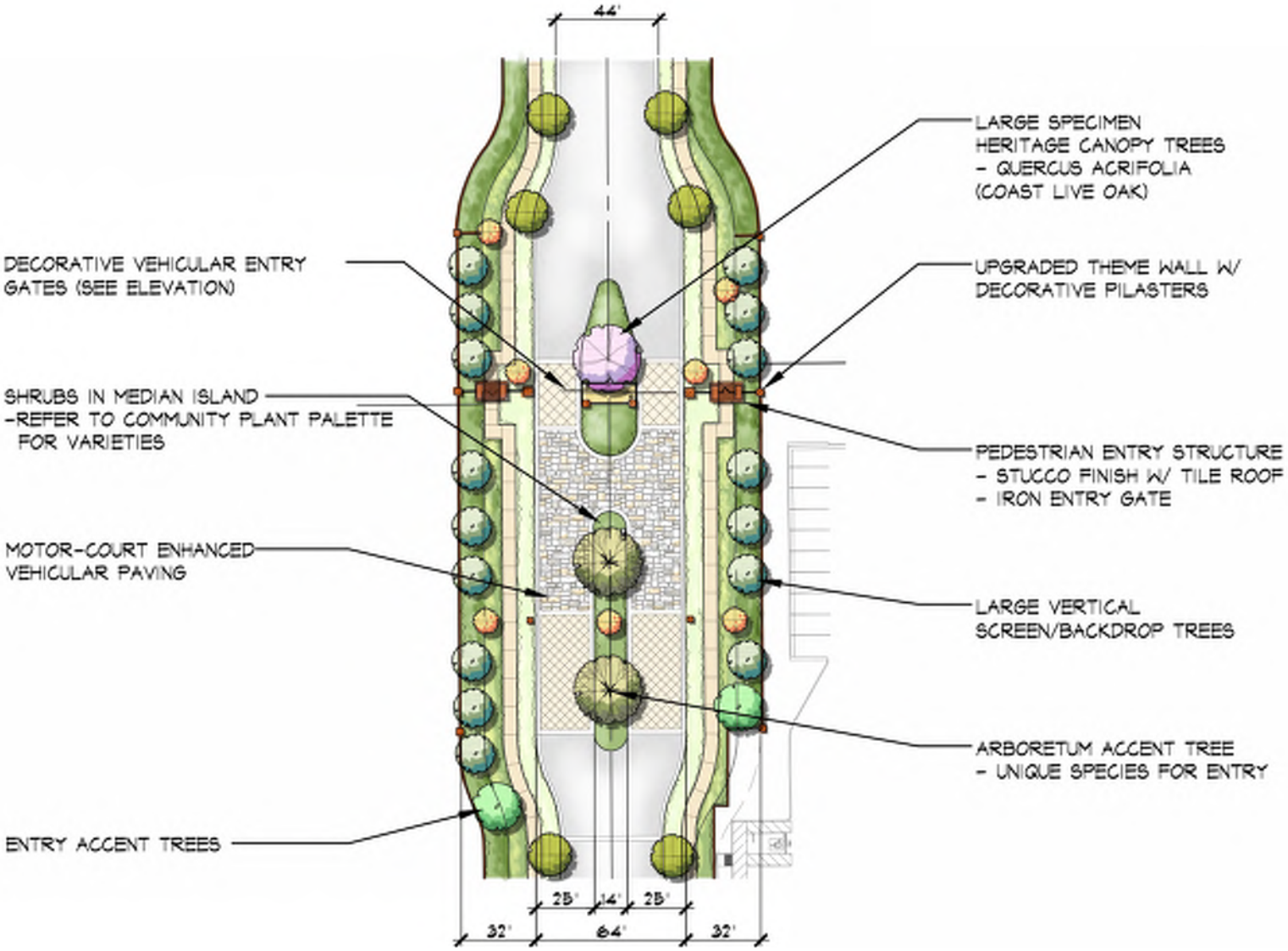
FIGURE 6.13



Stacking distance depicted is conceptual, the final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development.

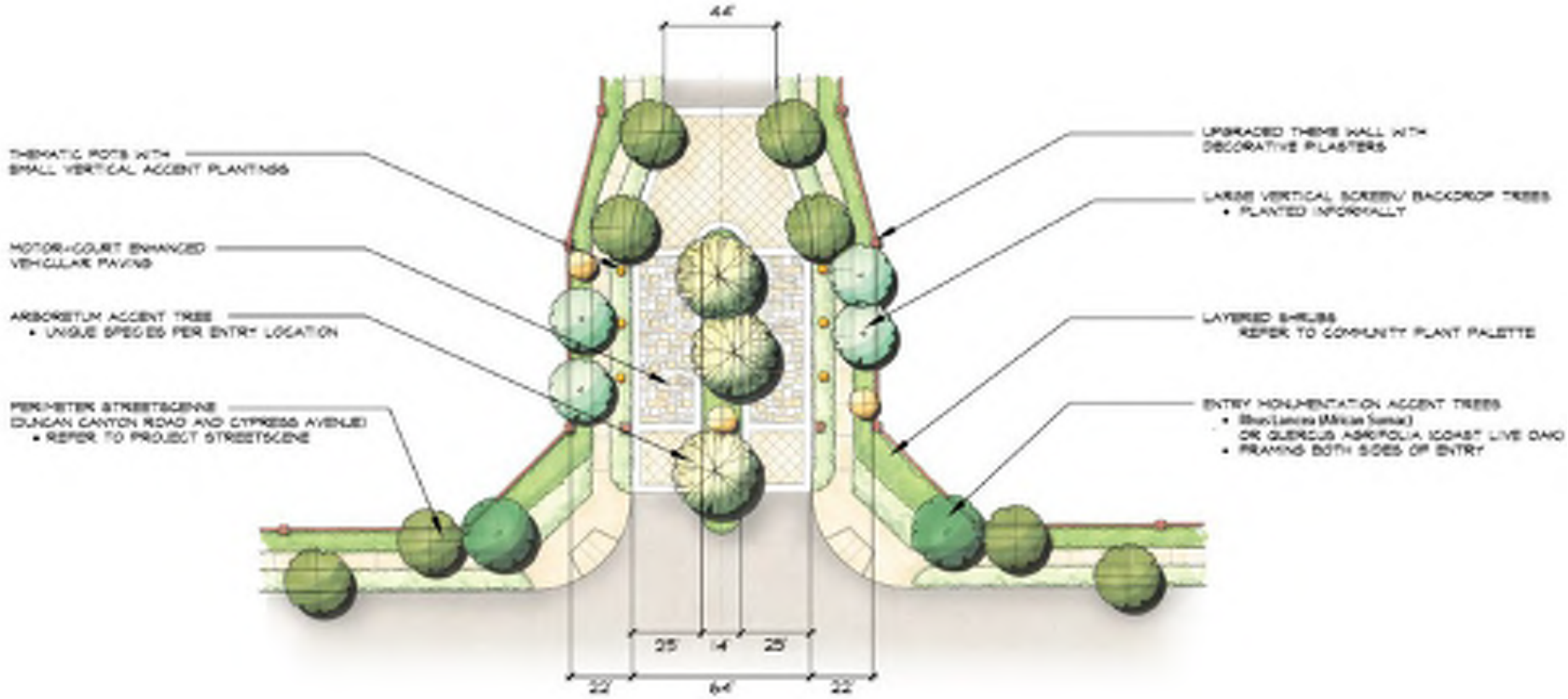
SECONDARY GATED ENTRY - TERRA VISTA ENTRY

FIGURE 6.13-A



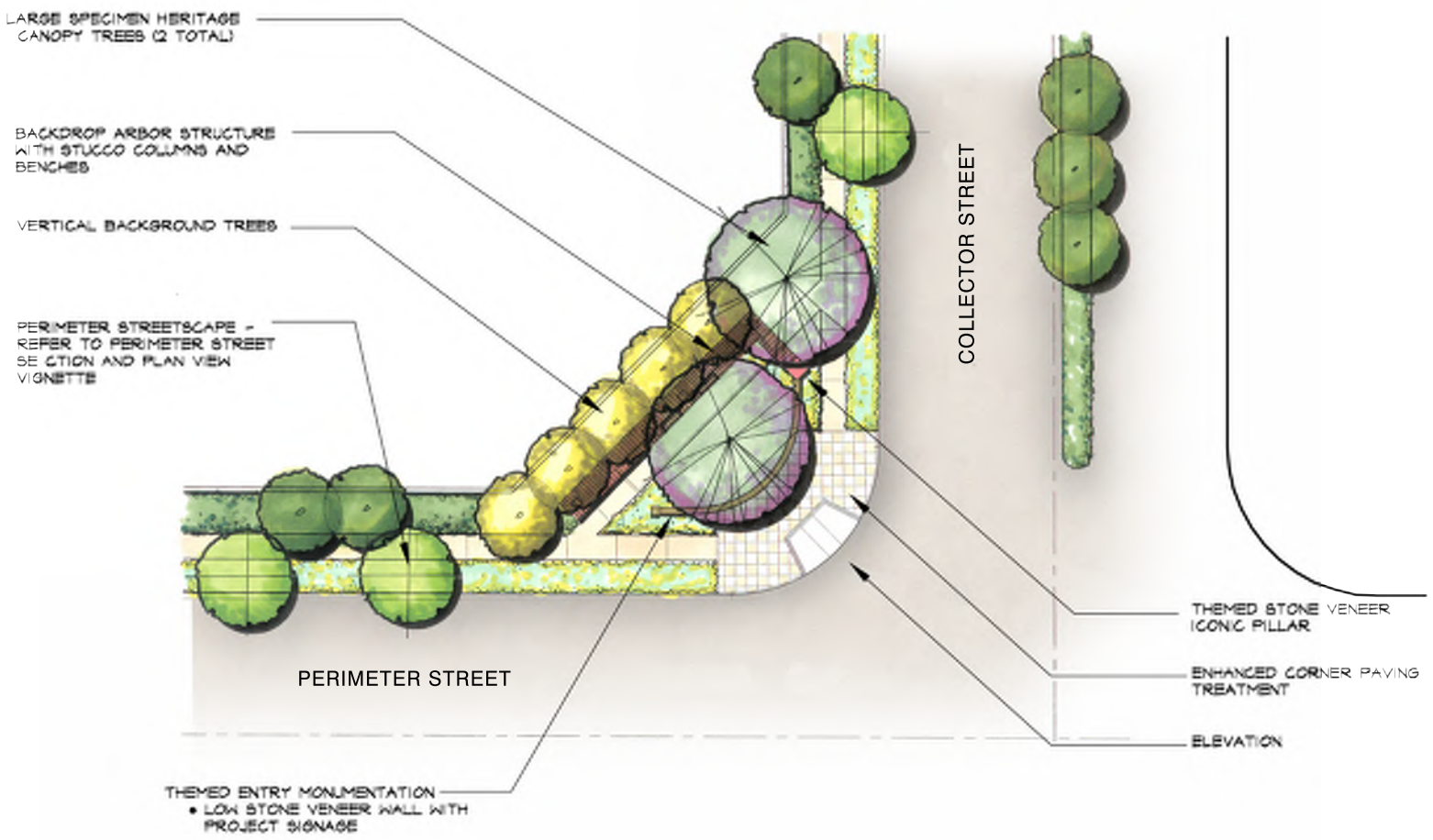
SECONDARY NONGATED ENTRY - CORNER

FIGURE 6.14



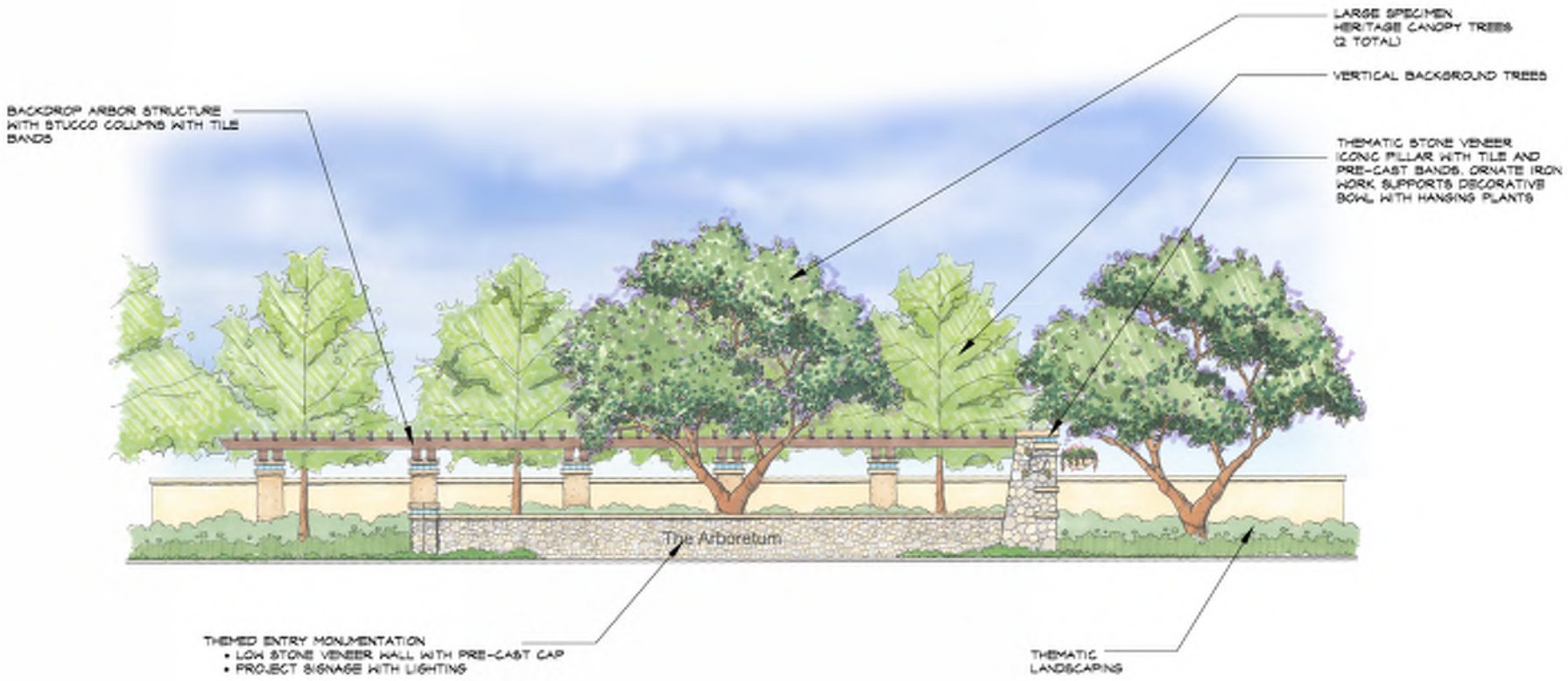
TYPICAL COMMUNITY ENTRY MONUMENTATION

FIGURE 6.15-A



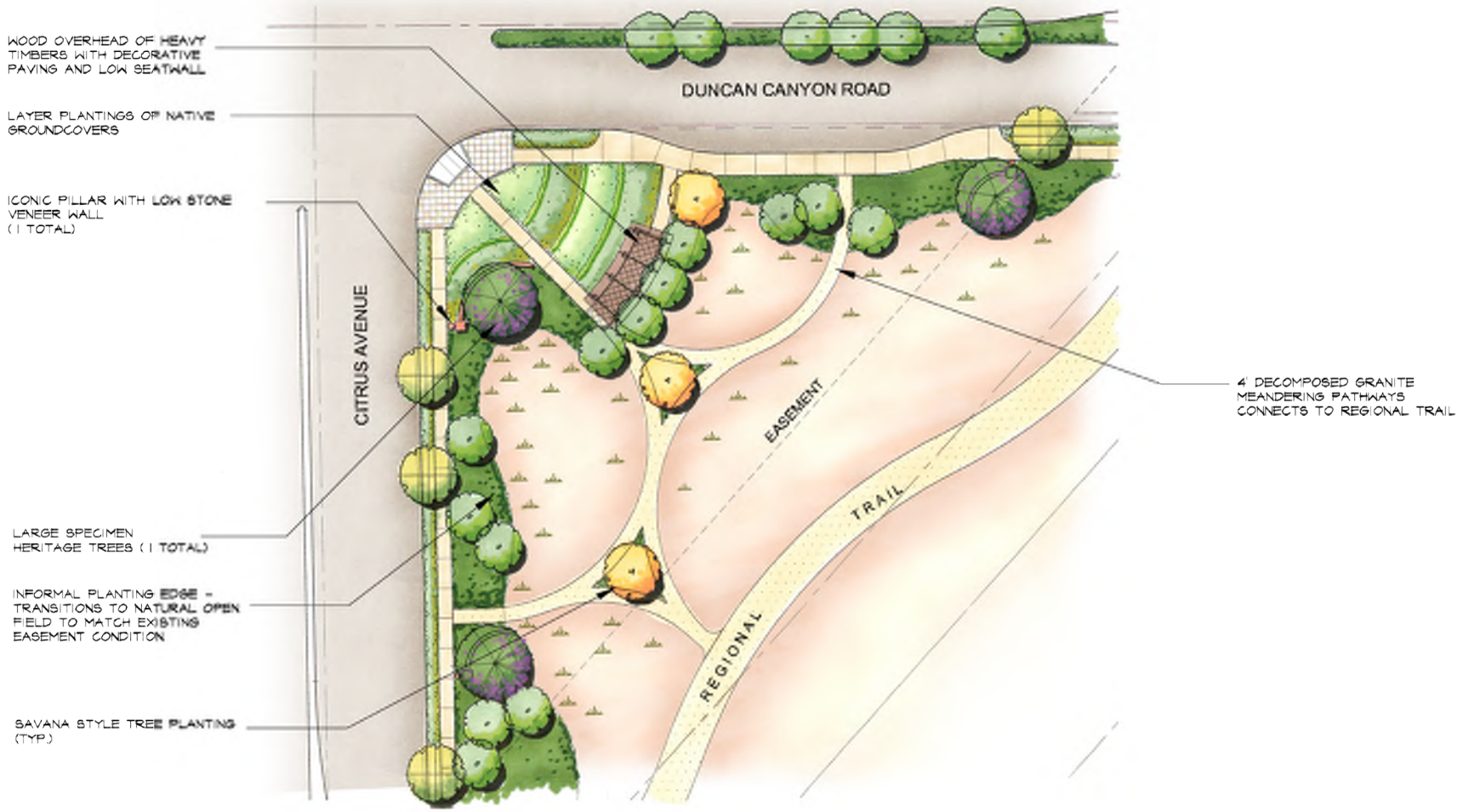
TYPICAL COMMUNITY ENTRY MONUMENTATION

FIGURE 6.15-B



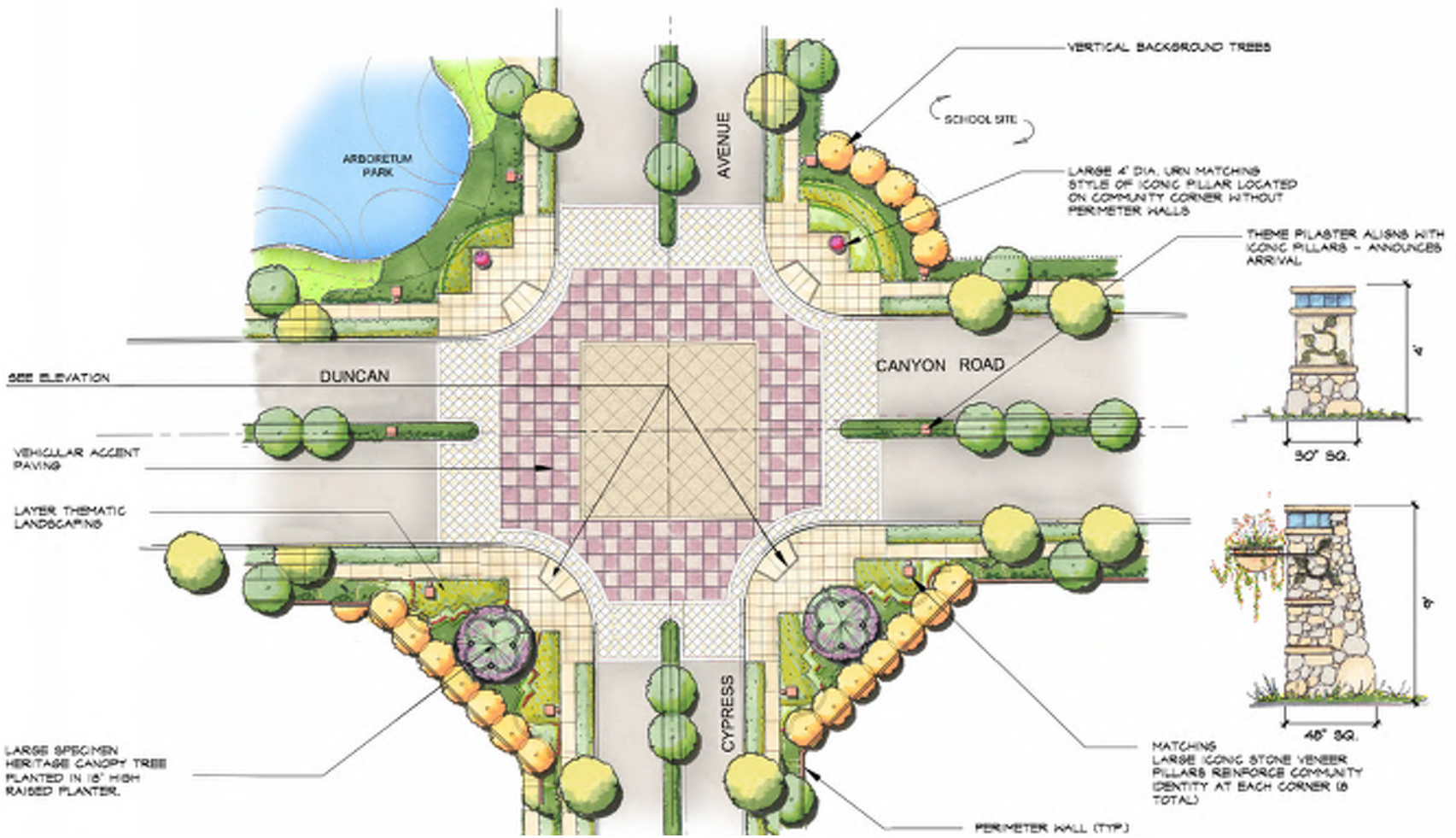
COMMUNITY ENTRY MONUMENTATION - CITRUS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.15-C



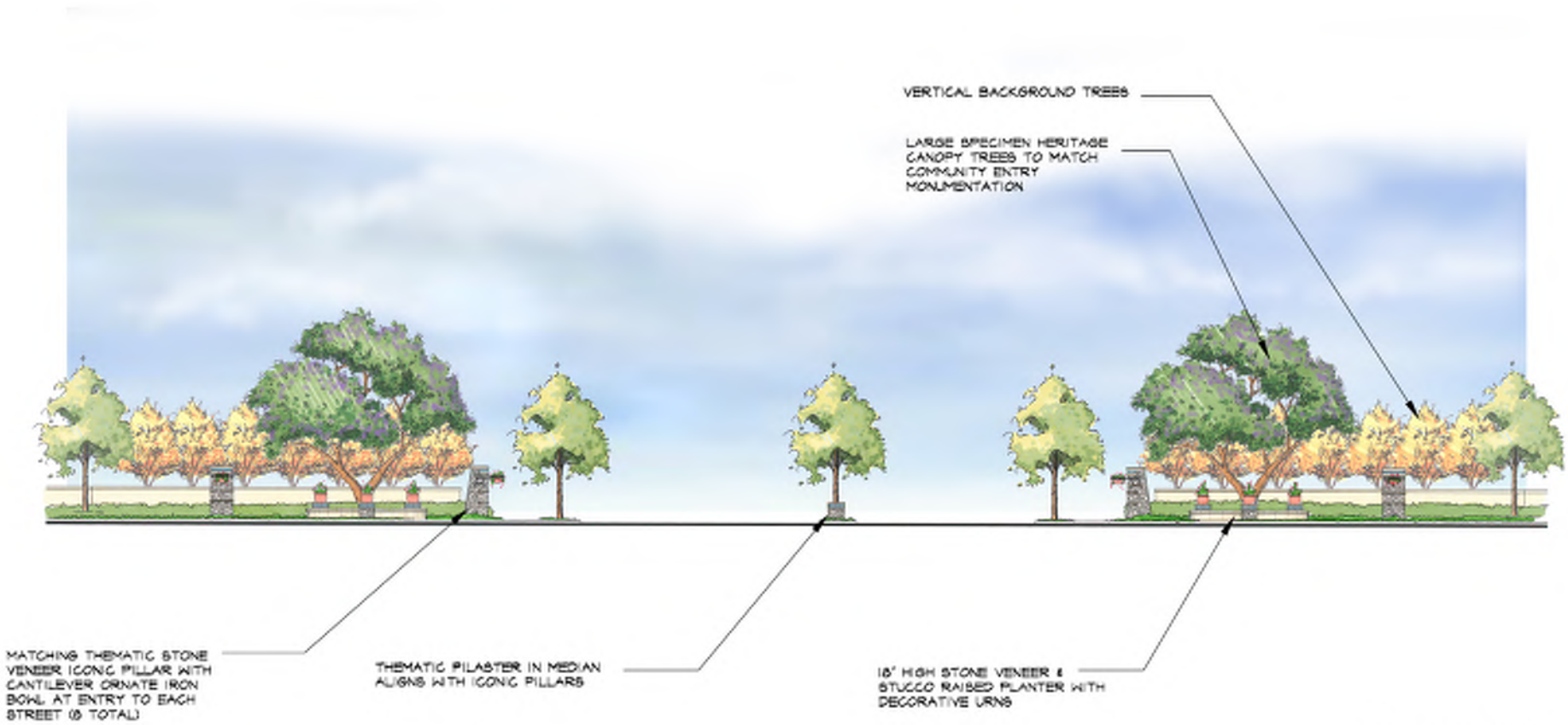
ICON MONUMENTATION

FIGURE 6.16-A



ICON MONUMENTATION

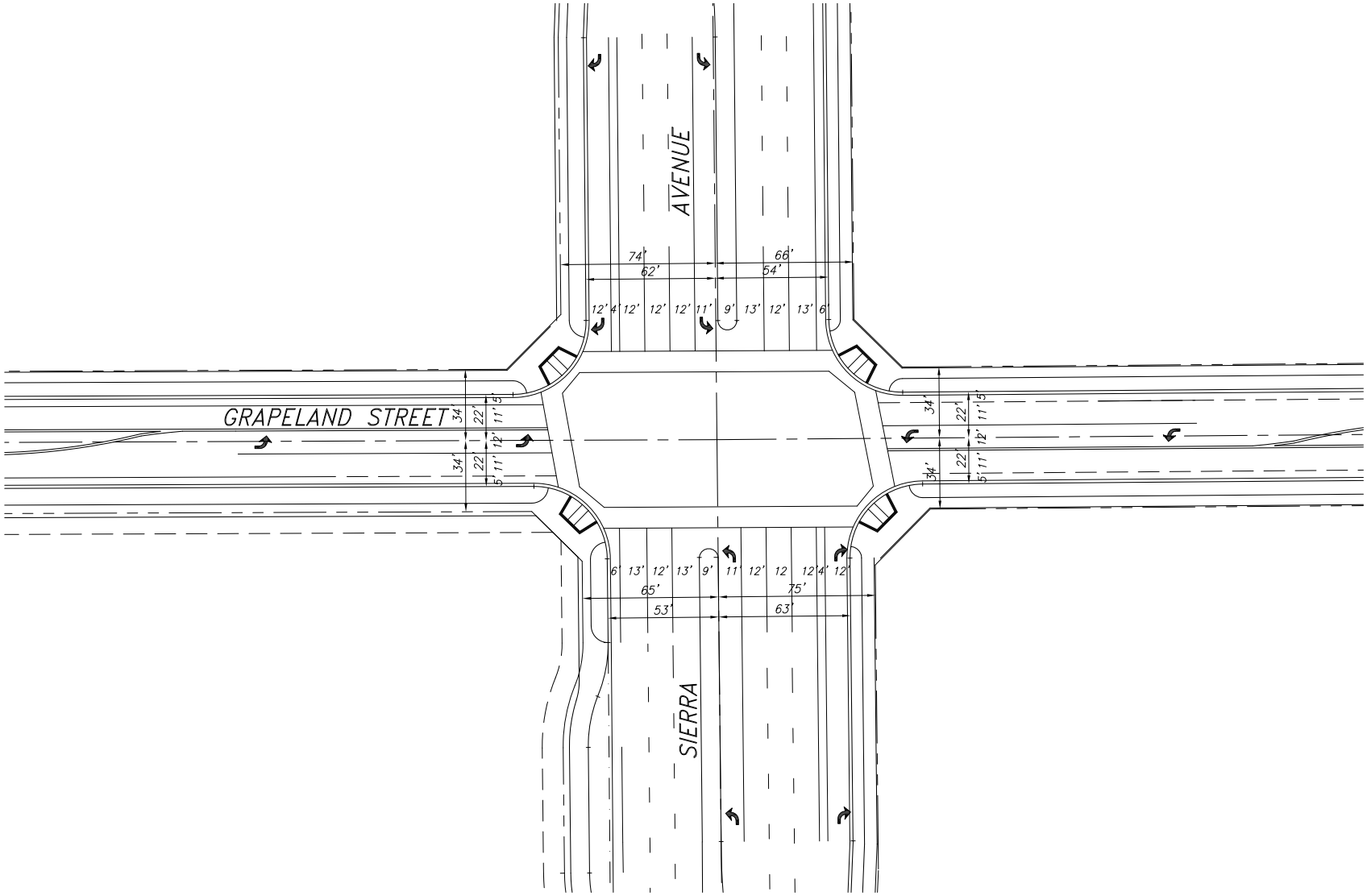
FIGURE 6.16-B



Note: There is no median on Cypress Avenue south of Duncan Canyon Road.

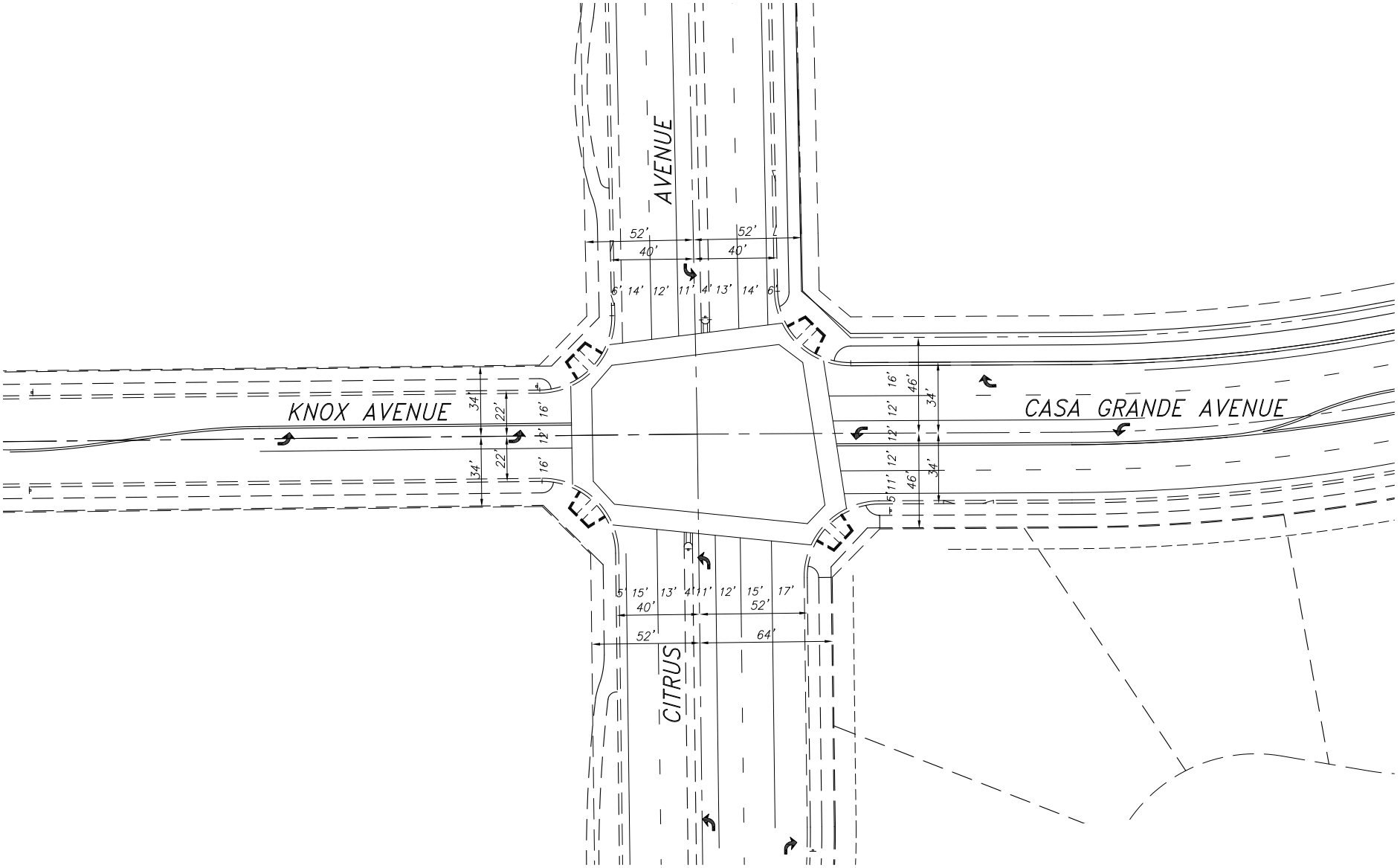
ROAD ALIGNMENT - SIERRA AVENUE AND GRAPELAND STREET

FIGURE 6.17-A



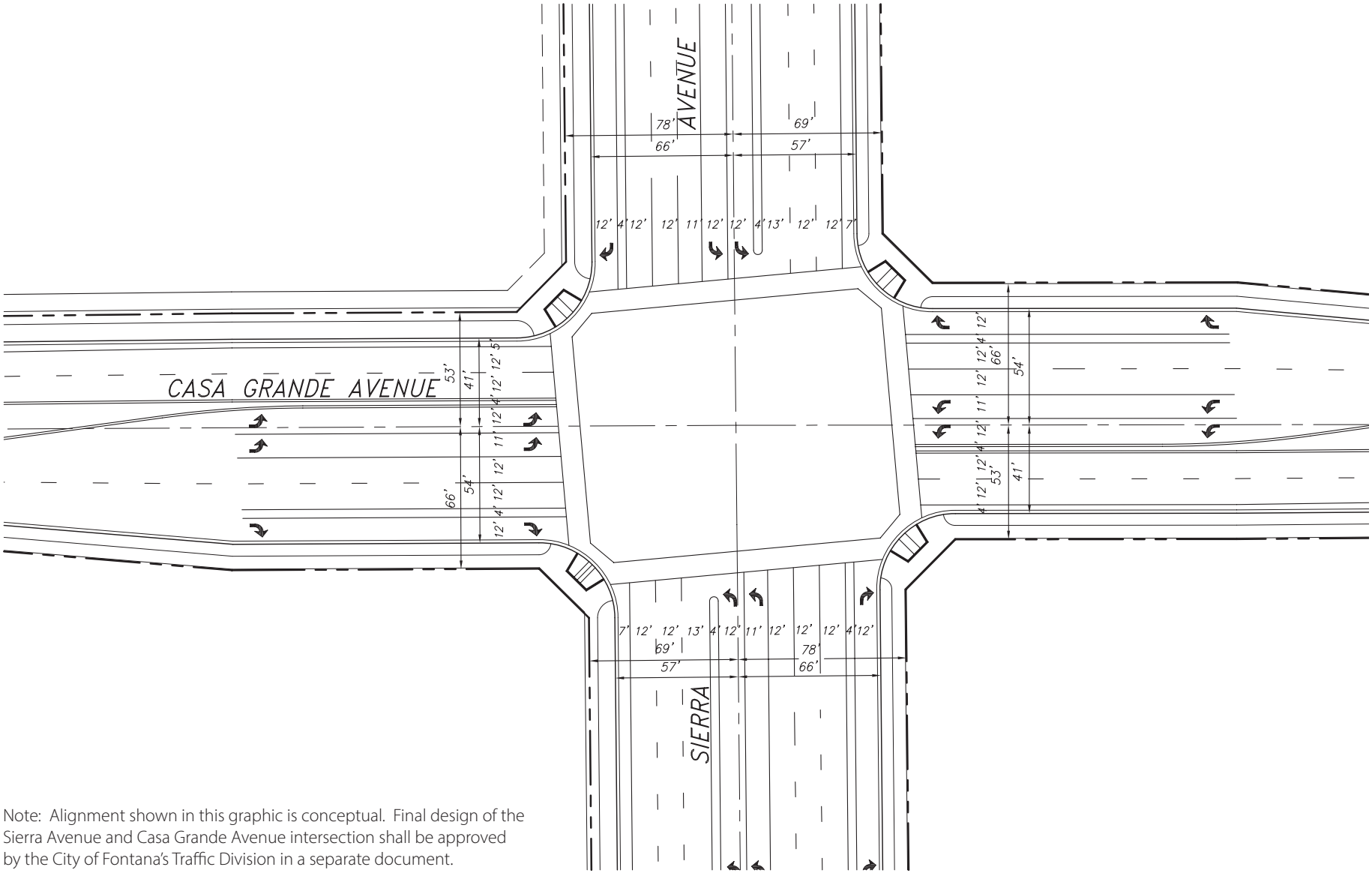
ROAD ALIGNMENT - CITRUS AVENUE AND CASA GRANDE AVENUE

FIGURE 6.17-B



ROAD ALIGNMENT - SIERRA AVENUE AND CASA GRANDE AVENUE

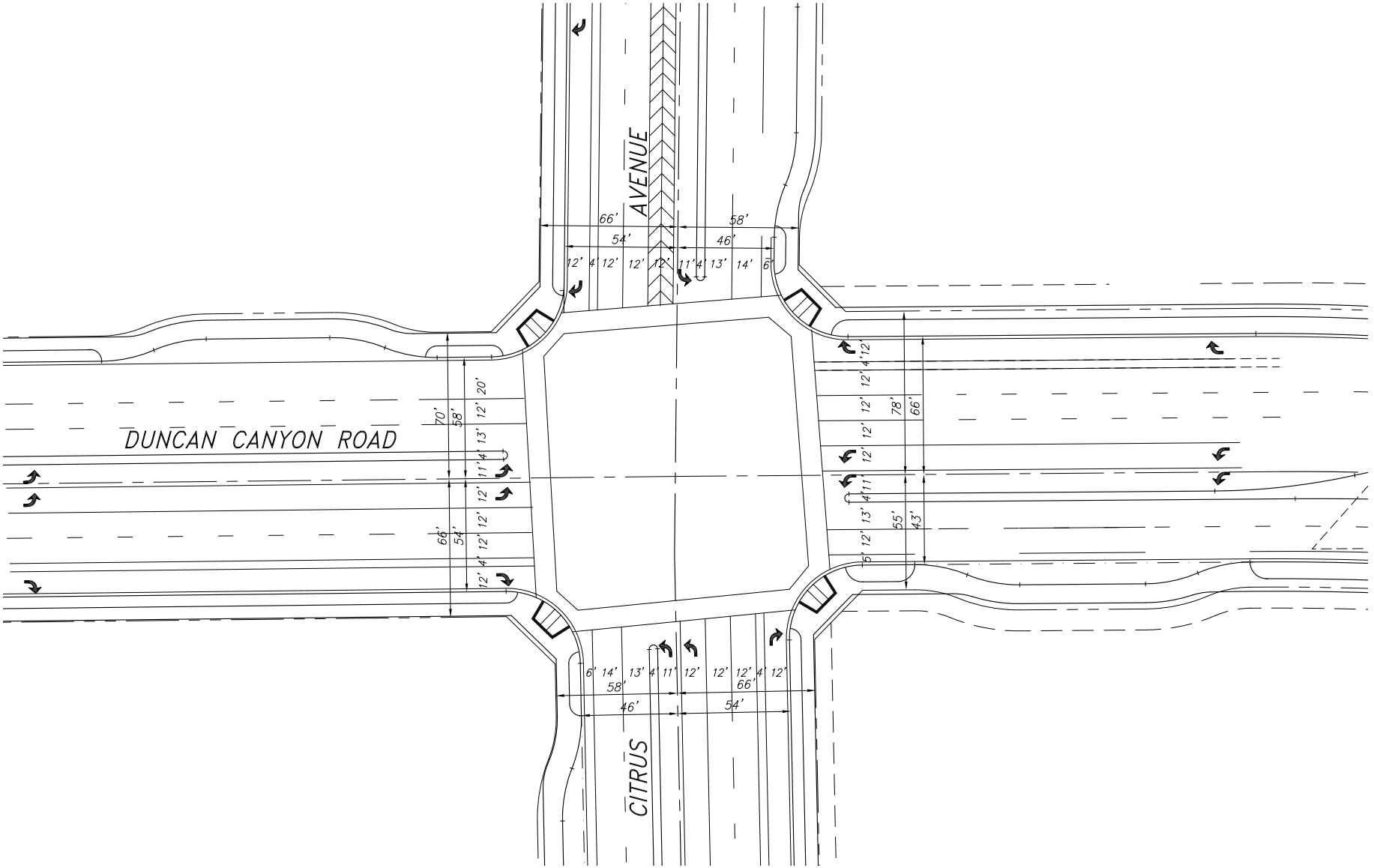
FIGURE 6.17-C



Note: Alignment shown in this graphic is conceptual. Final design of the Sierra Avenue and Casa Grande Avenue intersection shall be approved by the City of Fontana's Traffic Division in a separate document.

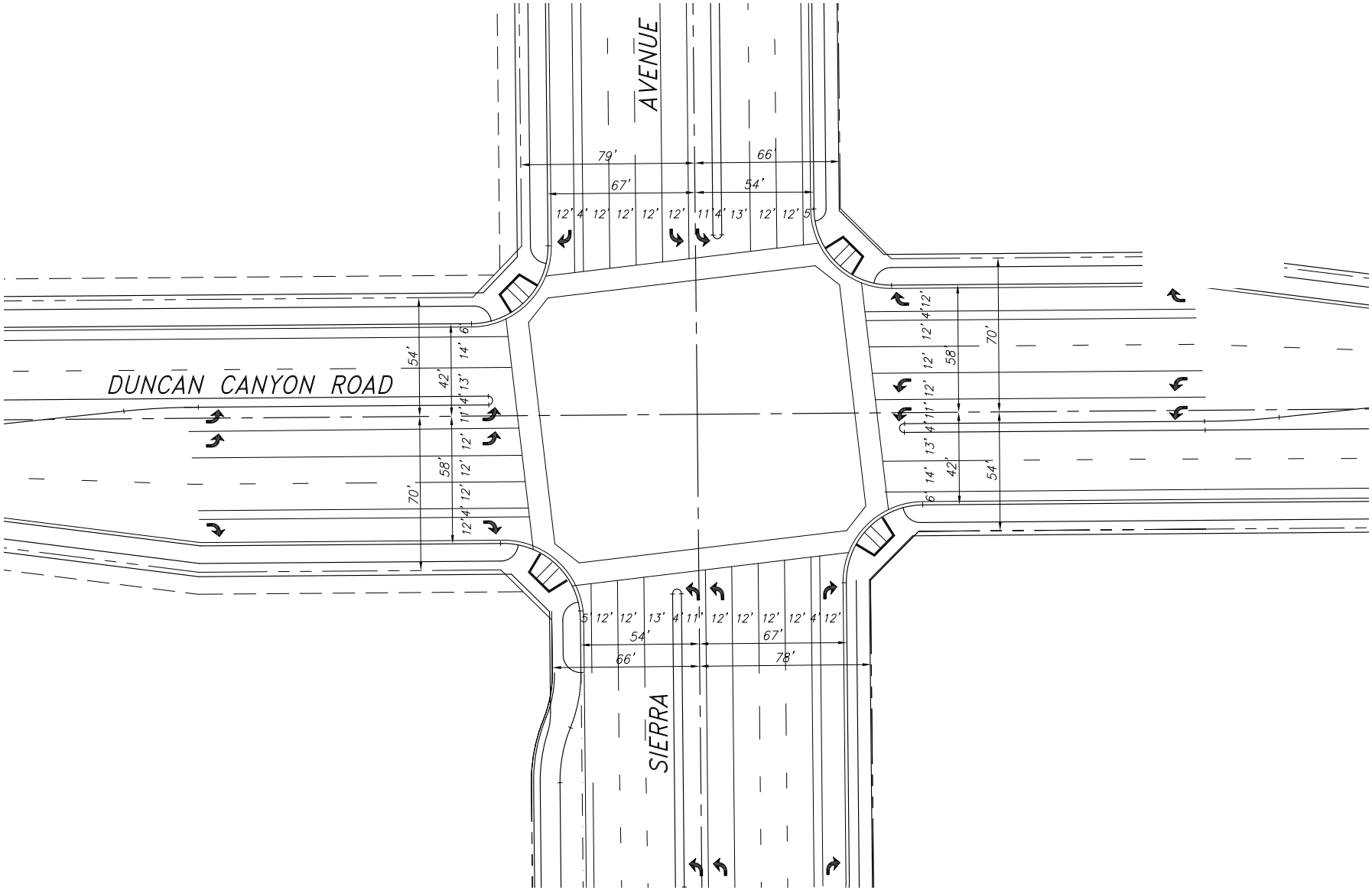
ROAD ALIGNMENT - CITRUS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-D



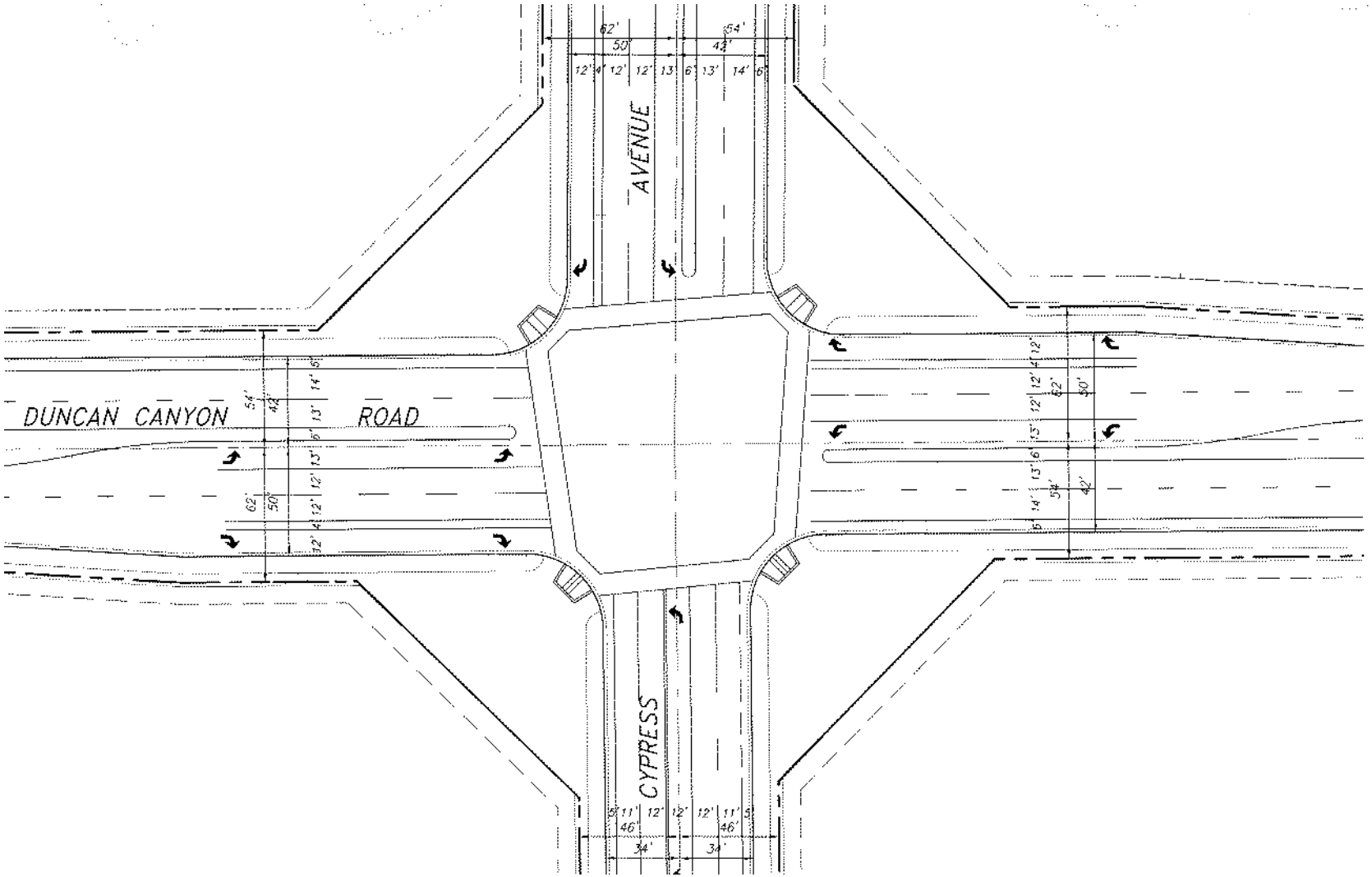
ROAD ALIGNMENT - SIERRA AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-E



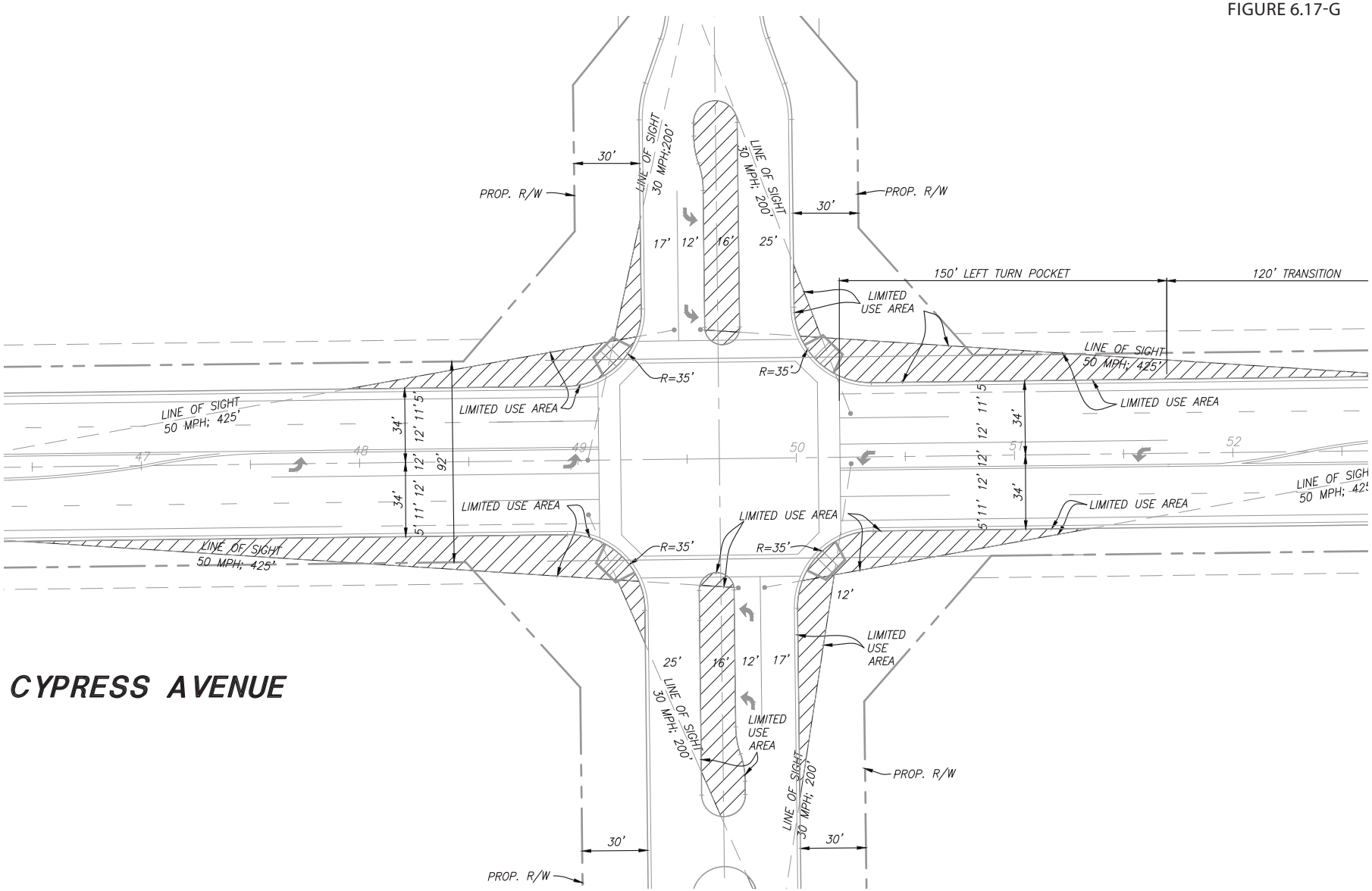
ROAD ALIGNMENT - CYPRESS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-F



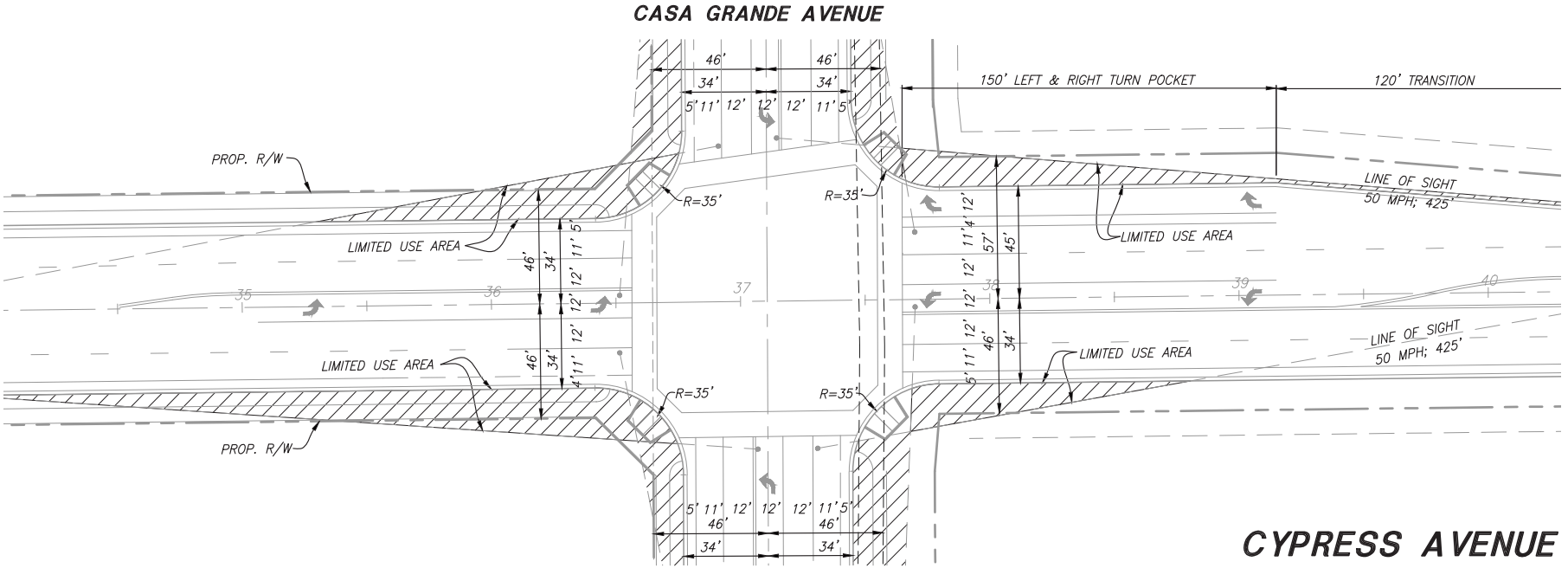
ROAD ALIGNMENT - CYPRESS AVENUE (SOUTH OF DUNCAN CANYON) AND FUTURE NEIGHBORHOOD STREET

FIGURE 6.17-G



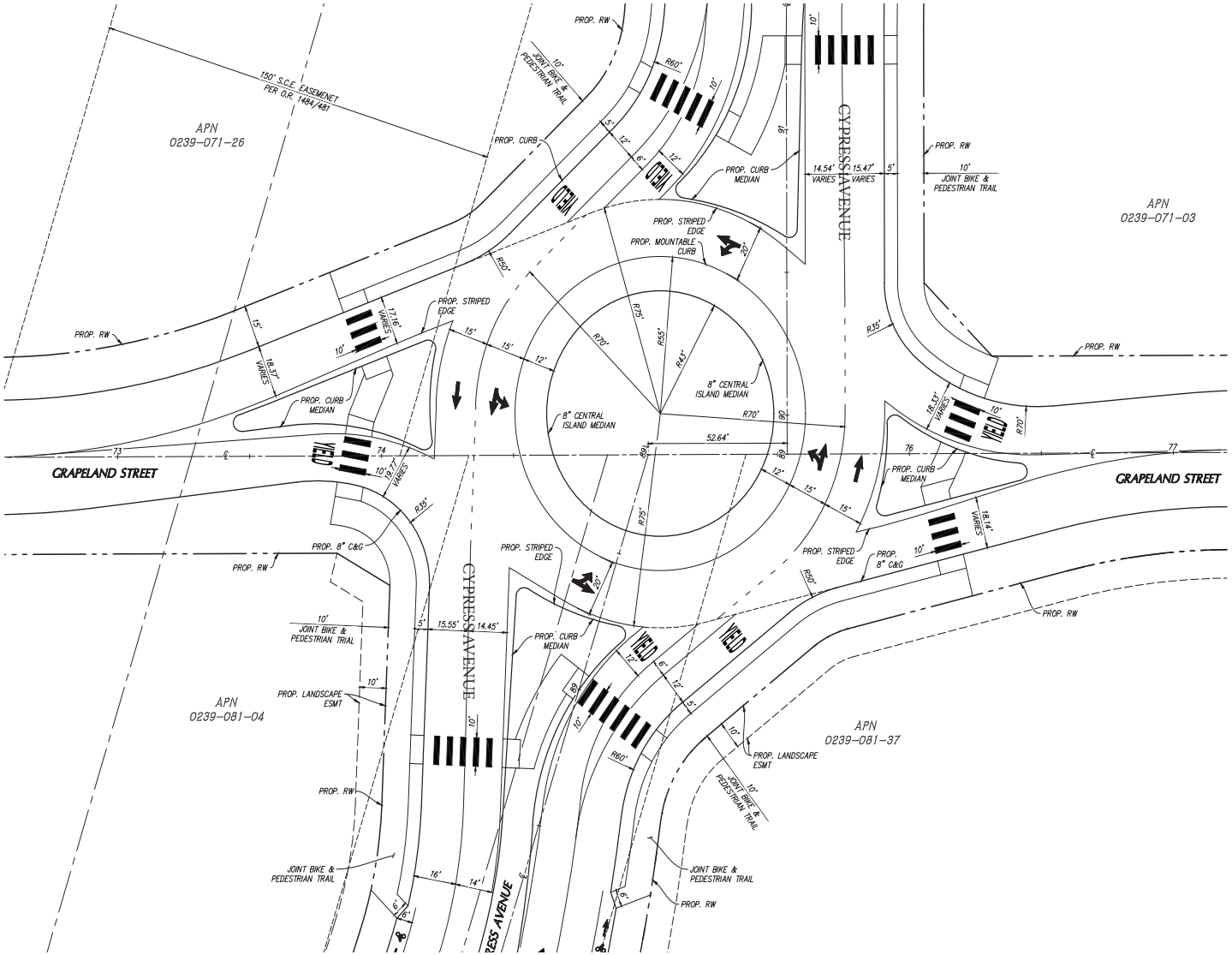
ROAD ALIGNMENT - CYPRESS AVENUE AND CASA GRANDE AVENUE

FIGURE 6.17-H



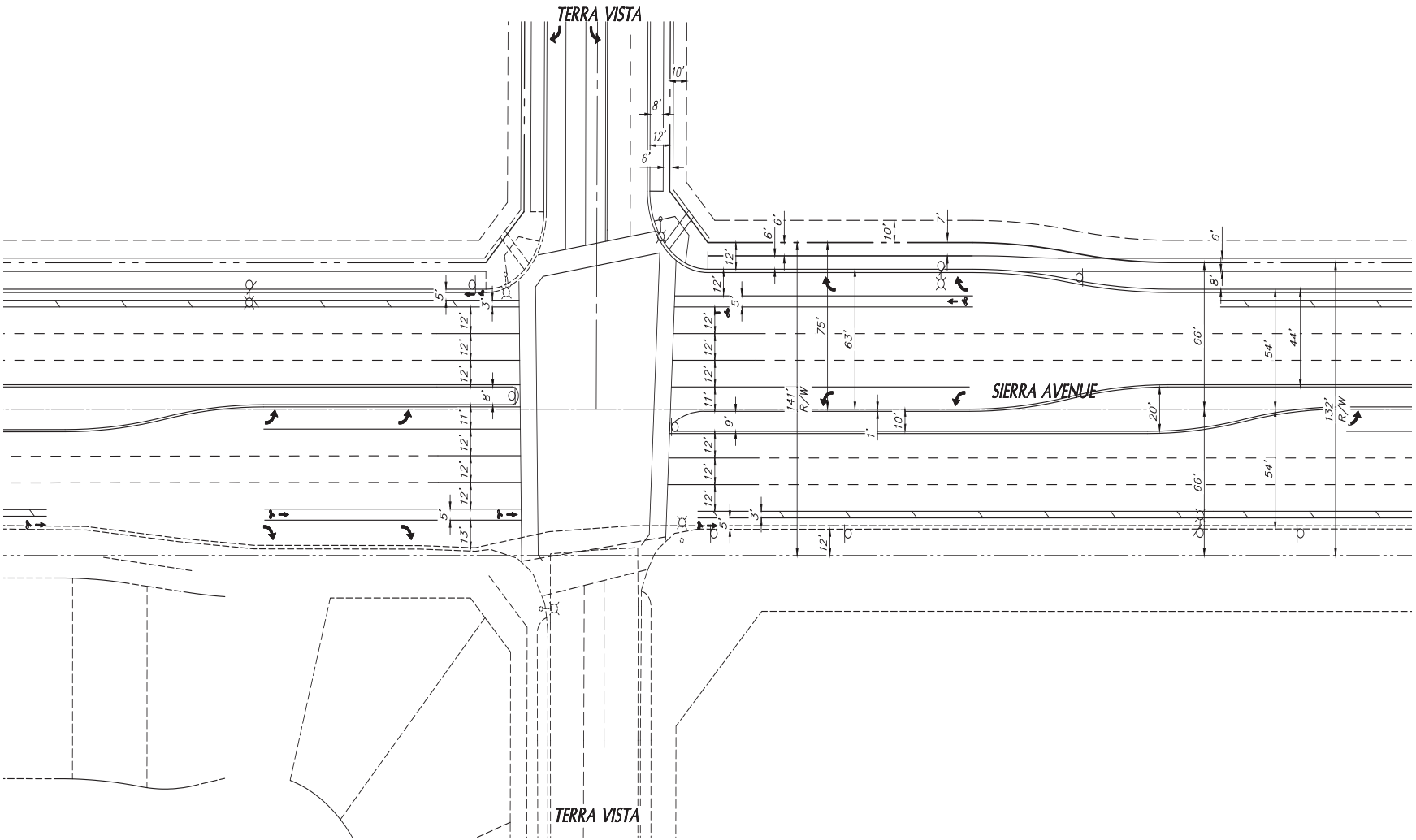
ROAD ALIGNMENT - GRAPELAND STREET AND CYPRESS AVENUE

FIGURE 6.17-I



ROAD ALIGNMENT - SIERRA AVENUE AND TERRA VISTA DRIVE

FIGURE 6.17-J



Pedestrian and bicycle connectivity

6.4 Pedestrian Circulation, Bikeways and Trails Plan

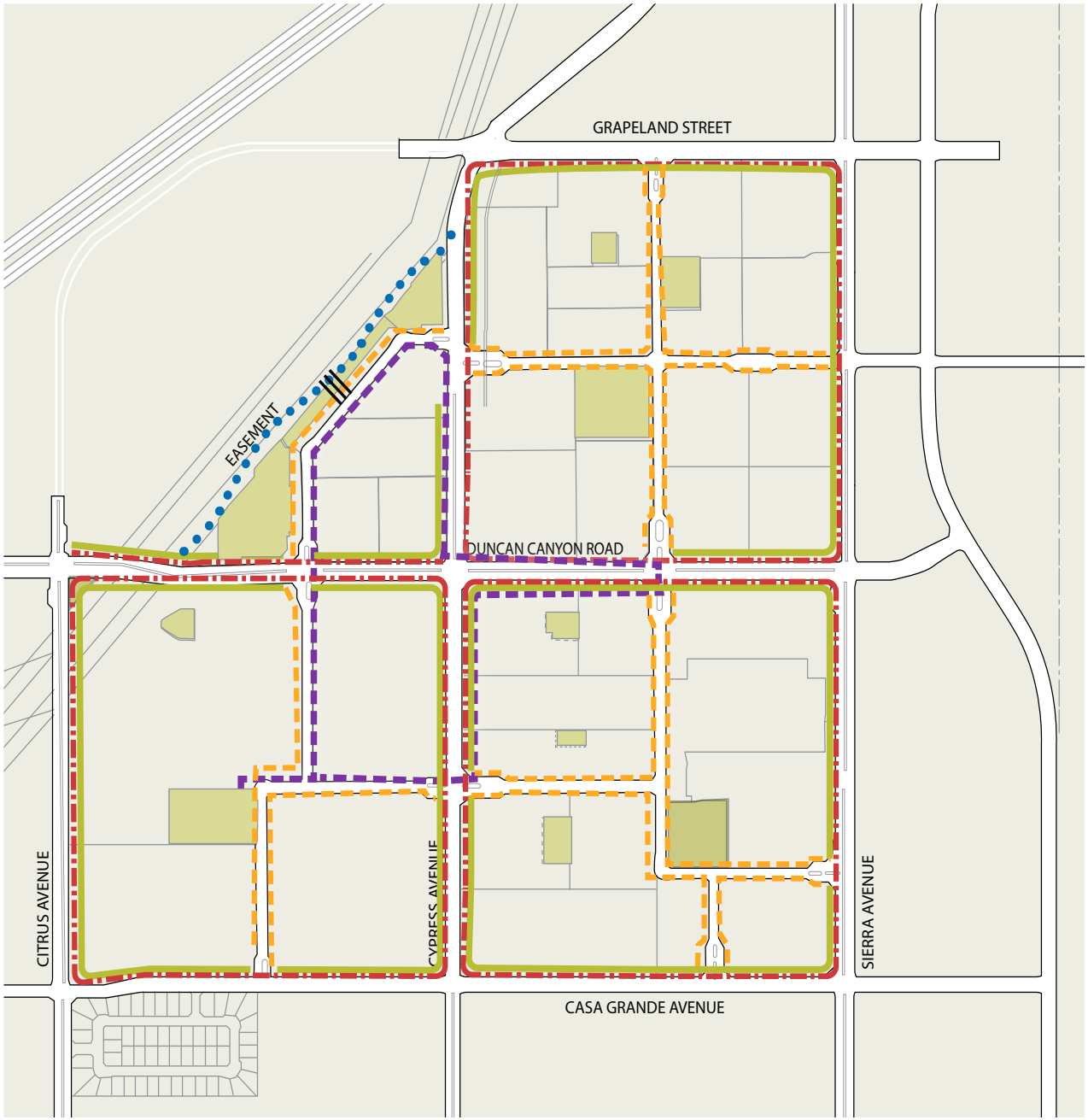
6.4.1 Pedestrian Environment

Pedestrian-friendly environments within The Arboretum are created by providing usable pedestrian connections through a combination of The Arboretum trail system and paseos and safe, pleasant streetscenes. These pedestrian connections provide strong linkages between neighborhoods, schools, parks, and recreational amenities that encourage walking and bicycling as an alternative to auto travel. The Resort Village contains a variable-width pedestrian walkway ~~paseo~~ linking two major recreation complexes. The Arboretum Trail is a unique pedestrian circulation corridor that connects all four villages. The 10-foot-wide Arboretum Trail also acts as a "wayfinding" element, providing pedestrian linkages to all neighborhoods, eventually ending at the The Arboretum Park. See Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan,*** for locations of pedestrian connections.

6.4.2 Bikeways

There is an extensive system of Class II bicycle trails, all of which are 5 feet in width, proposed for The Arboretum. Class II bike trails along Sierra Avenue and Citrus Avenue provide a main ~~major~~ north–south connection and the bike trails along Grapeland Street and Casa Grande Avenue provide a main ~~major~~ east–west connection. On perimeter arterial collector streets, including Sierra Avenue, Grapeland Street, Citrus Avenue, and Casa Grande Avenue, a striped bike lane is adjacent to the streetscene curb. Project interior collector streets, including Duncan Canyon Road and Cypress Avenue, also contain this striped bike lane. Bike routes will be designated along local residential streets.

A Class II bike lane is also located along Duncan Canyon Road and Cypress Avenue within the community. See Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan,*** for locations of bikeways.



PEDESTRIAN CIRCULATION, BIKEWAYS AND TRAILS PLAN

FIGURE 6.18

LEGEND

- 5′ Wide Pedestrian Walk
- 6′ Wide Pedestrian Walk
- The Arboretum Trail
- Community Trail
- Class II Bike Lane
- Arboretum Trail - Community Trail Pedestrian Connection [1]
- Parks

Note 1: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.

6.4.3 ~~Paseos and~~ Recreational Trails

The community structure plan for The Arboretum is based on the principle that all neighborhoods will provide for pedestrian connectivity. This goal is achieved in numerous ways. First, Sierra Avenue, Grapeland Street, Citrus Avenue, Duncan Canyon Road, Cypress Avenue, and Casa Grande Avenue all contain a 6-foot-wide sidewalk separated from the street by an 8-foot-wide landscape area. The Arboretum Trail contain a 10-foot-wide sidewalk. ~~on one side of the street and a 6-foot-wide sidewalk on the other side.~~ Both are separated from the street by a turf or shrub parkway. Local streets contain a 5-foot-wide curb-separated sidewalk on both sides of the street. In addition to the pedestrian sidewalks, Class II bicycle lanes are adjacent to Sierra Avenue, Grapeland Street, Citrus Avenue, Casa Grande Avenue, Duncan Canyon Road, and Cypress Avenue. ~~A greenbelt with a pedestrian paseo is located in The Resort linking the two community recreation centers to adjoining neighborhoods.~~ The community trail, a portion of the regional trail system which fronts the Arboretum Specific Plan, maintains regional access to open space areas by connecting the Southern California Edison utility easement to The Arboretum. See Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan*** for locations ~~of paseos and~~ recreational trails.

All pedestrian paseos and trails will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. ~~All paseos shall have pedestrian lighting; refer to lighting section for additional lighting requirements.~~ Light spacing shall be per the City of Fontana codes and regulations, and light fixtures shall be approved by the City.

Pedestrian paseos and recreational trails

6.5 Walls and Fencing

Walls and fences are used at The Arboretum to provide safety and privacy along perimeter streets. Fencing also delineates homeowner property boundaries. Community theme walls adjacent to Citrus Avenue, Casa Grande Avenue, Sierra Avenue, and Grapeland Street shall consist of a solid 6-foot-high block "Proto II" wall system (or equivalent). These perimeter block walls shall be grouted to match block color, and have a contrasting masonry cap. Single-family residential rear and side yards when adjacent to a collector street shall also be constructed of the above mentioned block wall.

Community-theme walls located at project monumentation areas and at primary and secondary project entries are an upgraded wall. These upgraded walls shall be a 6-foot-high "Proto II" wall with a stucco finish and stucco cap.

Residential walls along rear and side property lines shall be constructed of a Precision block wall (if not visible from public right-of-way) and shall be 6 feet in height. Wall height may increase due to noise mitigation requirements.

Figure 6.19, ***Community Fencing Plan***, shows the placement of community theme walls, view fencing, and decorative fencing throughout The Arboretum Specific Plan area. Figure 6.20, ***Community Fencing Elevations***, provides illustrations of the four fencing types for The Arboretum Specific Plan.

General guidelines for use of walls and fences are provided below:

- Solid block community walls shall be located at the back of the 10-foot easement on Citrus Avenue, Casa Grande, Sierra Avenue and Grapeland Street.
- Community walls may not be used where multifamily, public buildings, parks, and open space are adjacent to streets.
- Block walls shall be constructed using a "Proto II" wall system (or equivalent), as approved by the City of Fontana.
- Block walls shall be constructed using 8-inch by 16-inch block, (grout color to match block).
- Community walls shall be no higher than 6 feet above grade except when noise mitigation efforts require an increased perimeter wall height.
- 6.5 foot-high block pilasters are located approximately 100 feet apart.
- Split face block is required for the Community Theme Wall.
- A 6-foot-high precision block wall shall also be used at residential side and rear yards if not visible from right-of-way.
- No chain-link fence, wire fence, or wood fencing is allowed.
- Upgraded walls are located at project monumentation areas and primary/ secondary entries
- Upgraded walls shall be a 6-foot-high "Proto II" wall with a stucco finish and stucco cap.
- Residential units and open space areas (i.e. private or public streets, parking lots, and private or public parks) shall maintain secure space and circulation through any one of the following elements: walls, gates, slopes, or hostile planting with vegetation.

COMMUNITY FENCING PLAN

FIGURE 6.19

LEGEND

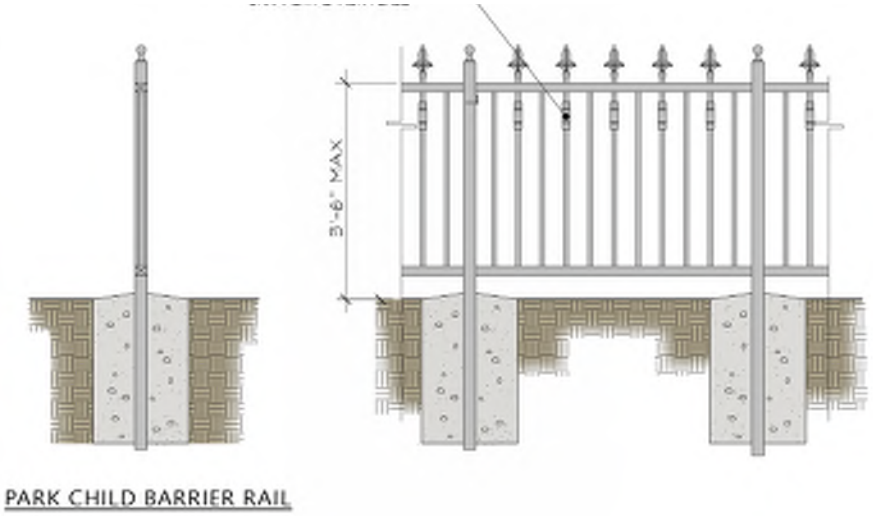
- 6'0" Community Theme Wall
- 6'0" Theme Wall at Entries

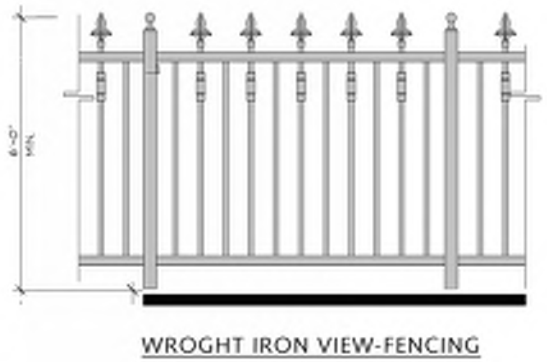
Note: Existing Walls at PA 1 of Gabion Ranch are installed and will not match the Arboretum specifications.

This graphic is conceptual in nature and fencing locations will align with final engineering.

COMMUNITY FENCING ELEVATIONS

FIGURE 6.20





Note: Split face block is required for the Community Theme Wall.

This page intentionally left blank.

Chapter 7.0

Design Guidelines and Landscape

These Design Guidelines are intended to provide detailed direction for the physical design of The Arboretum and provide an overview of the physical framework desired to visually unify The Arboretum Villages. They also encourage the application of subtle architectural distinctions that will define each unique village and ensure that design components have a high level of quality. In essence, these guidelines promote the creation of architecture and amenities designed with timeless elements that will be appreciated as much in the future as when built. While directing a high level of design quality, the Design Guidelines provide a wide degree of flexibility to encourage creativity on the part of property owners and designers to implement the spirit of The Arboretum concept throughout the development.

The Design Guidelines are intended to be general and illustrative in nature. They are not rigid requirements; however, every development within The Arboretum must incorporate the particular attention to detail reflected in these guidelines. These Design Guidelines establish the design framework that will be used to evaluate proposed developments. The intent of these guidelines must be met in order for a project to be approved during the development review process.

Due to the breadth and depth of the guidelines and requirements presented in this chapter, there will inevitably be overlap in the topics and situations addressed in the different subsections. This overlap is indicative of the interrelated nature of the overall community design, the relationship of buildings to their surroundings and the specific architectural character of structures within The Arboretum. It is important to consider these interrelationships at every stage of the design of elements of The Arboretum community.

7.1 Community-Wide Design Guidelines

The community character of The Arboretum is inextricably linked to its community design. Elements of community design, such as architectural character, landscaping, lighting, and entry monumentation, combine to contribute to the community's image and identity. As discussed in Chapter 1, ***Vision***, the foundation of The Arboretum is the creation of community that maintains a harmonious balance between the natural and built environment. This chapter focuses on the overall community design, and so a discussion of the relation of community design to the Vision for The Arboretum is warranted.

The guidelines in this section apply to the entire Arboretum Specific Plan and provide design guidance relating to general architectural character and design, landscape, entries and monumentation, streetscapes, intersections, pedestrian and bicycle connectivity, walls and fences, signage, lighting, and parking. They are intended to create a strong, cohesive community identity through the use of consistent design detail throughout the project area. Thus, the villages of The Arboretum should be developed as distinct areas within the project while retaining the necessary characteristics for overall community identity.

7.1.1 Sustainable Design

Development within The Arboretum is encouraged to integrate, where feasible, principles and practices of sustainability and green design. Incorporating sustainable design from the earliest stages has benefits for both the builder and future occupants. Many sustainable design principles have minimal or no cost impacts if incorporated early in the design phase, and initial costs can frequently be offset by reduced construction time and long-term operations and maintenance savings. In addition, sustainable neighborhood design and green homes are a desirable amenity for many potential home buyers, who are often willing to pay a premium to live in a resource-efficient house and community.

For residential areas within The Arboretum, the application of sustainable best management practices is strongly encouraged. The comprehensiveness of these certification programs guarantees, for their respective types of development, the achievement of a high minimum standard. For maximum flexibility, however, the

Pedestrian paseos, courtyards and walkways tie the community together visually.

master developer and builders may implement sustainable building and development practices most appropriate to the specific context within The Arboretum.

It is encouraged that all nonresidential buildings constructed as part of The Arboretum Specific Plan be energy efficient. Programs through Southern California Edison and the Southern California Gas Company, such as the Sustainable Communities Program and the Savings By Design Program, offer design assistance, education, training and financial incentives.

Guidelines contained within this chapter that incorporate sustainable principles and practices are marked with The Arboretum leaf symbol .

Gardens, paseos and parks give the feeling of residential units within an arboretum setting

7.1.2 General Site and Infrastructure Design

1. Where possible, orient buildings to face onto streets, parks, and open spaces/paseos. This orientation will create more attractive, safe, and pedestrian-friendly streetscapes and public spaces.
2. Where applicable, create curb cuts to allow stormwater flows to drain to permeable or landscaped areas.
3. Where practical, use pervious or open grid paving for driveways, walkways, plazas, and parking areas. Implement small-scale design features throughout the development, such as dual-track driveways for single-family homes.
4. Incorporate recycled-content aggregate (reused and crushed concrete and asphalt) wherever aggregate is specified, such as drainage backfill and under driveways, sidewalks, and building slabs.
5. Use pervious paving materials where practical to reduce the negative effects of stormwater runoff and to facilitate groundwater recharge.
6. Utilize grass swales, particularly with native or drought-tolerant grasses, to collect and filter water runoff.

7.1.3 General Architectural Character and Design

1. Vary rooflines and building heights to create visual interest.
2. Incorporate significant architectural features, such as towers or balconies, into the design of key community buildings, such as the recreation centers. Doing so will strengthen the identity of the project.
3. Varied massing and vertical step-back in building design prevents a monotonous streetscape and is encouraged.
4. Front elevation design and materials are to wrap around the side elevation to an appropriate transition point, as determined by the Planning Division. If the rear elevation is visible from a public street, rear elevation design and materials shall also wrap around the side elevation to provide for architectural relief.
5. Quality materials shall be used in the construction of buildings.
6. Variations in style, architectural features, and colors create visual interest and are encouraged.

7.1.4 Entries and Monumentation

Community entries are critical opportunities to distinguish The Arboretum from surrounding developments and announce arrival into the project itself. In addition, entries are an opportunity to reinforce the overall design theme and character of The Arboretum which relies heavily on landscaping to define its unique identity.

There are four types of community entries in The Arboretum: Primary Gated; Primary Nongated; Secondary Gated; and Secondary Nongated. See Chapter 6, ***Circulation and Streetscape Design***, for more detailed information and for the locations of entries throughout the Arboretum community. In addition to the primary and secondary entries, community entry monumentation and icon monumentation will be strategically located throughout the community to reinforce the design theme of The Arboretum and create a sense of identity and character at the village level.

The treatments described below provide the desired quality of entries and entry monumentation. The exact design, configuration, and content of each gateway will be determined in detailed site plans at the tract map level.

1. Primary community entries shall incorporate distinctive signage, attractive landscaping, special intersection treatments, and distinguishing elements such as monument style walls. Formal groupings of signature trees and landscaping can be incorporated into the design to create distinctive entries to the community.

2. Secondary community entries shall be marked by attractive and consistent signage or landscaping and include elements similar to those found in the primary community entries, but smaller in scale.

Examples of Water Features

Icon Monumentation

7.1.5 Project Signage

1. Project signage shall have a consistent design theme and color palette throughout the development to achieve a coordinated sense of identity.
2. Signage shall be of a scale and style appropriate to the area and surrounding uses.
3. Freestanding monument-style signage shall be used. Pole signs are prohibited.
4. Signs shall utilize materials and colors that are compatible with the architecture and designs of the surrounding areas.

Example of a themed monument sign

7.1.6 Commercial Parking

1. Parking areas shall be designed to minimize the conflict between pedestrian and vehicular traffic.

2. Parking areas shall provide clearly marked and well-lit pedestrian walkways to ensure pedestrian safety.

3. Provide tree cover and shade structures in parking lots, such as around schools and recreation centers, for shading and to reduce the amount of heat absorbed by paved parking areas. Evergreen trees that provide year-round shade are particularly useful for minimizing absorption of heat.

4. All required off-street parking (City's Municipal Code, Chapter 30, Article XI) shall be located outside of the public right-of-way and on-site. Required off-street parking will not be accommodated on any public streets.

5. Required off street parking (except for visitors parking) may be satisfied in a private gated community on privately maintained streets on one side of the street as long as a minimum drive aisle, as required by the Fire Department, is maintained.

Minimized conflict between cars and pedestrians in parking areas

Shade trees in parking area

7.1.7 Parks, Recreation and Open Space

1. Recreation and open space areas shall be designed to accommodate the needs of different ages and abilities.

2. Canopy trees shall be used to provide shade. Informal groupings create visual interest and are encouraged.

3. Ample outdoor furniture shall be provided. This furniture shall match the surrounding architectural styles, materials, and colors. Benches shall be placed to take advantage of views of the San Gabriel and San Bernardino Mountains.

4. A combination of hard and soft paving may be used depending upon the function of the recreational amenity.

5. Active areas may utilize turf, grasses, and ornamental plantings. Passive areas shall primarily be composed of nonirrigated or drought-tolerant species.

Integrate mature tree specimens in courtyard and open space areas

Where feasible, provide access to technology infrastructure in common recreation areas

Outdoor furniture and appropriate fencing of play area

7.2 Residential Design Guidelines

7.2.1 General Residential Design Guidelines

SITE DESIGN

1. The creation of pocket parks and pedestrian trails and paths within neighborhoods is encouraged.

2. On-street parking (to satisfy required off-street parking) may be provided on one side of private residential streets as long as a minimum drive aisle, as required by the San Bernardino County Fire Department, is maintained. On-street parking tends to slow traffic and serves as a barrier between vehicular traffic and pedestrians, creating a safer pedestrian environment.

3. Roadways shall be oriented to create views of neighborhood parks and other amenities. Housing shall front amenities and paseos whenever possible. All alley-loaded product (rear-loaded product), court cluster product, paseo cluster product, stacked flats or row townhomes, which require a private alley, drive, or court, shall meet the City standard for usable balconies and enhanced natural surveillance over the drive or court areas.

4. All residential site plans will incorporate Crime Prevention Through Environmental Design standards for a natural enrichment of quality of life.

5. Guest parking spaces shall be allowed on a street.

ARCHITECTURAL STYLE

1. The massing, character, and detailing of the architectural styles shall be authentic to the selected styles. However, contemporary adaptation of traditional vernaculars is appropriate.

2. The choice of architectural expression must be derived primarily from the respective building typology (row towns, courtyard buildings, single-family homes, etc.). Architectural styles shall be accurate and appropriate for the building typology.

3. Whenever possible, building articulation and form shall be expressive of and driven by environmental and site conditions such as solar orientation, views, noise, prevailing winds, and local climate. Plan forms that employ features such as courtyards, plazas, and patios are encouraged.

4. Use architectural elements that form an integral part of the building and avoid ornamentation and features that appear to be of poor quality and tacked on.

5. Architectural styles and detailing are extremely important to the identity and appeal of residential neighborhoods as well as individual homes. A mix of well-defined architectural styles in each neighborhood will add to the character of the project and is encouraged.

6. Box-like home designs are discouraged. Varied architectural detailing and projections shall be used to accentuate specific features and ensure a visually pleasing and varied experience within a neighborhood.

7. Builders are encouraged to incorporate sustainable design features, such as solar panels, light shelves, eyebrows and overhangs, reflective rooftop materials, cisterns and greywater systems, and other features to reduce resource consumption.

8. Incorporate shading devices and techniques, such as roof overhangs and strategically placed deciduous trees, to minimize unnecessary solar heat gain.

9. Install architectural features that increase daylighting, such as light shelves that bounce light further into interior spaces, to reduce the need for additional electrical light.

BUILDING ORIENTATION

1. Use residential entrances to activate the street, and utilize elements such as canopies, porches, stoops, trellises, and courtyards as transitional spaces between the private and public realms.

2. Orient buildings to face onto streets, parks, and open spaces/paseos. This orientation will create more attractive, safe, and pedestrian-friendly streetscapes and public spaces.

3. Alley-loaded cluster products help to create a pedestrian-friendly streetscape and are encouraged.

Alley-loaded design allows for homes to orient around common spaces

VARIETY AND AESTHETIC QUALITY

1. Create identity and interest by varying floor plans and unit types. Two identical units may not be placed adjacent to each other.

2. Adjacent homes of the same architectural style shall not have identical elevations or colors. Rather, a variety of elevations, colors, and detailing is encouraged.

3. Porches, detailed entries, and stoops add to the character of a neighborhood and shall be incorporated. These features shall be varied along the street to create visual interest. If possible, these features shall project forward of a front entry garage door.

4. Entry features such as gates, trellises, arches, and arbors shall be employed to add visual interest and variety within the neighborhood.

5. Encourage the provision of "outdoor living room" spaces through architectural design that connects interior spaces to well-delineated exterior features such as patios, porches, and entries.

6. Variation in floor plans, unit types, roof form, colors, and materials add character and visual interest to a neighborhood. Two identical elevation styles may not be placed adjacent to each other.

Indoor-outdoor living

Pedestrian-scale design features that reflect the materials and colors of associated structures create variety and aesthetic quality

7. Exercise creativity and individual expression in conceiving and interpreting architectural form.

8. Apply massing breaks such as entry court and stepped-back corners to promote visibility and allow block transparency. Create variety in building mass by providing adequate vertical and horizontal offsets.

9. Avoid monotony through the utilization of varied setbacks, garage orientation and location, and building massing.

10. Designs with the garage as a dominant feature along the street are discouraged. The placement, orientation, and size of the garage shall be varied and include a mixture of front, side, rear, and alley-loaded garages as feasible.

11. Varied front and side setbacks create a more interesting street scene and are strongly encouraged.

12. Utilize a variety of architectural features and detailing methods to differentiate adjacent units. Features such as articulated entry features (porches and stoops), bay windows, and chimneys are encouraged.

13. Front-entry garage doors shall not be the dominant feature of a facade. They shall be recessed into the garage wall and shall include patterns or indentations to create visual interest. Decorative panels, windows, arched doorways, and ornamental trim are strongly encouraged.

14. Alleys shall be landscaped to improve their aesthetic quality.

Landscaped private drives for rear-loaded product enhances the quality of these semipublic areas

Porch feature

Varied massing

7.2.2 Building-Level Residential Architectural Guidelines

ENHANCED ARCHITECTURAL TREATMENT

1. Enhanced architecture is encouraged for planning parcel edges along perimeter streets and major parks. Special landscape or architectural treatments such as enhanced entries or window details shall be used at main street corners and other areas with high visibility, such as at the end of paseos, main icon streets, and view corridors.

ROOFS

1. Roof forms of each home shall be appropriate to the architectural style. Roof forms are encouraged to provide visual interest to the neighborhood. Avoid a common roofline along streets. Overly complex and distracting roofs are not encouraged.

2. Roofs shall be constructed of noncombustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.

GARAGES

1. The front elevation shall focus on the home, not the garage.

2. Garage wall planes on the front elevations shall be furred out a minimum of 6 inches.

3. Garage door surrounds shall be articulating with trellises, trim, enhanced materials, or other methods to help minimize the architectural impact of the garage door.

4. A mix of garage door patterns (including garage doors with light) shall be used to add variety.

5. Garages shall have windows and lights per City plotting and design criteria standards.

COLORS AND MATERIALS

1. Color schemes shall be appropriate to the architectural style.

2. Color shall be used to add variety and richness to the architecture. Color changes shall occur at the inside corners only.

3. Each elevation shall have a minimum of three colors.

4. Each neighborhood shall have a minimum of three different roof colors and profiles.

5. Use materials, color, and details to enrich building character and emphasize human scale by employing rich, durable, and high quality finishes at street level.

6. Individual single-family homes shall not have identical color schemes adjacent to one another.

The materials and colors chosen for this entry feature compliment the architectural features of the home and enhance the streetscape

ARTICULATION AND DETAILING

1. Articulate elements such as roof overhangs, canopies, and parapets to establish hierarchy and add interest to building silhouettes.

2. Varied architectural detailing and projections shall be used to accentuate specific features and ensure a visually pleasing and varied experience.

3. Establish a clear pattern and provide articulation and rhythm of windows, doors, and balcony openings, utilizing a variety of devices such as canopies, awnings, or railings.

4. Building interaction with the street level is important to a well-defined street scene. Stairways, entry stoops, balconies, arcades, colonnades, and retail storefronts will provide a strong transition from the street to each building

5. Trash collection, service, and loading areas must be located and designed so that service vehicles have clear and convenient access and do not block adjacent vehicular or pedestrian circulation or vehicular parking. Final location of loading/service areas will be approved by the City during the Development Advisory Board (D.A.B.) process.

SCREENING

1. Storage and maintenance areas and other ancillary uses must be screened from public view.

2. Accessory structures, such as storage, refuse receptacles, mechanical equipment, backflow preventers, loading docks, security fences, and similar uses can seriously detract from the visual quality of an area. Therefore, care must be taken to minimize the visual impact of these uses through site design and visual shielding. When reasonably possible, these uses shall be located away from roadways and public views, behind buildings, or in enclosed structures. Effective shielding methods include landscaping, berms, walls and fences, and ornamental screening.

3. Accessory structures shall be designed to look like a continuation or extension of the primary structure. They shall have architectural detailing and landscaping similar to the primary structure.

4. Any equipment mounted on the roofs shall be screened so that it is not visible from the street.

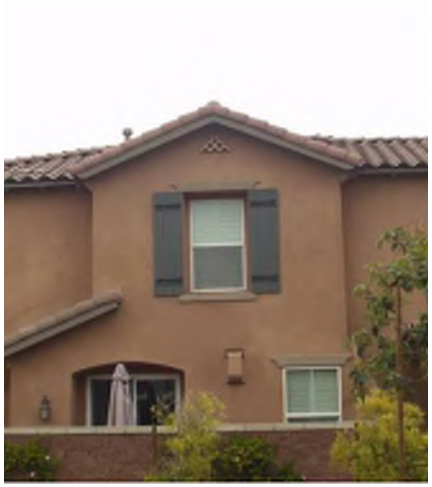
5. Utilities shall be screened and/or located underground as appropriate.

6. Above ground utilities shall be screened from public view.

Balconies and overhangs add interest to the front elevation of homes

7.2.3 Multifamily Residential Treatment

1. Utilize a variety of architectural features and detailing methods to differentiate adjacent units. Features such as articulated entry features (porches and stoops), bay windows, and chimneys are encouraged.
2. Large multiple-family dwellings shall have articulated facades, including recesses and architectural detailing, to avoid a monotonous streetscape.
3. In multifamily developments, adjacent buildings shall have a variety of color and material palettes, and architectural detailing.
4. In multifamily developments, the architectural building edge shall be used in place of walls whenever feasible.



A variety of architectural features and details differentiate these multi-family units

7.2.4 Menu of Residential Architectural Styles

The Arboretum Specific Plan has a designated group of compatible architectural styles that are consistent with the buyer profile and landscape theme for the community's villages. The architectural styles have also been selected to allow for variety and individuality for each neighborhood. On the following pages are samples of recommended architectural styles for the Arboretum. Key defining elements of each style are included.

A minimum of three different architectural styles must be utilized within each village, and a minimum of six different architectural styles must be utilized throughout the entire Specific Plan area. One or more architectural styles may be utilized within each residential neighborhood. However, the utilization of more than one architectural style within an individual residential neighborhood is encouraged. Although only one style is required within each residential neighborhood, a minimum of three different elevations of the same architectural style must be utilized. In addition, no two identical elevations may be utilized adjacent to each other within detached residential neighborhoods. The reverse of an elevation, though, may be used adjacent to the original.

Each architectural style is represented on the following pages in the form of a summary description of its main components. These summaries will be used by the City of Fontana's Planning Division to determine if the submitted architecture plans substantially conform to the architecture styles identified in this document. Proposed architectural plans are not required to contain all the elements identified for each particular style. Rather, the matrix is intended to set forth a description of style elements and features generally associated with the architectural style. Additionally, the architectural styles shown within this section do not represent an exclusive list of permitted styles. Architectural styles not listed within this specific plan are permitted subject to approval of the Planning Commission.

The architectural styles for the residential uses within The Arboretum include:

- *Santa Barbara*
- *Spanish Colonial*
- *Monterey*
- *Tuscan*
- *Provence*
- *Italianate*
- *California Craftsman*
- *Prairie*
- *European Cottage*
- *Farmhouse*
- *American Traditional*

SANTA BARBARA STYLE

Front door appropriate to style

Light-sand stucco

Decorative metal

Southern California influenced Spanish styles popular from 1900–1930.

Recessed entry

Semi-tight rake

Decorative accent tile

Wood balcony

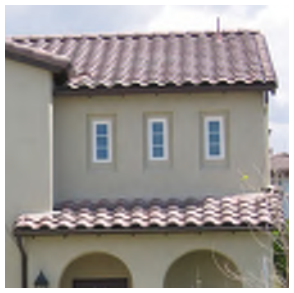
STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing • Arched arcades
ENTRY	• Covered porch • Arcade • Recessed entry
ROOF	• 4:12-5:12 roof pitch; gable roof • Deep eaves at selected locations • Semi-tight rake at gable ends
DETAILS	• Wood or wrought iron balconies • Decorative patterned accent tile • Wrought iron window grills • Recessed windows
MATERIALS & COLORS	• Red barrel concrete tile roof • Light to medium sand stucco finish

SPANISH COLONIAL STYLE

1915–1940 Spanish-inspired with Latin American design elements. Made popular after 1915 Panama-California exposition in San Diego. Features a more precise imitation of elaborate Spanish elements than the Mission Revival style

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing
ENTRY	• Covered porch • Arcade • Detailed door surround
ROOF	• 4:12–5:12 roof pitch; hip or gable roof • Little or no overhang at gable ends • Exposed rafter tails at selected areas
DETAILS	• Shutters • Wrought iron window grills • Vertical window proportions • Arched window or door openings
MATERIALS & COLORS	• Concrete S-tile or barrel tile roof • Light to medium sand stucco finish • White and light earth tone colors

Little or semi-tight overhang at gable ends



Vertical window proportions

Decorative shutters

Decorative metal grills

Detailed door surround

Asymmetrical/symmetrical massing

Arched window/door openings

Covered arcade at entry

MONTEREY STYLE

Cantilevered balcony

Decorative shutters

Exposed rafter tails at selected locations

1925–1940. Blending of Spanish adobe construction with two-story colonial housing type.

Shallow roof pitch, gable roof

Second-story balcony

Paired windows

Balcony-covered entry

Accent siding at second floor

Wood corbels and balcony railing

STYLE ELEMENTS	
FORM & MASSING	• Cantilevered covered balcony at the second story
ENTRY	• Entry covered by balcony above
ROOF	• Shallow (4:12-5:12) roof pitch; gable roof • Exposed rafter tails at selected locations
DETAILS	• Wood or wrought iron balconies • Decorative patterned accent tile • Wrought iron window grills
MATERIALS & COLORS	• Concrete S-tile or flat roof • Light to medium sand stucco finish • Accent siding at second story • Accent brick or stone wainscot at the first floor

TUSCAN STYLE

Inspired by rustic buildings of Tuscany.

STYLE ELEMENTS	
FORM & MASSING	• Informal building forms • Asymmetrical/symmetrical massing
ENTRY	• Arched door treatments
ROOF	• Shallow (4:12-5:12) roof pitch; hip and gable roofs • Exposed rafter tails at selected locations
DETAILS	• Shutters • Wrought iron details • Wood or wrought iron balcony railings • Arched windows and window treatments
MATERIALS & COLORS	• Concrete S-tile • Light to medium sand finish stucco in rich earth tone colors • Rustic stone/brick veneer

Rustic stone veneer

Asymmetrical/symmetrical massing

Informal building forms

Arched windows & window treatments

Balcony with decorative metal railings

Decorative shutters

Recessed and arched door treatments

Decorative metal detail

PROVENCE STYLE

Decorative pot shelves

Steep pitched hip & gable roofs

Rich earth color tones

1915–1945. Inspired by the French farmhouse and chateau.

Shallow porch

Rustic stone veneer

Curved / varying roofline

Arched window & door treatments

Quoins

Decorative shutters

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical building massing
ENTRY	• Arched door treatments • Shallow porch • Quoins at entry doors
ROOF	• Steep pitched secondary roofs (6:12+); hip and gable roofs • Short overhangs (0"–12") • Curved/varying roof line
DETAILS	• Shutters • Wrought iron details • Wood or wrought iron balcony railing • Dormers • Arched window or door treatments
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco in rich earth tone colors • Rustic Stone veneer • Quoins at corners, windows, or entry doors • Stone or brick accents

ITALIANATE STYLE

1840–1885. Inspired by informal Italian-styled villas of the picturesque movement in Europe.

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical building massing
ENTRY	• Covered entry • Front porch • Pediment entry with stoop
ROOF	• Shallow pitched roofs (4:12-5:12), hip and gable roofs • Deep overhangs (12"-36") with decorative brackets below and selected locations
DETAILS	• Dentals or brackets at eaves at selected locations • Paired or triple windows • Pediment window and door treatments • Rusticated base
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco in rich earth tone colors • Rustic Stone veneer • Quoins at corners, window, or entry doors • Stone or brick accents

Asymmetrical building massing

Quoins

Dentals at eaves

Deep overhangs with decorative brackets below

Covered entry

Pediment window

Arched door treatment

Shallow-pitched hip roofs

Light sand finish stucco in rich earth tone colors

CALIFORNIA CRAFTSMAN STYLE

Stone accents

Exposed rafter tails at selected locations

Battered columns with stone base

1905–1930. California style inspired by Greene and Greene.

Shallow pitched roofs with deep overhangs

Full-width front porch

Paired and tripled windows

Varied building massing

Decorative knee braces

Stucco with siding accents

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical plan form • Varied building massing
ENTRY	• Full or partial width front porch
ROOF	• Shallow pitched roofs (3.5:12–5:12); front, side or cross gable roofs • Deep overhangs (12"–24") with decorative brackets below • Exposed rafter tails at selected locations
DETAILS	• Battered, square, or 4-post columns • Brackets or knee braces at gabled ends • Paired or triple windows
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco with siding accents • Stone or brick accents

PRAIRIE STYLE

1900–1920. Inspired by the Oak Park homes of Frank Lloyd Wright.

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical building massing with horizontal emphasis
ENTRY	• Single-story front porch • Decorative glazing or sidelights
ROOF	• Hip roofs (3.5:12–5:12) • 18"–24' overhangs
DETAILS	• Heavy square columns • Geometric window grid patterns • Window boxes and pedestal urns • Entry door with decorative glazing or sidelights
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco • Light body colors with dark, contrasting trim • Stone or brick base accents

Hip roofs

Light body colors with dark, contrasting trim

Decorative glazing

Heavy square columns

Geometric window grid patterns

Stone base accents

Front porch

Light to medium sand finish stucco

Horizontal emphasis

EUROPEAN COTTAGE STYLE

Stone accents

Decorative pot shelves

Recessed second floor

1920–1940. Inspired by medieval Tudor and Norman country homes.

Asymmetrical/symmetrical massing

Articulated door surround

Hip and gable roofs

Decorative shutters

Semi-tight rake

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical building massing • Recessed second or third floor
ENTRY	• Articulated door surround or covered porch
ROOF	• Hip and gable roofs (4:12–6:12 pitch) • 6″–18″ overhangs • Semi-tight rake
DETAILS	• Shutters • Dormers • Tower elements • Planter boxes and pot shelves
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco • Rustic stone veneer • Stone or brick wainscot

AMERICAN TRADITIONAL

1850s to the early 20th century evolved from early Colonlial homes.

White trim and concrete tile roof.

Pitched roof detail.

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing • Recessed 2nd floor or single story element at entry • Vertical and horizontal breaks in massing
ENTRY	• Recessed entry • Covered entry with porch
ROOF	• 4:12 to 6:12 roof pitch • 6" to 16" overhangs • Front to back gable or hip roof with intersecting hip and gable roof
DETAILS	• Porches • Square wood columns with trim • Shutters
MATERIALS & COLORS	• Concrete roof tiles - flat or shake appearance • Stucco with horizontal siding accents allowed • Whites, off-white, dark or light colors for field colors, with constrasting trim

Front Porch

Proportionally sized shutters

Recessed second floor massing

Siding accents

FARMHOUSE

Front to back main gable

Roof tiles with smooth look

The American Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and later the Midwest.

Asymmetrical massing

Covered entry with single story porch

Covered front porch

Siding accents & simple massing

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing • Simple plan form massing and simple roof design
ENTRY	• Covered entry with single story porch
ROOF	• 4:12 to 7:12 roof pitch • Front to back main gable roof • 0" to 16" overhangs with open eaves
DETAILS	• Porches with simple columns and railings • Cupolas or dormers • Vertical multi-paned window at front elevation
MATERIALS & COLORS	• Horizontal or vertical siding may be combined with stucco • Roof tiles with smooth flat or shingled appearance • Whites, or light shades of blue, yellow, green, beige or gray for field colors, with complementary trim

7.3 Commercial Activity Center Overlay

The following guidelines apply to the commercial uses located at the northwest corner of Sierra Avenue and Duncan Canyon Road listed as C-C and C-G land uses. In some places within this specific plan, the Activity Center Overlay is referred to as "Activity Center".

7.3.1 Site Design

1. Structures shall be designed to relate to each other and the surrounding area.
2. The placement and design of structures shall facilitate and encourage pedestrian activity and convey a physical and visual link to the adjacent residential developments, streets, and sidewalks.
3. When possible, adjacent buildings shall be designed with shared open spaces, plazas, and courtyards that can serve as employee or customer outdoor eating and gathering places.
4. Where feasible, new structures shall be clustered to create plazas and pedestrian malls. When clustering is impractical, a visual link between separate structures shall be established through the use of an arcade, trellis, or other open structure.
5. Establish a visual link in multibuilding complexes by using architectural and site design elements to unify the project.
6. Building entries shall be oriented towards the street and clearly defined.

Provision of public space in the Activity Center

Facade articulation

Distinctive architectural detailing

7.3.2 Architectural Design

1. Projects within the Activity Center shall utilize specialized design features, such as distinctive architectural detailing, landscaping, and lighting elements, to ensure a consistent design theme for that project.

2. Buildings shall be divided in distinct massing elements. Building facades shall be articulated with architectural elements and details. Vertical and horizontal offsets shall be provided to minimize bulk.

3. Avoid long, monotonous building facades and create diversity by clustering buildings around courtyards and open areas.

4. Avoid a single, large dominant building mass. Horizontal building masses shall not exceed a height-to-width ratio of 1:3 without substantial changes in height and projecting or recessed elements.

5. Large buildings shall have articulated facades, including recesses and architectural detailing, to avoid a monotonous streetscape. Openings shall be recessed 2 to 4 inches to further articulate the façade.

6. Vary rooflines to reduce the overall mass of the building. Parapet walls and roof systems shall be designed to conceal all roof-mounted equipment from adjacent properties and public rights-of-way. Flat roofs shall be disguised through the use of parapet walls.

7. Architectural elevations of principal buildings over 20 feet tall shall have a clearly discernible base (minimum 3'), body, and cap (consisting of a cornice, parapet, awning, or eave that do not to exceed the base height). The base and cap shall be discernible from the body by changes in color, materials, texture, pattern, or profile.

8. Utilize low reflective, subtle, neutral, or earth tone colors on the building body. Building trim and accent areas may feature brighter colors, including primary colors. Applied paint over brick and stone is strongly discouraged.

9. Utilize high quality materials on building bases, bodies, and caps.

Towers and other architectural features shall be used within the Activity Center to create a distinctive sense of place

The distinctive architectural detailing of this commercial retail project creates a consistent design theme for the project

7.3.3 Activity Center Entries

1. Entries shall be clearly marked, with distinctive landscaping and attractive monument-style signage.

2. Access shall be located as far from street intersections as possible.

7.3.4 Paving

1. A variety of paving materials shall be used to clearly delineate vehicular and pedestrian areas and to create a sense of place.

2. Decorative paving shall be incorporated into parking lot design, driveway entries, pedestrian walkways, crosswalks, plazas, and pedestrian malls.

7.3.5 Storage and Accessory Structures

1. Storage, loading areas, and service entrances shall be located to the rear of the structure and oriented away from noise-sensitive uses, such as residences. Landscaping, berming, and walls shall be used to buffer adjacent uses from these areas.

2. Outdoor storage areas and loading docks shall be screened from the street and adjacent uses.

3. Accessory uses and utilities shall be located behind the primary structure out of public view whenever possible. Uses that cannot be placed out of view shall be shielded with berms, landscaping, attractive walls, or decorative screening.

7.3.6 Parking

1. Disperse parking into multiple smaller lots as opposed to one large lot, where feasible, and screen parking with berms, landscaping, or fences.

Pedestrians should be buffered from parking lots with landscaping and sidewalks

Screening of trash receptacles

Colorful and varied paving materials add interest to sidewalks and public spaces

Quality commercial project signage

7.3.7 Activity Center Signs

1. Signs shall be backlit or downlit to prevent glare and spillover onto adjacent properties.
2. "Canned" signs are prohibited. Interior illuminated channel letters shall be used instead.
3. Signs shall be compatible with the building and site design in terms of color, material, and placement.
4. All signs shall be maintained in good repair.
5. Color schemes for signage shall be related to other signs and graphics in the vicinity to achieve a coordinated sense of identity.
6. The design and style of a sign shall complement the architectural style of the building to which it is attached or adjacent.
7. The exposed backs and sides of signs shall be architecturally treated to blend with the exterior character of the buildings and site.
8. Signage shall be visually interesting and informative. It shall be distinctive and eye-catching yet simple and tasteful. Cluttered designs and excess advertising shall be avoided.
9. Multitenant signage is encouraged to minimize visual clutter.

7.4 Landscape Design Guidelines

These landscape design guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the residential community for the Arboretum. The Arboretum's design guidelines are driven by the goal to create a cohesive overall community while still promoting the design of unique and interesting landscape spaces at the neighborhood level.

7.4.1 Community-Wide Landscape Design Guidelines

1. All landscaping shall utilize the approved trees, shrubs, and groundcovers listed in the Plant Palette found in this chapter (Table 7.4).

2. Landscaping along main ~~major~~ roadways and at project entries shall be consistent, formalized, and composed of signature plantings from the plant palette to create an attractive and cohesive community identity. Formal plantings of nonnative species may be used at key entries and intersections to highlight these areas.

Patterned paving at pedestrian crosswalks increases pedestrian safety and enhances entries

3. Median plantings shall reflect the use of the roadway of which they are a part. Median plantings along Sierra Avenue and Citrus Avenue shall be more formal to reflect the hierarchy and character of the roadways.

4. Landscaping within paseos shall consist of informal groupings of shade trees, shrubs, and plantings. Native and other low-water species shall comprise the majority of landscaping within paseos. However, turf areas may be provided in areas intended for active use.

5. The planting of native and drought-tolerant species coupled with water-efficient and drip irrigation systems is encouraged throughout the project, especially in public or common areas.

6. As practical, utilize medians and parkways for water treatment and to reduce runoff.

7. As practical, ample street and shade trees shall be provided to create an attractive and pedestrian-friendly environment.

8. Increase tree canopy and place trees strategically to reduce energy demand for adjacent buildings, enhance roadway safety, and provide for a more aesthetically pleasing environment.

9. As practical, utilize a variety of tree types with an emphasis on trees that provide shade cover and an urban forest within The Arboretum. Also, provide formal, linear plantings of trees as windrows, with proper orientation toward prevailing winds, to mitigate the negative effect of wind on the project

10. Landscape Design Guidelines must comply with the approved Fire Protection Master Plan. If the Specific Plan and Fire Protection Master Plan conflict, the latter will control.

11. Install automated, high efficiency irrigation systems to reduce the amount of water devoted to landscaped areas, such as drip and bubbler irrigation and low-angle, low-flow sprayheads.

12. Encourage homeowners to select plant materials and species that are native, drought tolerant, and/or low water demand.

13. Minimize the use of large or inefficiently small turf areas in landscaping by incorporating water-conserving native groundcovers or perennial grasses, shrubs, and trees.

14. Group plants with similar water requirements together, a technique known as hydrozoning.

15. Increase tree cover in developed areas to reduce solar heat gain into buildings and to reduce the amount of heat absorbed by paved areas. In general, plant drought-tolerant or native tree species around and near buildings, walls, windows, and paved areas. Plant deciduous trees on the south side of buildings to allow for increased solar heat gain in winter months (reducing energy needed for heating interiors) and shading in summer months (reducing energy needed for cooling interiors).

Street trees provide shade and visual character along residential streetscapes

Groundcover and informal tree plantings

7.4.2 Tiered Landscape Program

Landscaping for The Arboretum shall follow a tiered planting plan as shown in Figure 7.1, *Tiered Planting*. Using different scales, forms, colors, and/or textures of plant materials "tiered" planting visually increases the depth of planters and promotes interest and diversity. The application of tiered planting is required to enhance the visual character of the project by softening the appearance of walls and fencing along main ~~major~~ community roadways such as Duncan Canyon Road and Cypress Avenue. The tiered concept shall also be applied at the neighborhood level (along collector and local streets) and in front of individual residential units or multifamily housing projects as allowed by the Fire Protection Master Plan for The Arboretum. A selection of acceptable planting materials is found in Table 7.4, Plant Palette.

Example of tiered planting techniques

Table 7.1 General Tiered Landscaping Requirements

Tier	DESCRIPTION	SIZE
Tier A	Low spreading groundcover (1) (3) ***(including turf or turf substitute)***	Under 12" height
Tier B	Low mounding shrub/groundcover (1) (2) (3) ***(informal mass planting)***	12"-30" height
Tier C	Low hedge ***(formal-linear) (3)***	12"-30" height
Tier D	Medium shrub ***(informal mass or hedge)*** (2) (3)	24"-48" height
Tier E	Large shrub ***(informal mass or hedge)*** (2) (3)(3)	42"-60" height
Tier F	Vertical accent ***(growth habit columns rather than horizontal) (3)***	42"-72" height
Accent G	Strategically located specimens (3)	Varies

Notes

(1) Groundcover material shall be permeable and be able to retain moisture in the root zone, as well as reduce dust and weeds. Examples of appropriate ground place materials include decomposed granite (3/8" minus with 11% fines), fractured rock (2"-6"), river rock (4"-9"), shredded bark, and ornamental grass. Groundcover should be "California-friendly". Only landscape areas 8'x18' in size and greater and designed for active outdoor activity shall be permitted to use turf.

(2) Shrubs shall be a minimum of 5-gallons in size; in any "multi-tier" scheme, shrubs serving as the first (shortest) tier, a 1-gallon shrub size or rooted cutting is acceptable. When four or more tiers are used, shrubs serving as the first two tiers, may be a minimum of 1-gallon in size.

(3) All planting plans are subject to the requirements of the Fire Protection Master Plan for The Arboretum which supercedes this document.

TIERED PLANTING

FIGURE 7.1

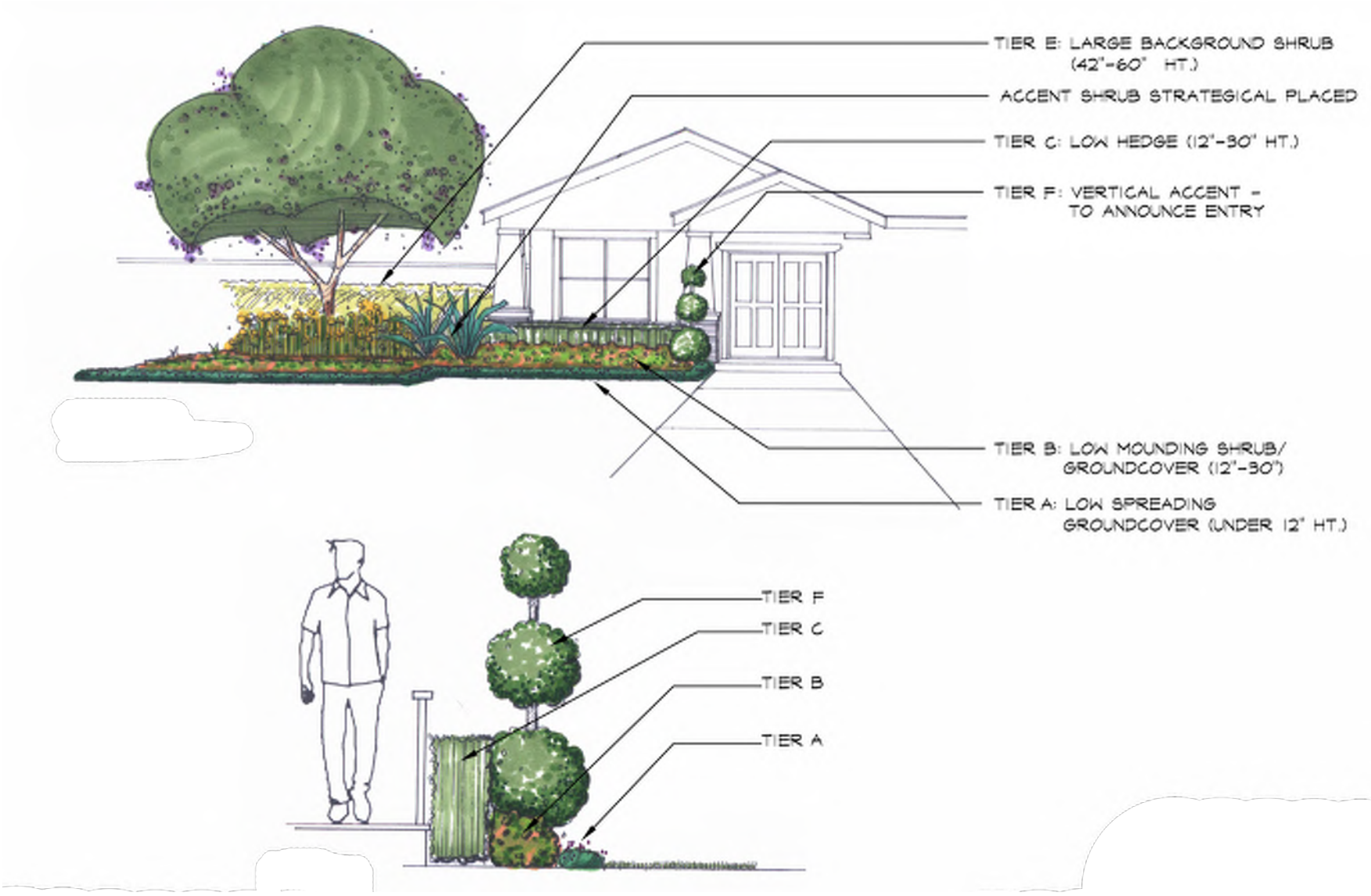


Table 7.2, Specific Tiered Landscaping Requirements, provides details on how to approach tiered landscaping in front and side yards and slopes and large open spaces. Table 7.3, Streetscape Landscaping Requirements, details sizing, spacing and other requirements for the various street typologies found within The Arboretum community. Please see Chapter 6, *Circulation and Streetscape Design*, for further information regarding the Arboretum's streetscene.

Table 7.2 Specific Tiered Landscaping Requirements

PLANTER WIDTH	NUMBER OF TIERS REQUIRED (Choose tiers A-G from Table 7.1)		
	Front yards	Side yards	Slopes and large open space
18" - 30"	1	1	1
30"-48"	2	2	1
48"-60"	2 or 3	2	1
60" and up	3	3	1
5'-12'	-	-	2: Second tier minimum "Tier C"
12' - 18'	-	-	3: Third tier minimum "Tier D"
18' and up	-	-	4

* Accent planting is encouraged depending on length of planter and could, depending on its use, count as a tier.

7.4.3 Streetscapes

1. Streetscape elements, such as landscaping, lighting, street furniture, and signage shall create an attractive, consistent, and cohesive community image and complement the surrounding architectural styles.

2. Attractively landscaped medians shall be provided along main ~~major~~ roadways to reduce vehicular speed, create a pedestrian-friendly environment, and ensure a pleasant community image.

3. Special patterned paving shall be provided at important intersections and pedestrian crossings within the Specific Plan area, such as the intersection of Cypress Avenue and Duncan Canyon Road.

4. Traffic-calming measures such as speed dots will be used every +/- 650 feet in and adjacent to residential and park areas to reduce the speed of traffic and create a more pedestrian-friendly environment. Sidewalk bulbs increase pedestrian safety and comfort and shall be placed at important intersections.

At the product level, product-adjacent private spaces that are part of the public realm (i.e. private front and side yards) help create the overall landscape tone for the Arboretum. Specific tiered-landscape requirements for front and side yards are provided to encourage the development of a cohesive streetscape throughout all levels of the Arboretum. Slopes and large open spaces (a minimum of 900 square feet in size and/or with 20-foot dimensions) can also serve to unite the streetscene.

Table 7.3 Streetscape Landscaping Requirements

	Trees	Vines	Shrubs	Unique Details
Perimeter Streets *(Figures 6.3 and 6.4)*	• Combination of 24- and 36-inch box trees • Flowering accent tree groupings between 120-200 ft spacing	• 1-gallon minimum • 20 ft on center spacing	• Tiered landscape • 1-gallon minimum • 30-inch max height for shrubs in the median • Wood mulch or D.G. around shrubs	• Option A (Specimen Tree) and/or Option B (Vineyard) to occur 3-4 times per 1,000 linear feet
Duncan Canyon Road and Citrus Avenue at Easement (Requirements in addition to those for Perimeter Streets) *(Figure 6.5)*	• 24-inch box minimum • 40 ft on center spacing • 20 ft height max			
Collector Streets *(Figures 6.6)*	• 24-inch box minimum • 40 ft on center spacing	• 1-gallon minimum (where applicable)	• Layered between sidewalk and community wall or maintenance curb • 50% 1-gallon minimum, 50% 5-gallon minimum • Wood mulch around shrubs	
Local Streets *(Figures 6.7)*	• 24-inch box minimum • 40 ft on center spacing • Three trees per lot for side and corner conditions, two trees per lot for front yard conditions	• 1-gallon minimum (on side yards) • 10 ft on center spacing	• Tiered medium scale shrubs for side-yard between wall and property line wall • 50% 1-gallon minimum, 50% 5-gallon minimum • Wood mulch around shrubs	
Arboretum Trail Streetscape *(Figures 6.8)*	• 24-inch box minimum • 40 ft on center spacing	• 1-gallon minimum (where applicable)	• Layered between sidewalk and community wall or maintenance curb • 50% 1-gallon minimum, 50% 5-gallon minimum • Wood mulch around shrubs	• Perimeter Street Option A and/or Option B where appropriate
Alleys	• 15-gallon minimum tree size	• 1-gallon minimum		

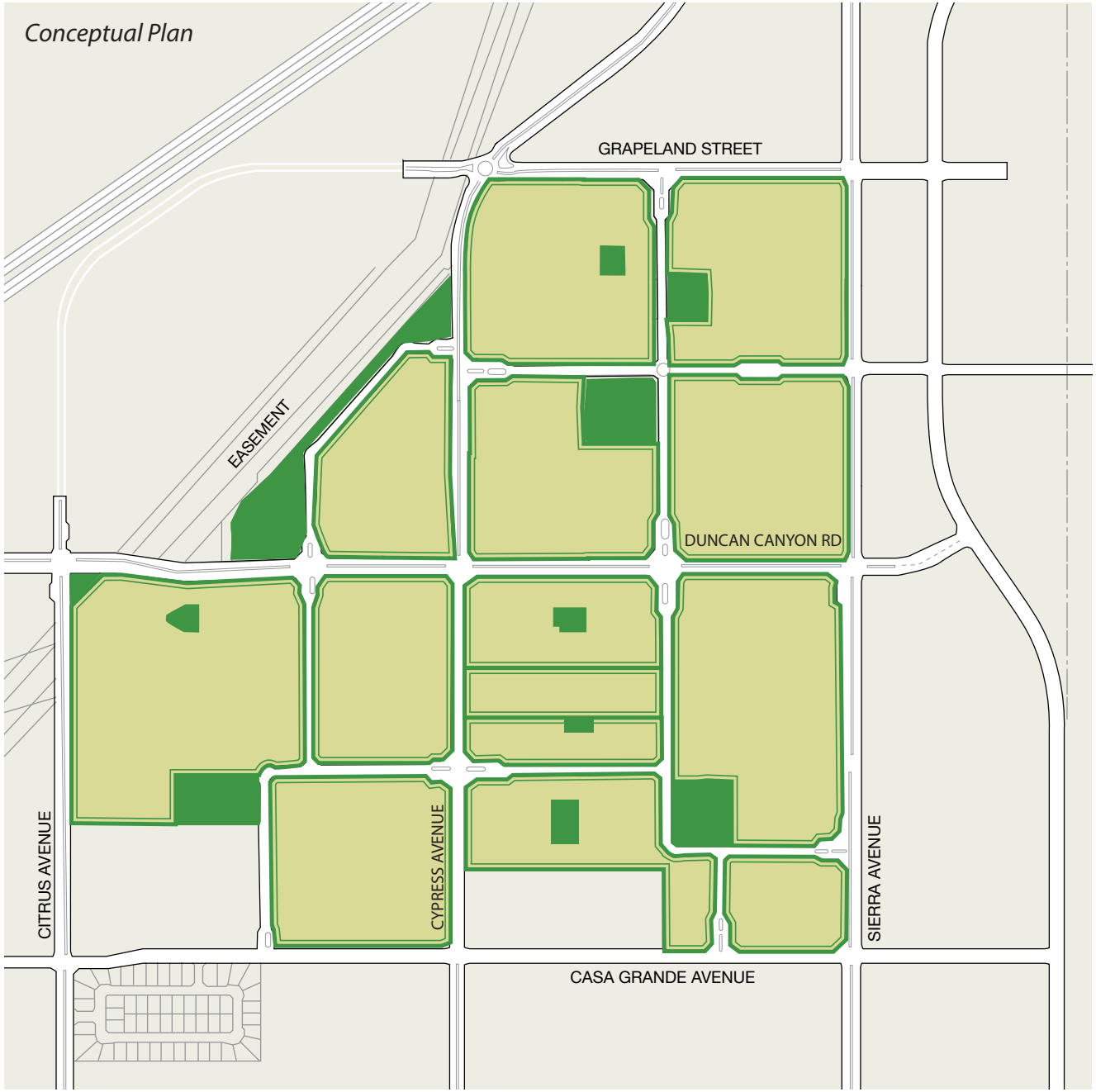
Note: Streetscape landscaping requirements superceded by Fire Protection Master Plan.

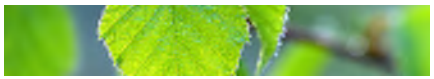
7.4.4 Landscape Districts

To ensure that the arboretum concept and theming established in the Arboretum Park extends to the residential neighborhood level (above and beyond the parks and gardens that are required), The Arboretum Specific Plan area has been divided into 14 ~~15~~ landscape districts (Figure 7.2, *Landscape Districts*) that are comprised of multiple planning areas.

While the streetscape landscaping palette provides overall visual continuity throughout the four villages, the landscape districts were established to ensure that visual variety in the Arboretum's landscaping is achieved at the individual property and/or product level. As a result, a landscape theme will be selected for each landscape district that is based upon the planting materials used in one of the community gardens that are required in each village. Variations in the landscape themes will occur between adjacent landscape districts to visually create a distinctive sense of place for each district.

The landscape district delineations shown in Figure 7.2 are provided for reference only. District boundaries, garden theme selection, and each landscape district plant palette shall be refined and finalized during the tentative tract map approval process.





LANDSCAPE DISTRICTS

FIGURE 7.2

LEGEND

- Landscape District
- Park

7.4.5 Product-Level Landscaping

The following general requirements for detached product front yards and attached product interior drive courts provide minimum standards necessary to create a vibrant public realm. These standards, when combined with a tiered landscaping plan and guided by the images presented in this section, will result in a cohesive landscape at the product level while maintaining a sense of originality and diversity.

To ensure that appropriate landscape treatments and materials selected at the landscape district level are carried through to the product level, examples of landscaping requirements for four conceptual products - detached single family, detached court cluster, attached paseo cluster, and attached green court cluster - are presented in this section. These four products present options on how to approach landscaping at the product level of development - a key level in setting the tone for the entire Arboretum community.

All landscaping design must conform to the Fire Protection Master Plan and the City of Fontana's Model Water Efficiency Ordinance (MWELO).

DETACHED UNITS: FRONT YARDS

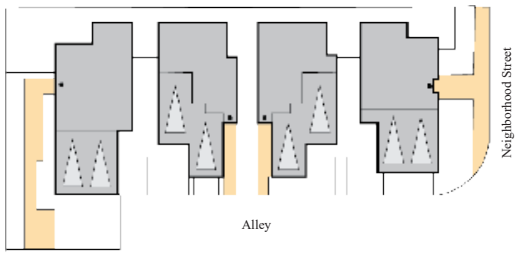
1. Plant accent shrubs to highlight home entry
2. Any wall over 42" high shall have a 5-gallon foundation or shrub material planted at a minimum 3' o.c. at its base
3. Two large plantings per lot, in addition to street trees, shall be required. One planting must be a tree (24" box minimum) while the other planting shall be a 15-gallon minimum tree or shrub.
4. Trees shall be planted in informal clusters to create dynamic rhythm and avoid monotony of evenly spaced trees.
5. Plant materials are encouraged to be "California-friendly".

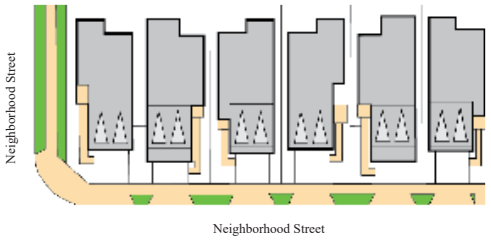
ATTACHED UNITS: INTERIOR DRIVE COURTS

1. Provide landscape planters between garage doors to achieve softening of motor court/alley area.
    - Planter shall be a minimum of 16" wide and 24" deep.
    - Planter shall be able to support a vertical hedge or vines capable of reaching and being maintained at 5' height.
2. Provide vertical accent tree or large vertical shrub at corner of building facing alleys to soften and frame building.
3. Plant materials are encouraged to be "California-friendly".

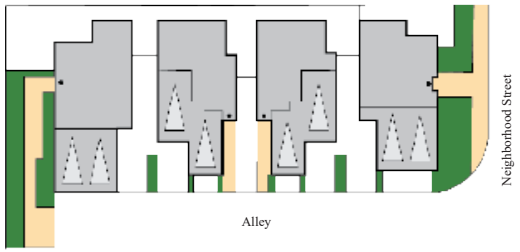
DETACHED TRADITIONAL SINGLE FAMILY HOME

STREET-ADJACENT PUBLIC SPACE

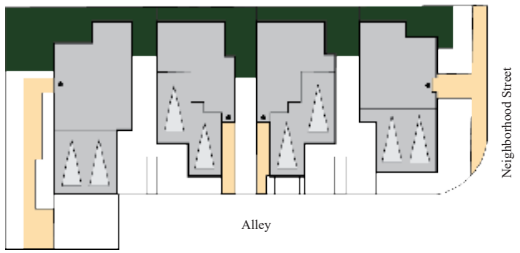




PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

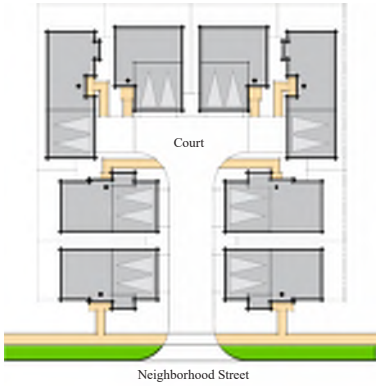


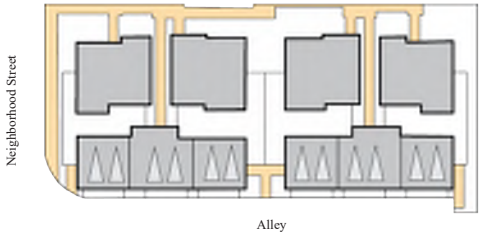
PRODUCT-ADJACENT PRIVATE SPACE

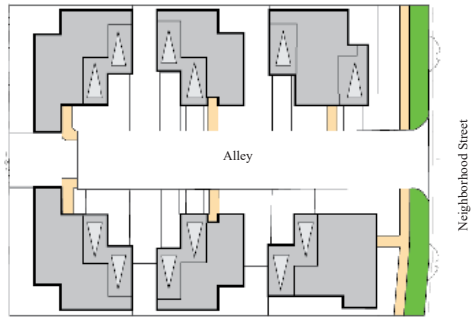


DETACHED COURT CLUSTER

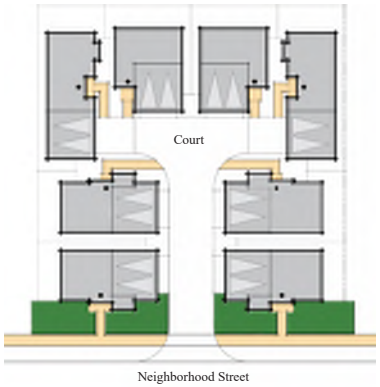
STREET-ADJACENT PUBLIC SPACE

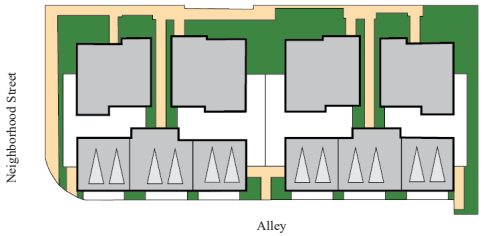


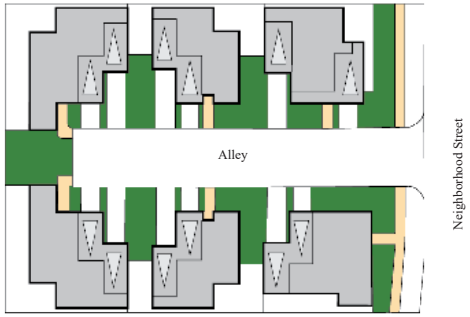




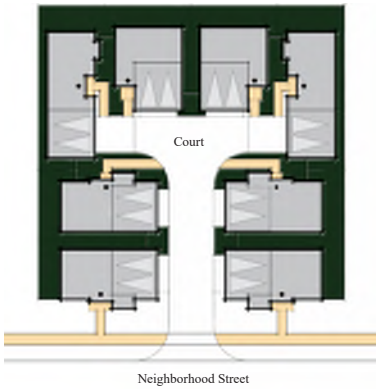
PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

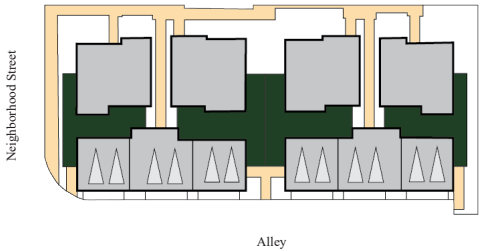


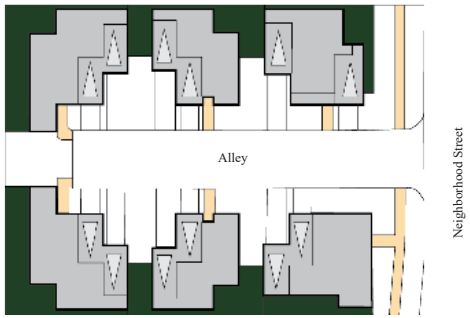




PRODUCT-ADJACENT PRIVATE SPACE

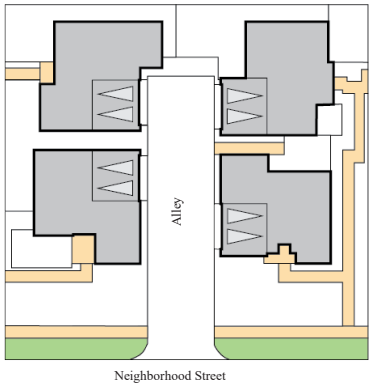


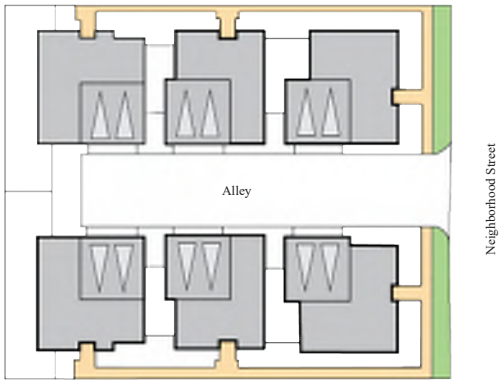




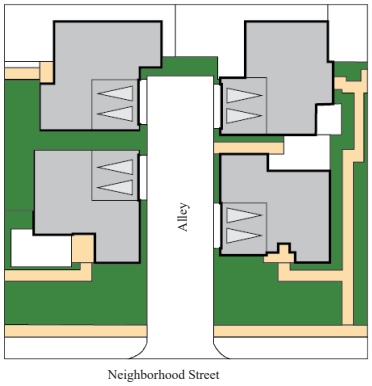
DETACHED COURT CLUSTER

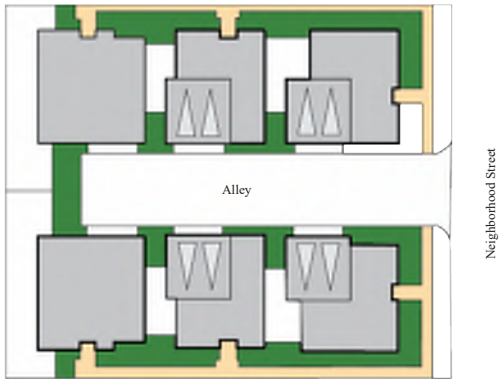
STREET-ADJACENT
PUBLIC SPACE



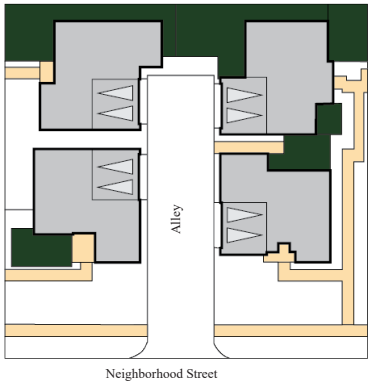


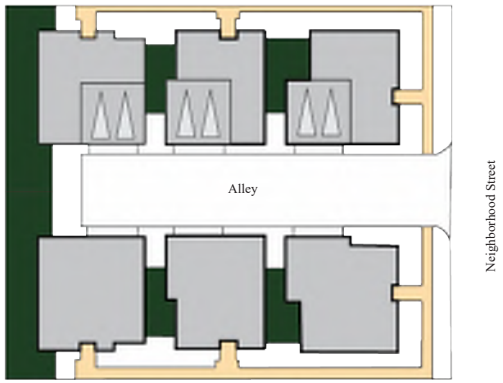
PRODUCT-ADJACENT
PUBLIC SPACE,
PRIVATELY OWNED





PRODUCT-ADJACENT
PRIVATE SPACE

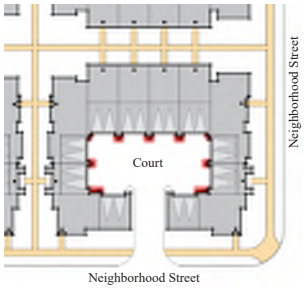




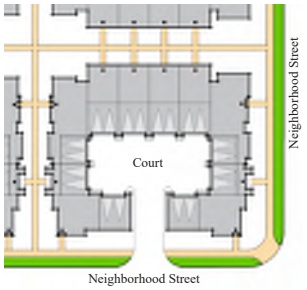
ATTACHED PASEO CLUSTER

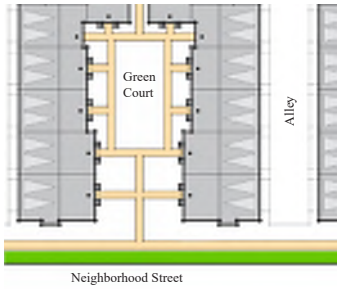
ATTACHED GREEN COURT CLUSTER

INTERIOR DRIVE COURT

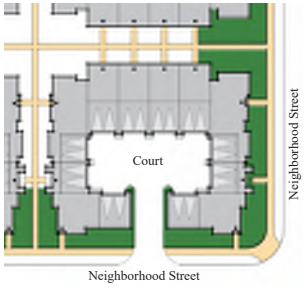


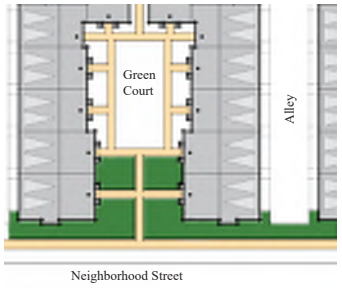
STREET-ADJACENT PUBLIC SPACE



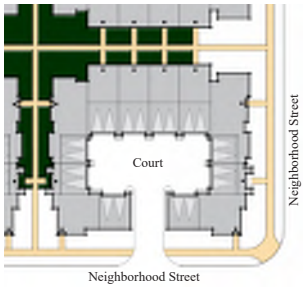


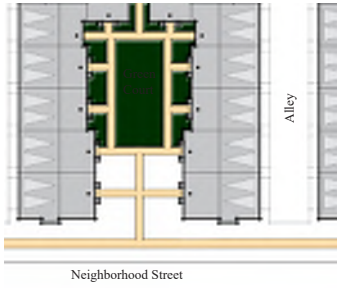
PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED





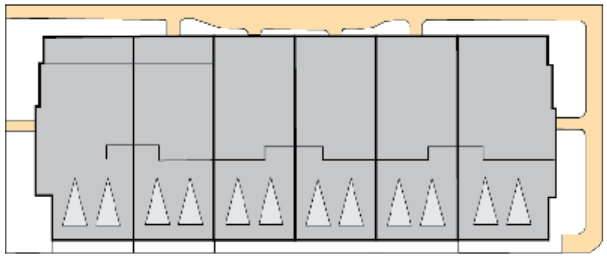
PRODUCT-ADJACENT PRIVATE SPACE



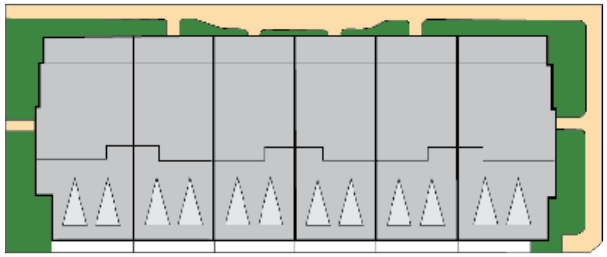


ATTACHED TOWNHOME

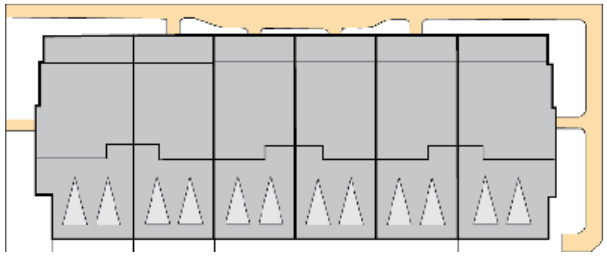
STREET-ADJACENT
PUBLIC SPACE



PRODUCT-ADJACENT
PUBLIC SPACE,
PRIVATELY OWNED



PRODUCT-ADJACENT
PRIVATE SPACE



7.4.6 Alternative Landscape Techniques

Individual residential property owners will be encouraged to utilize alternative landscaping techniques to reduce turf throughout the Arboretum. These alternative techniques include, but are not limited to:

1. Turf Limitations: limit the amount of turf in front yards based on yard size (i.e. 10% of total square footage with an 8' minimum dimension) or require front yards to be turf-free. Encourage use of various groundcover, inert natural materials, and/or native grasses instead.

2. Landscape Zones: group plants with similar water needs together to create distinct watering zones (mini oasis zone, transition zone, and natural zone). Lots may be laid out with a smaller but highly visible area where regular irrigation is provided, but with other broad areas requiring little maintenance or watering.

3. Vertical Landscaping: orient landscape vertically rather than horizontally. Vertical landscaping requires less ground space and concentrates required watering. Vertical plantings can include trellises or large pots with small trees.

4. Wall Planting: when there are retaining wall conditions, create walls where plants can root into material behind the wall façade or where the rooting medium for the plants is contained within the wall structure. These walls can be made to convey a sense of local distinctiveness.

5. Native Grasses: plant native grasses in place of traditional turf to reduce water use, green waste and add variety to the landscape.

6. Creative Pavement Patterns: utilize visually pleasing paving options to create interesting groundcover patterns, without the use of turf.

7. Decomposing Granite (DG): commonly used for paths and other paved surfaces. DG is much more permeable than conventional paving materials and can usually be installed at a much lower cost.

8. Outdoor Rooms: encourage use of outdoor spaces by creating outdoor "rooms" using pavement, walls, and planters which support drought tolerant planting materials.

9. Solar Orientated Landscaping: organize landscape based on sun exposure (west/south side requires direct sun and tolerates reflected heat, east side should have plants that require filtered or moderate sunlight, and north side needs shade tolerant plants).

The use of drought-tolerant and native plant species can be an attractive turf alternative in front yards and common landscaped areas.

7.4.7 Plant Material Guidelines

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to The Arboretum. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, conformance with The Arboretum Fire Protection Plan and concern for maintenance. Wherever possible, overall plant material selection for given project areas, shall have compatible drought-resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

PLANTING CONSTRAINTS

There are several planting and hardscape restrictions, constraints, and considerations which occur within The Arboretum, as follows:

- The landscape area between hardscape elements (i.e., curb, sidewalk) shall be no smaller than 4 feet in width (excluding planters in interior courts).
- Trees planted on small areas (less than 5' wide) require an 8-foot linear-type root barrier and their location must be approved by the Public Works Department.
- No trees higher than 20 feet are allowed in the SCE easement.
- Trees shall be centered in parkways, medians or planting areas, unless indicated as randomly spaced.

IRRIGATION

All irrigation systems installed in any commonly irrigated lots and which are maintained by the Homeowner Association or a Landscape Maintenance District, shall be designed to conform to the state's Water Conservation Assembly Bill 325 and any City of Fontana Guidelines currently in effect. All irrigation systems shall be installed in conformance with all City of Fontana Standards.

All landscaped areas to include neighborhood parkways shall be watered with a permanent underground irrigation system, and shall be designed with head-to-head or point-to-point 100 percent coverage. Landscape areas within the SCE easement shall be watered using point irrigation system (drip or bubbler). No irrigation controllers or irrigation main lines are allowed within the SCE Easement.

Water-saving irrigation equipment shall be used, including flow sensors, moisture sensors, and using California Irrigation Management Information System (CIMIS).

PLANT PALETTE

The plant palette for The Arboretum Specific Plan, accompanied by images of typical species, is presented in Table 7.4, ***Plant Palette***, below. The plant palette describes the types and locations of species to be used in certain areas, including streetscapes, entryways, and park areas. Trees recommended for the Arboretum Park are indicated by a green marker ● next to the tree name within the Community Plant Palette.

Eucalyptus grandis

California Pepper Tree

London Plane Tree

Honey Locust

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Table 7.4 Plant Palette

BOTANICAL NAME	COMMON NAME
EXTERIOR PERIMETER STREETS (Grapeland St., Citrus Ave., Casa Grande Ave., Sierra Ave.)	
Large-Scale Evergreen Street Trees and Median Island Trees	
Alnus rhombifolia	White Alder
Cinnamomum camphora	Camphora
Eucalyptus leucoxylon	White Ironbark
Eucalyptus microtheca	Coolibah
Eucalyptus robusta	Swamp Mahogany
*Eucalyptus viminalis	Eucalyptus
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
*Pinus halepensis	Aleppo Pine
*Pinus pinea	Italian Stone Pine
*Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Quercus virginiana	Southern Live Oak
Quercus wislizeii	Interior Live Oak
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
Large Scale Deciduous Accent Trees	
Luquipambar stracuflua	American Sweet Gum
*Olea europaea	Olive
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree; 'Bloodgood'
Populus nigra italica	Lombardy Popular
Zelkova serrata	Saw Leaf Zelkova
Flowering Accent Trees	

Jacaranda

Crape Myrtle

Magnolia

Camphor Tree

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Bauhinia variegata	Purple Orchid Tree
Chitalpa tashkentensis	Chitalpa
Cupaniopsis anacardiodies	Carrot Wood Tree
Glenditsia triancanthos	Honey Locust
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Pyrus calleryana	Ornamental Pear; 'Aristocrat'

Shrubs

See Overall Arboretum Plant Palette

Median Island Shrubs (30" High Maximum)

See Overall Arboretum Plant Palette

INTERNAL PERIMETER STREETS (Cypress Ave., Duncan Canyon Road)

Large-Scale Street Tree and Median Island Trees

Duncan Canyon Road

*Cinnamomum camphora	Camphora
*Eucalyptus viminalis	Eucalyptus
Quercus agrifolia	Coast Live Oak
Quercus virginiana	Southern Live Oak
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
Zelkova serrata	Saw Leaf Zelkova

Purple Orchid Tree

Saw Leaf Zelkova

Chinese Fringe Tree

Ornamental Pear

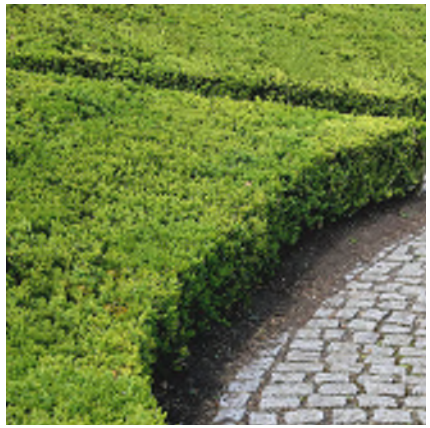
Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Cypress Avenue	
*Cinnamomum camphora	Camphora
*Eucalyptus viminalis	Eucalyptus
Jacaranda mimosifolia	Jacaranda
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Quercus wislizeii	Interior Live Oak
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
Zelkova serrata	Saw Leaf Zelkova
Flowering Trees	
Duncan Canyon Road and Cypress Avenue	
Castanospermum australe	Moreton Bay Chestnut
Cupaniopsis anacardiodies	Carrot Wood Tree
Lagerstroemia indica	Crape Myrtle (Duncan Canyon Road)
Magnolia grandiflora	Southern Magnolia (Cypress Avenue)
Pyrus calleryana	Ornamental Pear; 'Aristocrat'
*Olea europaea	Olive
Quercus ilex	Holley
SCE Easement Street Trees	
Duncan Canyon Road	
Lagerstroemia indica	Crape Myrtle
SCE Easement Shrubs	
See Overall Arboretum Plant Palette	
Vines (On Perimeter Streetscene Walls)	
See Overall Arboretum Plant Palette	

Chinese Tallow Tree

Flaxleaf Paperbark

Kangaroo Paw



Buxus

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

ARBORETUM TRAIL AT COLLECTOR STREETS

Street Trees – All of the following trees shall be used along the Arboretum trail to create plant diversity along this corridor.

Bauhinia blakeana	Hong Kong Orchid Tree
Bauhinia variegata	Purple Orchid Tree
*Cinnamomum camphora	Camphor Tree
Cupaniopsis anacardioides	Carrot Wood
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
*Olea europaea	Olive
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Pyrus calleryana	Ornamental Pear; 'Aristocrat'
Quercus agrifolia	Coast Live Oak
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
Zelkova serrata	Saw Leaf Zelkova

Background/Windbreak Trees

Alnus rhombifolia	White Alder
Eucalyptus microtheca	Coolibah
Eucalyptus robusta	Swamp Mahogany
Eucalyptus leucoxylon	White Ironbark
*Eucalyptus viminalis	Eucalyptus
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Populus nigra italica	Lombardy Popular

Shrubs

See Overall Arboretum Plant Palette

Jerusalem Sage

Pink Melaleuca

Dwarf Strawberry Tree

Bougainvillea

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Vines (On Perimeter Streetscene Walls)

See Community Plant Palette

COLLECTOR STREETS

Street Trees

Arbutus marina	No Common Name
Bauhinia blakeana	Hong Kong Orchid Tree
Bauhinia variegata	Purple Orchid Tree
*Cinnamomum camphora	Camphora
Cupaniopsis anacardioides	Carrot Wood Tree
*Eucalyptus viminalis	Eucalyptus
Fraxinus oxycarpa	'Raywood'; Raywood Ash
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Melaleuca linariifolia	Flaxleaf Paperbark
*Olea europaea	Olive
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Pyrus calleryana	'Aristocrat'; Ornamental Pear
Quercus agrifolia	Coast Live Oak
Rhus lancea	African Sumac
Sapium sebiferum	Chinese Tallow Tree
Sophora japonica	Japanese Pagoda Tree
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
X chitalpa tashkentensis	'Pink Dawn'; Chitalpa Tree
Zelkova serrata	Saw Leaf Zelkova

Purple Leaf Plum

Boston Ivy

Mexican Bush Sage

Pink Powder Puff

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Shrubs

See Overall Arboretum Plant Palette

Vines (On Perimeter Streetscene Walls

See Overall Arboretum Plant Palette

COMMUNITY PROJECT ENTRIES

Specimen Trees

*Olea europaea	Olive
*Pinus Pinea	Italian Stone Pine
Platanus acerifolia 'bloodgood'	London Plane Tree
Quercus agrifolia	Coast Live Oak
Quercus virginiana	Southern Live Oak
*Schinus molle	California Pepper Tree

Vertical Evergreen Backdrop Tree

*Cupressus sempervirens	Italian Cypress
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
*Pinus canariensis	Canary Island Pine
Populus nigra 'Italica'	Lombardy Popular
Prunuscaroliniana	Carolina Laurel Cherry

Entry Monumentation Thematic Shrubs

Arbutus unedo 'compacta'	Dwarf Strawberry Tree
Agave sp.	Agave
Aloe sp.	Aloe
Anigozanthus flavidus	Kangaroo Paw
*Bougainvillea sp.	Bougainvillea
Buxus japonica 'Green Beauty'	Buxus
Dasylirion wheeleri	Desert Spoon
Festuca glauca	Blue Fescue
Lavendula stoechas 'Otto Quast'	Spanish Lavendar

Bronze Loquat

Pink Dawn

New Zealand Flax

Crabapple

Leonotis leonarus	Lion's Tail
Melaleuca nesophila	Pink Melaleuca
Muhlenbergia rigens	Deer Grass
Muhlenbergia rigida	Purple Muhly
Phlomis fruticosa	Jerusalem Sage
Phormum tenax (Varieties)	New Zealand Flax
Pittosporum tobira (Varieties)	Tobira
Rhaphiolepis umbellata minor	No Common Name
Rosa floridunda 'Iceberg'	Rose
Rosa 'Flower Carpet'	Landscape Rose
*Rosmarinus officinalis (Varieties)	Rosemary
*Salvia leucantha	Mexican Bush Sage
Santolina chamaecyparissus	Lavender Cotton
Westringia fruticosa	'Morning Light' Coast Rosemary

Vines / Espaliers

*Bougainvillea sp.	Bougainvillea
Calliandra haematocephala (espalier)	Pink Powder Puff
Distictus buccinatoria	Red Trumpet Vine
Grewia caffra (Espalier)	Lavender Star Flower
Parthenocissus tricuspidata	Boston Ivy
Rosa sp.	Climbing Rose

PRIMARY AND SECONDARY ENTRIES

Specimen Trees

*Pinus pinea	Italian Stone Pine
Platanus acerifolia 'bloodgood'	London Plane Tree
*Olea europaea	Olive
Quercus agrifolia	Coast Live Oak
*Schinus molle	California Pepper Tree

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Agave

Box Leaf Euonymus

Blue Fescue

Southern Magnolia

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Vertical Evergreen Backdrop	
*Cupressus sempervirens	Italian Cypress
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
*Pinus canariensis	Canary Island Palm
Flowering Entry Backdrop Tree	
Arbutus marina	No Common Name
Cassia excelsa	Crown of Gold
Chitalpa tashkantensis	'Pink Dawn'; Chitalpa Tree
Lagerstroemia indica	Crape Myrtle
Prunus cerasifera	Purple Leaf Plum
Trees in Pots	
Eriobotrya deflexa	Bronze Loquat
Feijoa sellowiana	Pineapple Guava
Laurus nobilis (Standard)	Bay Tree
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Malus hybrid	Crabapple
Shrub Hedge Row	
Buxus japonica 'Green Beauty'	Buxus
Euonymus japonica 'Microphyllus'	Box Leaf Euonymus
Ligustrum japonica 'Texanum'	Texas Privet
Rhaphiolepis umbellata minor	No Common Name

ICON MONUMENTATION	
Intersection Heritage Trees	
Cinnamomum capidora	Camphon Tree
Quercus agrifolia	Coast Live Oak
*Schinus molle	California Pepper Tree
Vertical Backdrop Trees	
Alnus rhombifolia	White Alder
Liquidamar stracuflua	American Sweet Gum

Lavender Cotton

Tobira

Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Populus nigra 'italica'	Lombardy Popular
Shrub Hedge Row	
Buxus japonica	'Green Beauty'
Buxus rhaphiolepis umbellata minor	NCN
Euonymus japonica 'Microphyllus'	Box Leaf Euonymus
Icon Monumentation Thematic Shrubs	
Agave Sp.	Agave
Aloe Sp.	Aloe
Anigozanthus flavidus	Kangaroo Paw
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
*Bougainvillea sp.	Bougainvillea
Buxus japonica 'Green Beauty'	Buxus
Dasylirion wheeleri	Desert Spoon
Festuca glauca	Blue Fescue
Lavendula stoechas 'Otto Quast'	Spanish Lavendar
Leonotis leonarus	Lion's Tail
*Muhlenbergia rigens	Deer Grass
Muhlenbergia rigida	Purple Muhly
Phlomis fruticose	Jerusalem Sage
Phormum tenax (Varieties)	New Zealand Flax
Pittosporum tobira	Tobira
Rhaphiolepis umbellata minor	No Common Name
Rosa floridunda	'Iceberg' Rose
Rosa 'Flower Carpet'	Landscape Rose
*Rosmarinus officinalis (Varieties)	Rosemary
*Salvia leucantha	Mexican Bush Sage
Santolina chamaecyparissus	Lavender Cotton
Westringia fruticosa 'Morning Light'	Coast Rosemary

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Hybrid Palo Verde

Mexican Fan Palm

Hong Kong Orchid Tree

Holly Oak

COMMUNITY PLANT PALETTE
(All Areas Except SCE Easement, including Recreation Centers, Parks, Streetscenes, and On Site Landscaping)

*Palm Trees

● Bauhea armata	Blue Mexican Palm
● Chamaerops humilis	Mediterranean Fan Palm
Phoenix dactylifera	Date Palm
Washingtonia robusta	Mexican Fan Palm

Local Street Trees

Arbutus marina	No Common Name
Bauhinia blakeana	Hong Kong Orchid Tree
Bauhinia variegata	Purple Orchid Tree
Cercidium hyprid 'desert museum'	Hybrid Palo Verde
*Cinnamomum camphora	Camphora
Cupaniopsis anacardioides	Carrot Wood
*Eucalyptus viminalis	Eucalyptus
Koelreuteria bipinnata	Chinese Flame Tree
● Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Melaleuca linariifouia	Flaxleaf Paperbark
*Olea europaea	Olive
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Pyrus calleryana 'Aristocrat'	Ornamental Pear
Quercus agrifolia	Coast Live Oak
● Rhus lancea	African Sumac
Sapium sebiferum	Chinese Tallow Tree
*Schinus molle	California Pepper Tree

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

Carolina Laurel Cherry

Long Leaved Yellow Wood

Coast Live Oak

European White Birch

	Sophora japonica	Japanese Pagoda Tree
	Tristania conferta	Brisbane Box
	Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
●	X chitalpa tashkentensis 'Pink Dawn'	Chitalpa Tree
	Zelkova serrata	Saw Leaf Zelkova
	Vertical Evergreen Trees	
	*Cupresses sempervirens	Italian Cypress
●	Eucalytus grandis	N.L.N.
	Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
	*Pinus canariensis	Canary Island Palm
	Podocarpus henkelii	Long Leaved Yellow Wood
	*Podocarpus macrophyllus	Yew Pine
	Prunus caroliniana	Carolina Laurel Cherry
	Park Large Scale Trees	
●	*Cinnamomum camphora	Champhor Tree
●	*Olea europaea	Olive (Fruitless Varieties)
●	*Pinus pinea	Italian Stone Pine
●	Pistacia chinensis	Chinese Pistache
	Platanus racemosa	California Sycamore Tree
●	Platanus acerifolia'Bloodgood'	London Plane Tree
●	Quercus agrifolia	Coast Live Oak
●	Quercus virginiana	Southern Live Oak
	*Schinus molle	California Pepper Tree
	Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
	Recreation Center Accent Trees	
	Arbutus marina	NCN
	Citrus Sp.	Citrus
	Cupaniopsis anacardioides	Carrot Wood Tree
	Feijoa sellowiana	Pineapple Guava

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

Coyote Bush

Little John

California Sycamore Tree

Creeping Acacia

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

	Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
	*Phoenix dactylifera	Date Palm
●	*Podocarpus gracilior	Fern Pine
	Quercus agrifolia	Coast Live Oak
	Washingtonia robusta	Mexican Fan Palm
	Deciduous Accent and Flowering Trees	
	*Acacia smallii	Desert Sweet Acacia
	Betula pendula	European White Birch
●	Castanospermum australe	Moreton Bay Chestnut
	Cercis mexicana	Mexican Redbud
●	Glenditsia triancanthos	Honey Locust
	'Italica'	Lombardy Poplar
●	Lagerstroemia indica	Crape Myrtle
●	Leptuspermum laevigatum	Australian Tea Tree
●	Liquidambar styraciflua	American Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Platanus racemosa	California Sycamore
	Populus nigra	Chitalpa Tree
	Prunus cerasifera	Purple Leaf Plum
	Sapium sebiferum	Chinese Tallow Tree
	Sophora japonica	Japanese Pagoda Tree
	Tipuana tipu	Tipu Tree
	X chitalpa tashkentensis	
	Overall Arboretum Shrubs and Ground Covers (All Areas Except SCE Easement)	
	*Acacia redolens 'Desert Carpet'	Creeping Acacia
	Agapanthus africanus	Lily-of-the-Nile
	Agave sp.	Agave
	Aloe sp.	Aloe
	Anigozanthos sp.	Kangaroo Paw
	Arbutus unedo 'Compacta'	Strawberry Tree

Rockrose

Promrose Jasmine

Red Hot Poker

Pride of Madeira

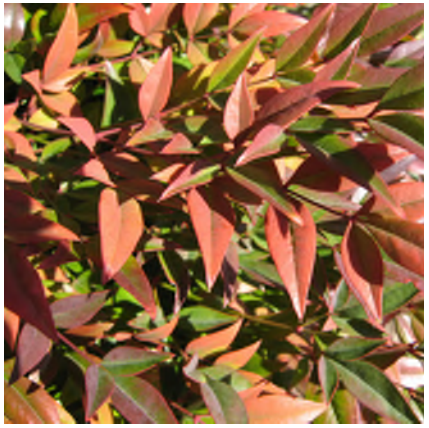
	*Baccharis pilularis	Coyote Bush
	*Bougainvillea	Bougainvillea
	Buxus japonica 'Green Beauty'	Boxwood
	Calliandra haematocephala	Pink Powder Puff
	Callistemon citrinus	'Little John'; Lemon Bottlebrush
	Camellia sasaqua	Sun Camellia
	Carissa sp.	Natal Plum
	Cassia Sp.	Senna
	Cercis occidentalis	Western Redbud
●	*Chamaerops humilis	Mediterranean Fan Palm
	Cistus sp.	Rockrose
	Cotoneaster sp.	Cotoneaster
	Cuphea hyssopifolia	False Heather
	*Cupressus sempervirens	Italian Cypress
	Dietes bicolor	African Iris
	Dietes vegeta	Fortnight Lily
	Dodonaea viscosa	Hopseed Bush
	Echium fastuosum	Pride of Madeira
	Euonymus japonica (Varieties)	Evergreen Euonymus
	Europs 'pectinatus' And 'viridis'	Euryops
	Feijoa sellowiana	Pineapple Guava
	Festuca glance	Blue Fescue
	Helictotrichon sempervirens	Blue Oat Grass
	Hesperaloe parviflora	Red Yucca
	Heteromeles arbutifolia	Toyon
	Hibiscus syriacus	Rose of Sharon
	Ilex sp.	Holly
	Jasminum mesnyi	Promrose Jasmine
	Jasminum officalnale	Common White Jasmine
	Kniphofia uvaria	Red Hot Poker

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

Cape Plumbago

Orange Jasmine



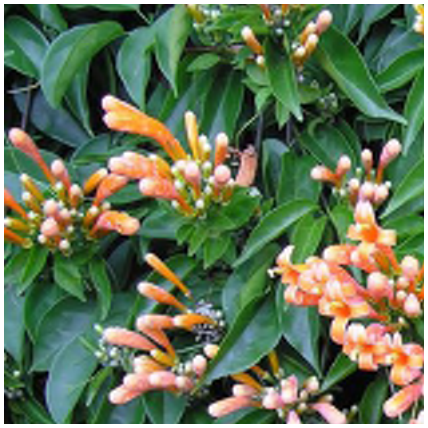
Heavenly Bamboo

Lady Bank's Rose

	Lantana montevidensis	Trailing Lantana
	Lavandula sp.	Lavender
	Leonotis leonurus	Lion's Tail
●	Leptospermum scoparium (Varieties)	New Zealand Tea Tree
	Ligustrum japonica	'Texanum'; Texas Privet
	Liriope gigantea	Giant Lily Turf
	Liriope muscari	Lily Turf
	Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle
	Melaleuca nesophila	Pink Melaleuca
	*Muhlenbergia rigens	Deer Grass
	Muhlenbergia rigida	Purple Muhly
	Murraya paniculata	Orange Jasmine
	Myoporum 'Pacificum'	Myoporum
	Myoporum parvifolium 'Putah Creek'	No Common Name
	Myrtus communis 'Compacta'	Dwarf Myrtle
	Myrtus communis	Greek Myrtle
	Nandina 'Gulf Stream'	Heavenly Bamboo
	*Perovskia artiplicifolia	Russian Sage
	*Phlomis fruticosa	Jerusalem Sage
	*Phoenix roebelenii	Pigmey Date Palm
	Phormium tenax (Varieties)	New Zealand Flax
	Photinia fraseri	No Common Name
	Pittosporum tobira (Varieties)	Tobria
	Plumbago auriculata	Cape Plumbago
	Podocarpus henkelii	Long Leaved Yellow Wood
	*Podocarpus macrophyllus	Yew Pine
	Pyracantha sp.	Firethorn
	Rhaphiolepis 'Majestic Beauty'	No Common Name
	Rhaphiolepis Umbellata 'Minor'	No Common Name
	Rhaphiolepis sp.	India Hawthorn

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park



Cape Honeysuckle

Red Trumpet Vine

Princess Flower

Currant

Note: * Plants are prohibited in the Fuel Modification Zone.

Rosa 'Iceberg'	Rose
Rosa banksiae	Lady Bank's Rose
*Rosmarinus officinalis (Varieties)	Rosemary
*Salvia leucantha	Mexican Bush Sage
Santolina chamaecyparissus	Lavender Cotton
Sarcarocca ruscifolia	Sweet Box
Tecomaria capensis	Cape Honeysuckle
Ternstroemia japonica	No Common Name
Teucrium chamaedrys 'Prostratum'	Bush Germander
Tibouchina urvilleana	Princess Flower
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Viburnum suspensum	Sandankwa Viburnum
Viburnum tinus 'Spring Bouquet'	Laurustinus
Westringia fruticosa	Westringia
Xylosma congestum 'Compacta'	Shiny Xylosma
Vines	
*Bougainvillea	Bougainvillea
Distictis buccinatoria	Red Trumpet Vine
Hardenbergia violacea	'Happy Wanderer'; Lilac Vine
Parthenocissus tricuspidata	Boston Ivy
Polygonum aubertii	Silver Lace Vine
Wisteria sinensis	Chinese Wisteria
Vitis spp. 'Thompson Seedless'	Thompson Seedless Grape
Vitis spp. 'Rogers Red Leaf'	Rogers Red Leaf Grape
Vitis spp. 'Ruby Seedless'	Ruby Seedless Grape
Vitis spp. 'Concord'	Concord Grape
Vitis spp. 'Golden Muscat'	Golden Muscat Grape
Turf	
100% Tall Fescue	Sod or Seed

Coffeeberry

Deer Grass

Flannelbush

Texas Ranger

Note: * Plants are prohibited in the Fuel Modification Zone.

SCE EASEMENT	
Trees	
Chilopsis linearis 'Dark Storm'	Desert Willow
Citrus sp.	Citrus Trees
Feijoa sellowiana	Pineapple Guava
Lagerstroemia indica	Crape Myrtle
Prunus cerasifera	Purple Leaf Plum
Shrubs and Ground Cover	
*Acacia redolens 'Desert Carpet'	Creeping Acacia
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Arctostaphylos edmundsii	Little Sur Manzanita
Artemisia 'Powis Castle'	Wormwood
Artemisia arborescens	Sagebrush
Baccharis pulularis	Dwarf Coyote Bush
Baccharis 'Centennial'	Hybrid Coyote Bush
Carpenteria californica	Bush Anemone
Encelia californica	Coast Sunflower
Fremontodendron 'California Glory'	Flannelbush
Hesperaloe parviflora	Red Yucca
Heteromeles arbutifolia	Toyon
Kniphofia uvaria	Red Hot Poker
Leucophyllum frutescens	Texas Ranger
*Muhlenbergia sp.	Deer Grass
Opuntia ficus indica	Thornless Beavertail Cactus
Penstemon azureus	Azare Penstemon
Rhamnus californica	Coffeeberry
Rhamnus crocea	Redberry
Rhus integrofolia	Lemonade Berry
Ribes sp.	Currant

Matilija Poppy

Woolly Blue Curls

Romneya coulteri	Matilija Poppy
*Salvia sp.	Sage
Sisyrinchium bellum	Blue Eye Grass
Trichostema lanatum	Woolly Blue Curls

FRUIT BEARING PLANT MATERIAL
All Areas and within SCE Easement
(Varieties to be under 20' in height).

- Apple 'Gordon'
- Apricot (All)
- Cherry (All)
- Citrus (All)
- Crab Apple (All)
- Nectarine (All)
- Olives (All)
- Peach (All)
- Pear (All)
- Plum (All)
- Pomegranate (All)
- Quince (All)

Blue Eye Grass

Peach Tree

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

7.4.8 Pedestrian and Bicycle Connectivity

1. Incorporate walking and bicycling paths to provide transportation alternatives and contribute to a healthy lifestyle. Ensure connections and access for pedestrian and bicycle paths to non-residential uses and recreational facilities.

2. Pedestrian and bicycle routes along roadways and paseos shall incorporate pedestrian amenities, such as benches, shade structures, and lighting.

3. Meandering trails and sidewalks that are separated from the street by landscaping are desirable.

4. Trails and paseos shall be clearly marked with consistent signage and well lit.

5. Provide accessible, secure and lockable bicycle storage facilities at strategic locations throughout residential areas and the parks and trails system to make bicycle use a convenient and safe transportation choice. For example, centralized bicycle facilities incorporated into residential projects as well as recreational amenities facilitate resident perception that such amenities are sensible cycling destinations.

Pedestrian Connectivity with Wayfinding Signage

7.4.9 Walls and Fences

1. Solid walls and fences shall not dominate the street scene. They shall be used for noise attenuation, privacy, spatial delineation, and shielding of incompatible adjacent uses.

2. View fences (which are partially solid and see-through material such as wrought iron) provide a visually attractive alternative to solid walls and fences. They allow for safety and privacy while preserving views and creating a more visually appealing neighborhood. View fences shall be used instead of solid walls when feasible, especially around the Arboretum Park and facing onto parks and paseos.

3. Wall faces that are visible to the public shall be constructed of attractive materials, such as split face block. Pilasters shall be incorporated into wall design with spacing of approximately 100 feet, especially at entries and important community intersections.

4. Walls and/or wall surfaces not visible to the public do not need the same high level of design detail.

5. Trees, vines, and landscaping shall be used to soften the visual appearance of the walls.

6. Walls and fences shall be made of durable yet attractive materials that complement the adjacent architecture. When solid walls are necessary, precision block, split-face block, stone, concrete, stucco with pilasters and caps, or materials with similar visual qualities shall be used. Likewise, view fences shall incorporate visually attractive materials such as tubular steel, wrought iron, and stone (or faux-stone) in areas where they are highly visible.

7. Long, monotonous walls are to be avoided. Walls shall have breaks, recesses, and offsets, especially at entries and important intersections. Long walls shall be made more attractive and visually interesting through the incorporation of surface articulation and pilasters.

8. Trees, shrubs, and vines soften the visual appearance of walls and are required.

9. Walls shall provide convenient pedestrian gates to ensure ease of pedestrian circulation.

Residential view fencing

Wall softened with landscaping

7.4.10 General Lighting

1. Attractive and consistent lighting elements shall be provided along roadways within the neighborhood. The height, brightness, and spacing of the lighting elements shall be appropriate to the scale and speed of the roadway.

2. Pedestrian-scale lighting shall be provided in areas with nighttime use, such as paseos and walkways. The type, style, and intensity of pedestrian lighting shall reflect the use of the character of the area.

3. To preserve views of the night-time sky, lighting elements shall minimize glare, spill over, and light pollution. Direct outdoor lighting downward.

4. Utilize shielded fixtures, avoiding overhead lighting of areas such as walkways.

5. Provide low-contrast lighting and use low-voltage fixtures and energy-efficient bulbs, such as compact fluorescent (CFL) and light emitting diode (LED) bulbs.

6. Lighting fixtures shall be compatible with the architectural styles of surrounding buildings and yet consistent throughout the community.

7. Lighting standards shall be consistent with City safety and illumination requirements.

Iconic landscaping and buildings within the project shall be spotlighted to provide visual accent and directional reference, but done so in a sensitive way that minimizes unnecessary glare, spill over, and light pollution.

7.4.11 Outdoor Lighting

The following areas will be lighted:

- Recreation Centers
- Public Parks
- All neighborhood pocket parks
- Paseos and pedestrian walks (when away from a streetscene edge)
- Monumentation Signage
- Gated and nongated vehicular entry areas
- Specimen trees at entry areas

Active use areas shall be safety lit for users. Fixtures shall not be placed or directed in such a manner causing glare of excessive light to fall on adjacent residences or sites. Iconic landscaping and buildings within the project shall be spotlighted to provide visual accent and directional reference, but done so in a sensitive way that minimizes unnecessary glare, spill over, and light pollution.

Final size, placement, wall age, intensity and amount of lighting required per use area shall be at the direction of the City of Fontana.

Example of outdoor lighting of public common areas

Chapter 8.0

Development Standards

The Arboretum Specific Plan provides detailed regulations for new residential development within the specific plan area. The standards are intended to ensure that new residential development will be internally compatible.

Without prescribing specific housing types, the development standards provided herein primarily address the built environment along the public realm. For the purpose of this chapter, the public realm refers to any area that has or will provide public access. This includes public and private streets as well as common open space.

A summary of residential development standards is presented in Table 8.1 at the conclusion of this chapter.

In addition, development standards for the Activity Center as well as Parks and Recreation are provided in this chapter.

8.1 Definition of Terms

- **Acreage, Gross.** All land within a defined area, including private and public ownerships, rights-of-way, easements, etc., measured to centerline of street.
- **Acreage, Net.** The developable portion of a given site less public rights-of-way, easements, and public and dedicated open space.
- **Adjusted Gross Acreage.** Gross acreage (see above) minus the area for collector streets and above, public facilities (excluding schools), and open space (excluding parks).
- **Balcony.** A platform projecting from the external wall of a building and enclosed by a railing or parapet.
- **Buffer Areas.** An area of land used to visibly separate one land use from another or to shield noise, lights, or other possible nuisances.
- **Buildable Lot Area.** The total gross acreage of an individual Planning Area.
- **Building Coverage.** The relationship between the ground floor area (footprint) of the building(s) and the buildable lot area.
- **Building Height.** The vertical distance above a reference point measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference point shall be selected by either of the following, whichever yields a greater height of building:
  - The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.
  - An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described above is more than 10 feet above lowest grade.
  - The height of a stepped or terraced building is the maximum height of any segment of the building.
- **Common Open Space.** Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.
- **Conditional Use**. A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified according to zone and authorized by the Planning Commission.
- **Density**. The number of dwelling units or housing structures per acre of land.
- **Development Advisory Board (D.A.B.).** Consists of representatives of the various city departments and public agencies. The D.A.B. serves to review projects for consistency with the general plan, zoning ordinance, and other policies and procedures established by the City Council and Planning Commission on development proposals. The D.A.B is strictly advisory.
- **Dwelling, Single-Family Detached.** A building designed and/or used for one dwelling unit, exclusive of a secondary unit, located on a single lot, and separated from any other dwelling unit and includes detached condos.
- **Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.
- **Floor Area, Gross.** The total horizontal area, in square feet, including the exterior walls of all floors of a structure.
- **Frontage.** The length of that portion of a lot abutting a street.
- **Garage.** A building or portion thereof in which a motor vehicle containing flammable or combustible liquids or gas in its tank is stored or kept.
- **Grade** (adjacent ground elevation). The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.
- **Grade, finished.** The final elevation of the ground surface after development.
- **Grade, natural.** The elevation of the ground surface in its natural state, before man-made alterations.

- **Guest Parking.** On-site parking spaces provided for intermittent use by visitors.
- **Homeowners Association.** A community association that is organized within a development and in which individual owners share common interests and responsibilities for open space, landscaping, and/or facilities.
- **HDR.** High Density Residential.
- **LDR.** Low Density Residential.
- **Lot Area, Net.** See "Buildable Lot Area".
- **Lot, Corner.** A lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.
- **Lot Coverage.** The percentage of the net area of the lot that is covered by the main building and all accessory structures (as viewed from a plan perspective).
- **Lot, Cul-de-sac.** A lot located on the turning end of a dead-end street.
- **Lot Depth.** The average linear measurement between the front and rear lot lines when measured at 90 degree angles from the front lot line, or the tangent or chord line of a curved front lot line.
- **Lot, Flag.** A lot having access to a street by means of a private driveway access, easement, or parcel of land not meeting the requirements of this Specific Plan for lot width, but having a dimension of at least 30 feet at its narrowest point. Residential structures on flag lots shall also be visible from the street.
- **Lot Frontage.** The length of the defined front lot line measured at the street right-of-way.
- **Lot, Interior.** A lot other than a corner lot.
- **Lot, Knuckle.** A lot that has frontage on the outside turning radius of two intersecting streets.
- **Lot Line.** Lines bounding a lot as defined herein.
- **Lot Line, Front.** The line separating the narrowest street frontage of the lot from the street right-of-way.
- **Lot Line, Rear.** The lot line opposite and most distant from the front lot line; or in the case of an irregularly shaped lot, a straight line not less than 10 feet long, within the lot, and most nearly parallel to and at the maximum distance from the front lot line.
- **Lot Line, Side.** Any lot lines other than the front or rear lot lines.
- **Lot Width.** The average linear distance between side lot lines when measured at a 90 degree angle to the front lot line.
- **Maximum Lot (Building) Coverage.** The maximum area of the lot that may be covered by buildings and roofed structures. This may be expressed in square footage or as a percentage of the minimum lot area.
- **MDR.** Medium Density Residential.
- **Minimum Lot Area.** The amount of land that must be contained in a lot for each dwelling unit to be built on that lot. This ratio is typically applied in multiple-family zones. In single-family zones, it is the same as minimum lot size.
- **Paseo.** A landscaped corridor with a common path.
- **Setback Area.** The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.
- **Specific Plan**. A fully planned community, with all design controls, servicing requirements and financing techniques incorporated into the plan, which is adopted with a self-contained regulatory text and serves to implement the general plan in more detail.
- **Yard, Front.** A yard extending the full width of the lot between the front lot line and a line parallel thereto and passing through the nearest point of the building; provided that, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.
- **Yard, Rear.** A yard extending the full width of the lot between the rear lot line and a line parallel thereto. For through lots, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.
- **Yard, Side**. A yard between the side lot line and a line parallel thereto and extending from the front yard to the rear yard.

8.2 General Notes

1. The maximum number of residential dwelling units permitted by The Arboretum Specific Plan shall be 3,532. The approximate number of dwelling units within each residential planning area is established in Chapter 4, Community Structure. Each planning area contains a target adjusted gross density ~~and an approximate number of dwelling units. During the site plan and tentative map stage of design, the actual number of dwelling units allocated to a particular planning area may differ slightly from the number shown on the Land Use Plan.~~ Up to 10 percent of the R-PC ~~R-MF~~ 3.0-8.0 units in a particular residential planning area may be transferred to another R-PC ~~R-MF~~ 3.0-8.0 planning area, provided the maximum unit count for the Specific Plan as a whole does not exceed 3,532 units. Up to 15 percent of the R-PC ~~R-MF~~ 8.1-24.0 units in a particular residential planning area may be transferred to another R-PC ~~R-MF~~ 8.1-24.0 planning area, provided the maximum unit count for the R-PC ~~R-MF~~ 8.1-24.0 residential uses as a whole does not exceed 2,569 units.

2. Minor boundary, density, and acreage variations (up to 10 percent) in the planning areas shall be permitted, subject to approval of the Director of Planning or their designee ~~Community Development~~, without an amendment to the Specific Plan document.

3. Development standards relating to room additions, pools, spas, and accessory structures are not included in this Chapter and shall conform to City of Fontana Zoning and Development Code.

4. Performance standards for noise, vibration, light and glare, odors, and electromagnetic interference shall comply with the City of Fontana Zoning and Development Code and any supplemental performance standards contained in the project's CC&Rs.

5. All private streets within the Specific Plan shall be permanently reserved and maintained for their intended purpose by a means acceptable to and enforceable by the City of Fontana. Access for emergency vehicles shall be maintained at all times.

6. The project may incorporate future live/work land uses in the Specific Plan area, in the Arboretum Village around the Arboretum Park. The "work" component of the live/work uses should be comprised of uses such as architects, accountants, florists, and other uses that complement the Arboretum theme. If live/work uses are desired in the future, they shall be developed under the provisions of the zoning ordinance, if applicable. Alternatively, a Specific Plan Amendment may be needed to regulate permitted and conditionally permitted uses and to regulate the appearance of the built environment. Any future live/work uses will also be regulated by the project CC&R's. In no case shall new live/work uses exceed the maximum dwelling units and square footage permitted by the land use plan (Figure 4.2) without a Specific Plan Amendment and the appropriate environmental review.

7. The Fontana Zoning and Development Code shall apply regarding the keeping of animals on residential property, in addition to the project's CC&Rs.

8. The Fontana Zoning and Development Code shall apply to all private swimming pools, spas, and hot tubs.

9. Recreational vehicle and oversized vehicle parking requirements on private streets and driveways shall be as stipulated by the City of Fontana Municipal Code and/or the project's CC&Rs.

10. HOA, or the majority property owner, when necessary, shall petition the Fontana City Council to enforce the California Vehicle Code on private streets within The Arboretum Specific Plan communities, pursuant to Fontana City Code 17-38.

11. Parking in private drives shall be restricted by the project's CC&Rs, requiring residents to first park in the garage. Only overflow and guest parking will be allowed on the private drives. When parking on the private drive, no overhang shall be allowed on pedestrian walkways/sidewalks.

12. A maximum of four lots (6,000 square feet or larger) per village, with a maximum of two lots per Planning Area, may be designed as flag lots. The Planning Commission may choose to allow more at their discretion.

13. Staggered building placement required for variation in streetscape shall not encroach into the minimum required setback area for any given lot (variations in building footprints shall be set back from the minimum front yard setback required).

14. The San Bernardino County Fire Department requires that projects provide an appropriate number of ingress and egress points into each village and their associated Planning Areas will require Fire Department approval.

15. The majority of the properties in the Specific Plan are owned by a single landowner. The remaining properties with residential designations are owned by two separate entities that have not yet determined if they would like to be a part of the larger Arboretum neighborhoods or if they will develop as separate, individual projects. If the property owner elects to develop the site independently, appropriate emergency vehicle access (EVA) must be provided as required by the San Bernardino County Fire Department.

16. If the properties are not developed as separate neighborhoods, but are included as part of the larger development concept, the planning area may participate in village amenities and develop at densities up to Medium density, so long as the total number of units does not exceed the maximum number of units allowed by the Specific Plan in each village.

17. The approval of this specific plan does not relieve the design professional engineer from adhering to current City standards and standard engineering practices in place at time of plan development as approved by the City Engineer.

18. Development standards in this chapter are based on lot size (or a range of sizes) as measured in square feet. The referenced lot size represents a general product type and is not meant to limit development to only those square footages explicitly identified. For example, a traditional single family lot of 6,000 square feet includes any lot from 6,000 square feet to less than 7,000 square feet in size.

8.3 Residential Development Standards

The residential development standards presented in this chapter have been devised to define the relationship of private space (i.e. homes) within the project to the public realm. In other words, these development standards delineate, categorize, and regulate the built environment along edge conditions, which includes any area that has or will provide public access, such as streets, common open space, and other edge conditions. By characterizing the feel of the relationship between the built environment and the adjacent public realm through development standards, considerable flexibility is allowed in choosing appropriate residential product types while still ensuring a uniformity of well-defined spaces within the project. Residential development standards are defined by product type for the following products: products with densities 3.0-9.0 du/ac (typically traditional single family lots 2,600-6,000 square feet in size), products with densities of 8.1-16.0 du/ac, and products with densities of 16.1-24.0 du/ac.

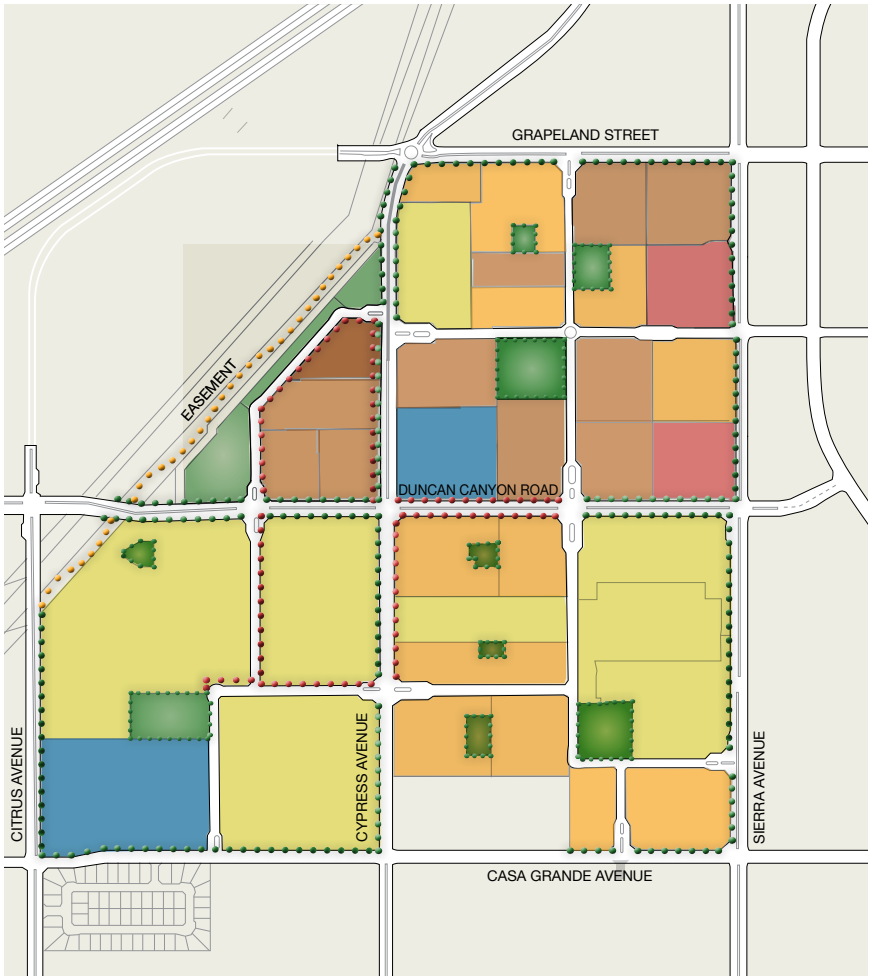
8.3.1 Layers

The relationship between the built environment and public realm is defined by a series of layers. The layers delineate and characterize space found between elements of the public realm, such as street right-of-way or landscape easements, and the architectural features of the built environment.

Layers are customized according to the level of community structure being addressed, including the community, village and neighborhood levels. For example, the standards devised for community edges are different than those devised for the intimate spaces found within individual neighborhoods.

Standards also vary according to residential density for each layer, (i.e., R-PC ~~R-MF~~ 3.0, R-PC ~~R-MF~~ 18.0). For example, standards defining spaces relating to structures with fourth-story building elements would not be applicable to R-PC ~~R-MF~~ 3.0, as having four stories is prohibited in this residential density. But such standards would be relevant to high density areas within the project, such as R-PC ~~R-MF~~ 18.0.

Building sections and isometric diagrams have been provided to illustrate the development standards for each level of the community structure (community, village and neighborhood) as well as other private/public realm conditions found in The Arboretum Specific Plan (~~pascos,~~ parks, drive aisles).



COMMUNITY PLAN

Street Frontage - *Massing Envelope* *(1) (2) (3)*

Perimeter Streets: Sierra Ave, Cypress, Ave, Citrus Ave, Casa Grande Ave, Duncan Canyon Rd, and Grapeland St.

Layer 1 - Entry Elements (4)

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 5' *(5)*
R-PC ~~R-MF~~ 8.1-16.0: 5'
R-PC ~~R-MF~~ 16.1-24.0: 5'

Layer 2 - Building Elements: 1st and 2nd Story

R-PC ~~R-MF~~ 3.0-8.0: 10' *(5)*
R-PC ~~R-MF~~ 8.1-16.0: 10'
R-PC ~~R-MF~~ 16.1-24.0: 10'

Layer 3 - Building Elements: 3rd Story

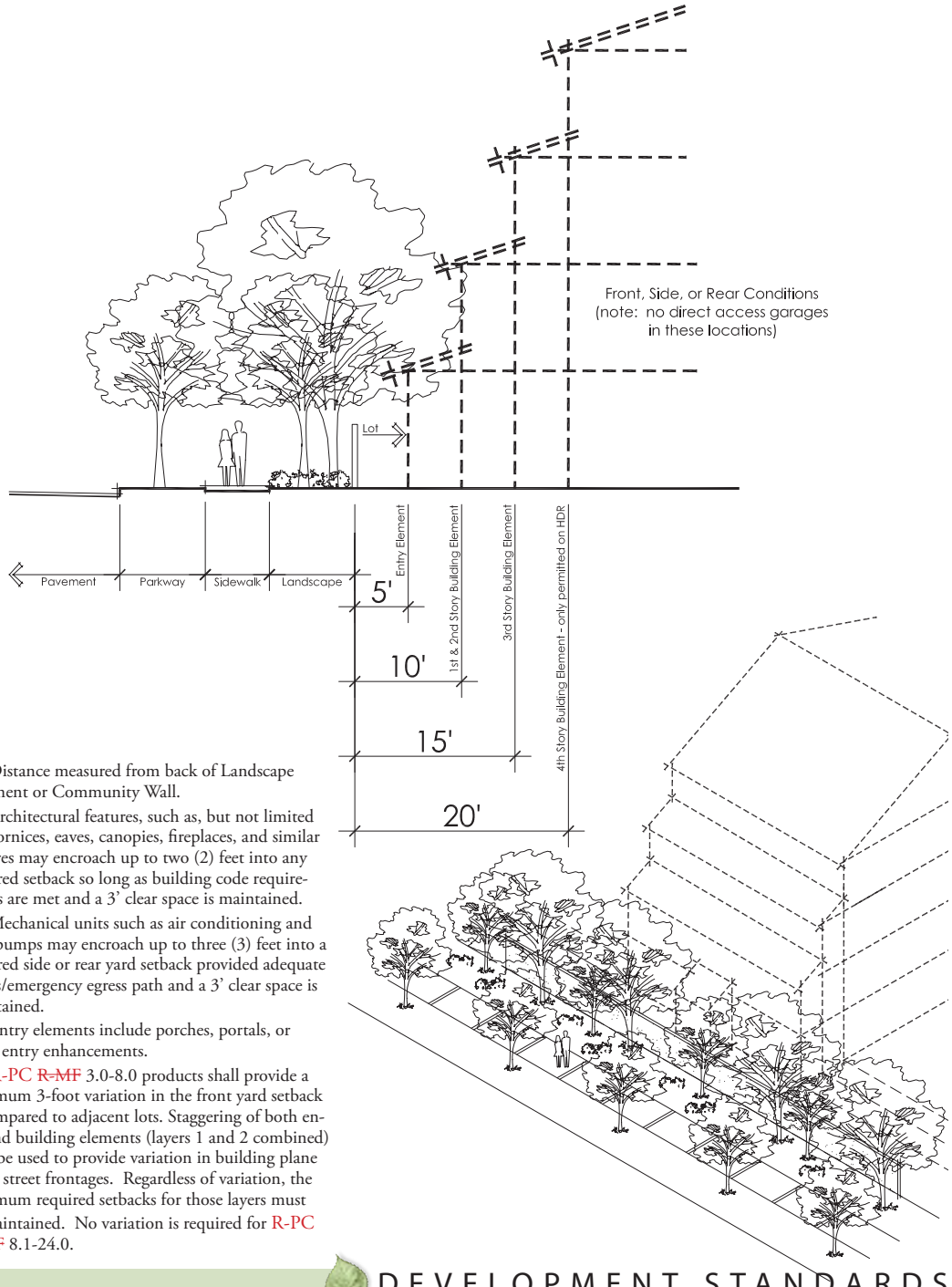
R-PC ~~R-MF~~ 3.0-8.0: 15'
R-PC ~~R-MF~~ 8.1-16.0: 15'
R-PC ~~R-MF~~ 16.1-24.0: 15'

Layer 4 - Building Elements: 4th Story

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: 20'

Layer 5 - Direct Access Garage

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: not permitted



(1) Distance measured from back of Landscape Easement or Community Wall.

(2) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.

(3) Mechanical units such as air conditioning and heat pumps may encroach up to three (3) feet into a required side or rear yard setback provided adequate access/emergency egress path and a 3' clear space is maintained.

(4) Entry elements include porches, portals, or other entry enhancements.

(5) R-PC ~~R-MF~~ 3.0-8.0 products shall provide a minimum 3-foot variation in the front yard setback as compared to adjacent lots. Staggering of both entry and building elements (layers 1 and 2 combined) shall be used to provide variation in building plane along street frontages. Regardless of variation, the minimum required setbacks for those layers must be maintained. No variation is required for R-PC ~~R-MF~~ 8.1-24.0.

8.3.2 Summary of Residential Development Standards

A summary of residential development standards is presented in Table 8.1 at the conclusion of this chapter. The standards presented in Table 8.1 match the standards and diagrams found throughout the chapter and serve as a consolidated collection of the information for convenient reference.

8.3.3 Development along Perimeter Streets

The Arboretum Specific Plan is bounded by four main ~~major~~ streets and a public utility easement. Grapeland Street on the north, Casa Grande Avenue on the south, Sierra Avenue on the east, Citrus Avenue on the west, and the utility easement on the northwestern corner and bisected by Cypress Avenue and Duncan Canyon Road. Together, these form each village's perimeter streets. In order to address development along these edge conditions, specific development standards have been written.

Private driveway cuts along perimeter streets shall be prohibited. Innovative housing types such as detached and attached clustered or green courts are encouraged frontages. In any case, the building forms along these edges shall stagger and provide relief in the massing. Staggering can be achieved through varying front yard setbacks in detached residential product types. R-PC ~~R-MF~~ 3.0-8.0 products shall have a minimum 3 foot variation (please see note 5 on opposite page). Visual variation for R-PC ~~R-MF~~ 8.1-24.0 products can be achieved through architectural design techniques.

Street Frontage - *Massing Envelope* *(1) (2)*

Collector Streets (including the Arboretum Trail)

Layer 1 - Entry Elements (3)

R-PC ~~R-MF~~ 3.0-9.0 (traditional 6,000 sf lots): 12' *(4)*
R-PC ~~R-MF~~ 3.0-8.0 (traditional 2,600-6,000 sf lots): 5' *(4)*
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 5' *(4)*
R-PC ~~R-MF~~ 8.1-16.0: 5'
R-PC ~~R-MF~~ 16.1-24.0: 5'

Layer 2 - Building Elements: 1st, 2nd, and 3rd Story

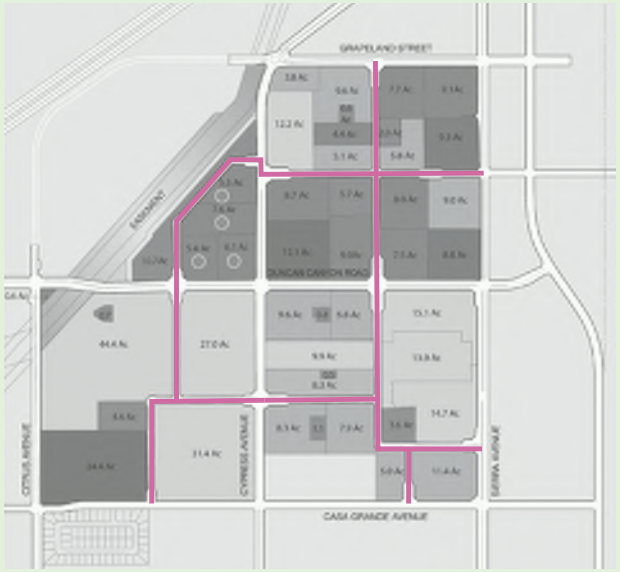
R-PC ~~R-MF~~ 3.0-8.0: 10' *(4)*
R-PC ~~R-MF~~ 8.1-16.0: 10'
R-PC ~~R-MF~~ 16.1-24.0: 10'

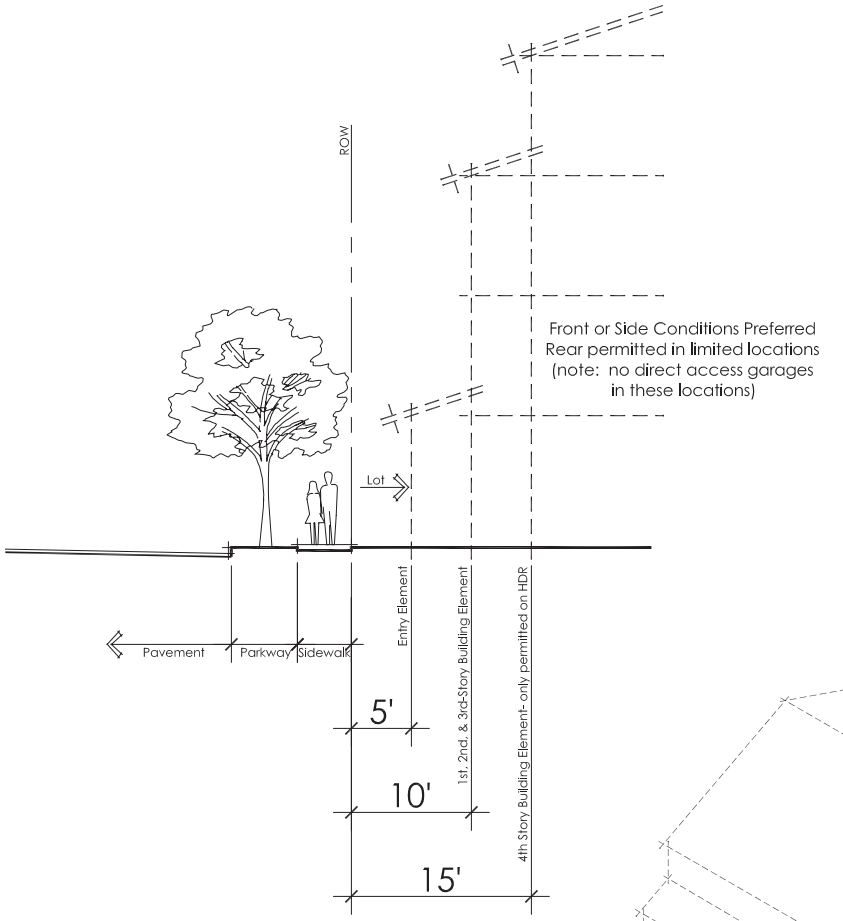
Layer 3 - Building Elements: 4th Story

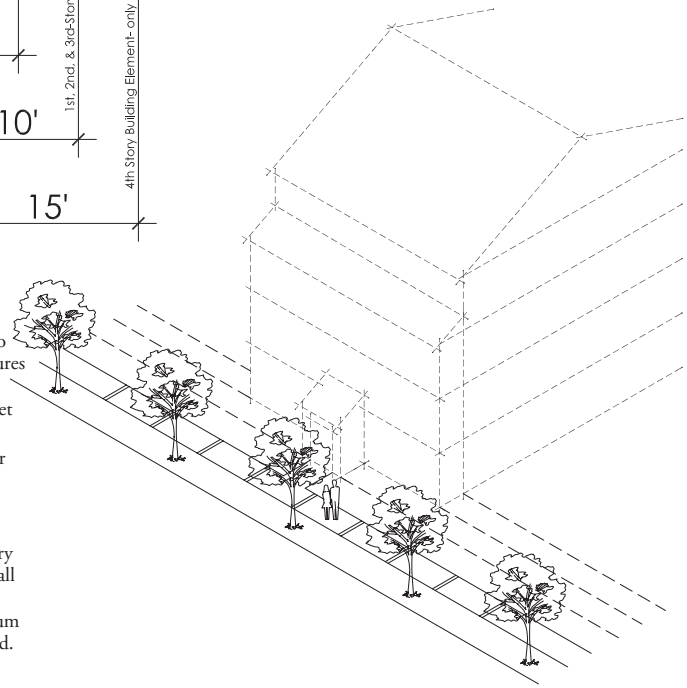
R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: 15'

Layer 4 - Direct Access Garage

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: not permitted







(1) Distance measured from back of walk.

(2) Architectural features, such as, but not limited to cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.

(3) Entry elements include porches, portals, or other entry enhancements.

(4) R-PC ~~R-MF~~ 3.0-8.0 products shall provide a minimum 3-foot variation in the front yard setback as compared to adjacent lots. Staggering of both entry and building elements (layers 1 and 2 combined) shall be used to provide variation in building plane along street frontages. Regardless of variation, the minimum required setbacks for those layers must be maintained. No variation is required for R-PC ~~R-MF~~ 8.1-24.0.

8.3.4 Development along Collector Streets

Within the interior of each village, there are several neighborhoods which consist of different density housing types. Each neighborhood is defined by the planning area. While each of the neighborhoods is unique, the building frontages are integral to the overall village fabric. Such edges include collector streets (including the Arboretum Trail) as well as neighborhood parks and greenways.

In an effort to maintain an active public realm, where feasible, dwellings shall front onto collector streets. Front-loaded driveway cuts on Collector Streets are prohibited. Innovative housing types including, but not limited to, detached and attached clustered or green courts are encouraged frontages. In any case, the building forms along these edges shall stagger and provide relief in the massing. Staggering can be achieved through varying front yard setbacks in detached residential product types. R-PC ~~R-MF~~ 3.0-8.0 products shall have a minimum 3 foot variation (please see note 4 on opposite page). Visual variation for R-PC ~~R-MF~~ 8.1-24.0 products can be achieved through architectural design techniques.

8.3.5 Development within Planning Areas

Dwellings within each neighborhood are defined by the lot or building in which they exist. While the design of the individual lot or building is important, the edge of the lot or building is equally important. Together, these edges comprise the streetscene. Elements along these edges include private or common front and side yards.

In an effort to maintain positive interface between the lot or building edges, it is important to consider the usability of space along such edges. The spaces can generally be classified into two categories: primary wall or secondary wall. Primary walls generally have principal windows along the wall plane and include entryways and yard access. Secondary walls have none of these elements and can be plotted at minimal separation.

STREET FRONTAGE - MASSING ENVELOPE

The "front" of a dwelling generally occurs along the street frontage. This is where the dwelling meets the public realm. This interface is integral to the neighborhood streetscene and the dwelling shall be designed with proper articulation. Proper street frontage elements include front entries, porches, porticos, patios, and stoops.

Streets within the Specific Plan may be public or private. Public streets must adhere to the City Standard while private streets may be used to minimize the required street section. Additional frontage width may be required in various planning areas to include perimeter fencing.

DRIVES

The purpose of including a private drive/rear lane/ court street in site plan design is to minimize the driveway cuts along the neighborhood street. Since this side of the dwelling is typically considered the rear, minimal building setbacks are required. While elements along this edge generally include garages, yards, balconies, and living space, some court clusters may feature front entries along this edge as well.

Street Frontage - *Massing Envelope* *(1) (2)*

Local Streets

Layer 1 - Entry Elements (3)

R-PC ~~R-MF~~ 3.0-8.0 (traditional 6,000+ sf lots): 12' *(4)*
R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600- 5,999 sf lots): 5' *(4)*
R-PC ~~R-MF~~ 3.0-8.0 (multifamily 6,000+ sf lots): 5'
R-PC ~~R-MF~~ 8.1-16.0: 5'
R-PC ~~R-MF~~ 16.1-24.0: 5'

Layer 2 - Building Elements: 1st, 2nd, and 3rd Story

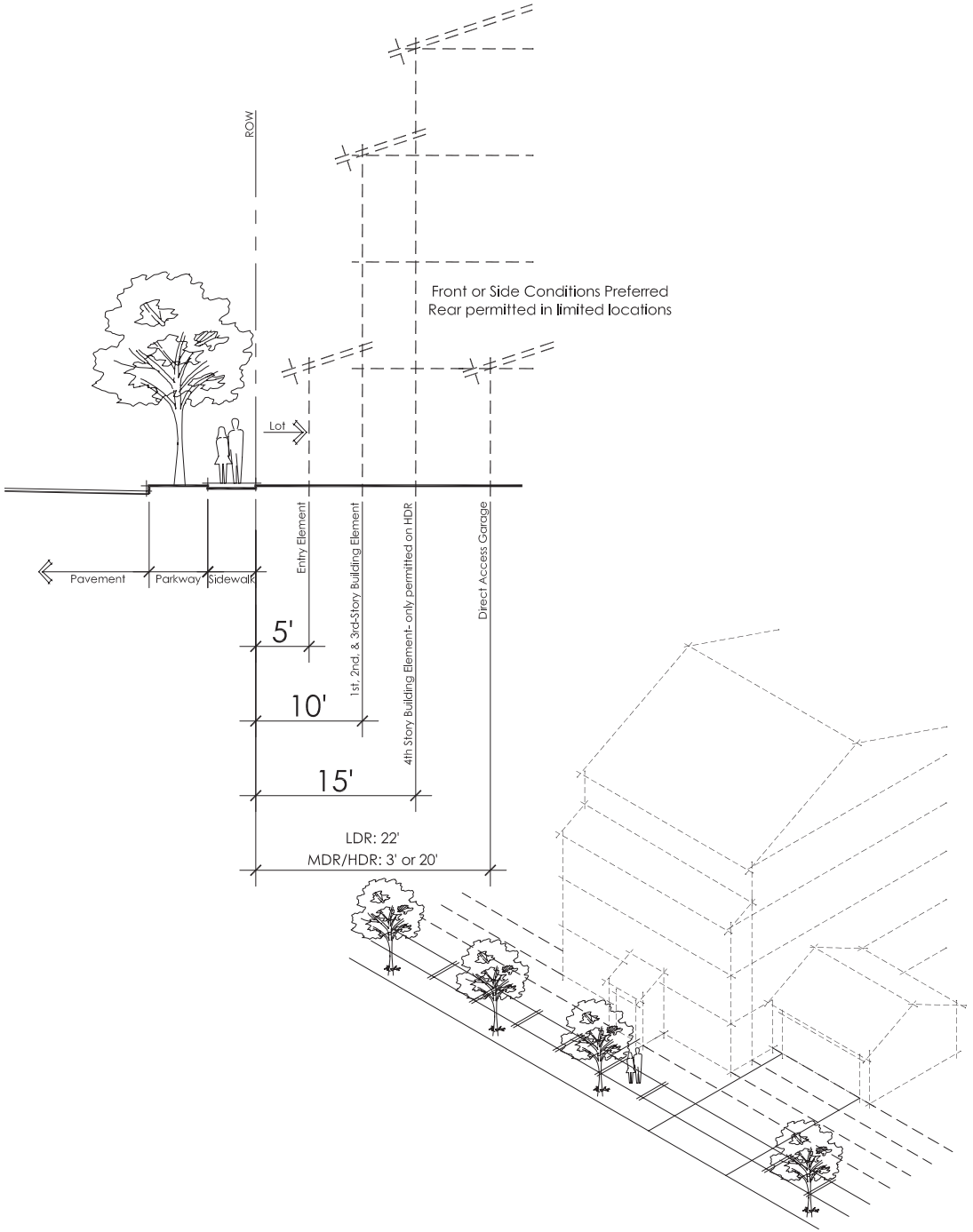
R-PC ~~R-MF~~ 3.0-8.0: 10' *(4)*
R-PC ~~R-MF~~ 8.1-16.0: 10'
R-PC ~~R-MF~~ 16.1-24.0: 10'

Layer 3 - Building Elements: 4th Story

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: 15'

Layer 4 - Direct Access Garage

R-PC ~~R-MF~~ 3.0-8.0: 18'
R-PC ~~R-MF~~ 8.1-16.0: 18'
R-PC ~~R-MF~~ 16.1-24.0: 18'



(1) Distance measured from back of walk.

(2) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.

(3) Entry elements include porches, portals, or other entry enhancements.

(4) Lots 3,000 square feet in size and greater shall provide a minimum 3-foot variation in the front yard setback as compared to adjacent lots. Staggering of both entry and building elements (layers 1 and 2 combined) shall be used to provide variation in building plane along street frontages. Regardless of variation, the minimum required setbacks for those layers must be maintained. No variation is required for R-PC ~~R-MF~~ 8.1-24.0.

Community Paseo or Park Frontage

- Massing Envelope

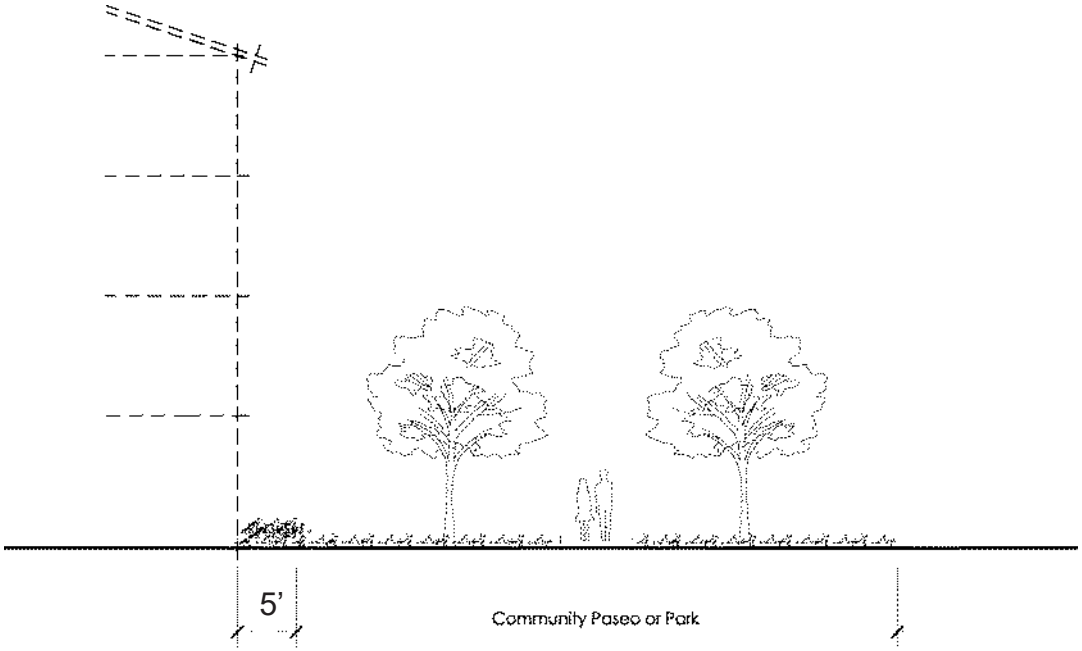
Master Plan level Paseo and Parks

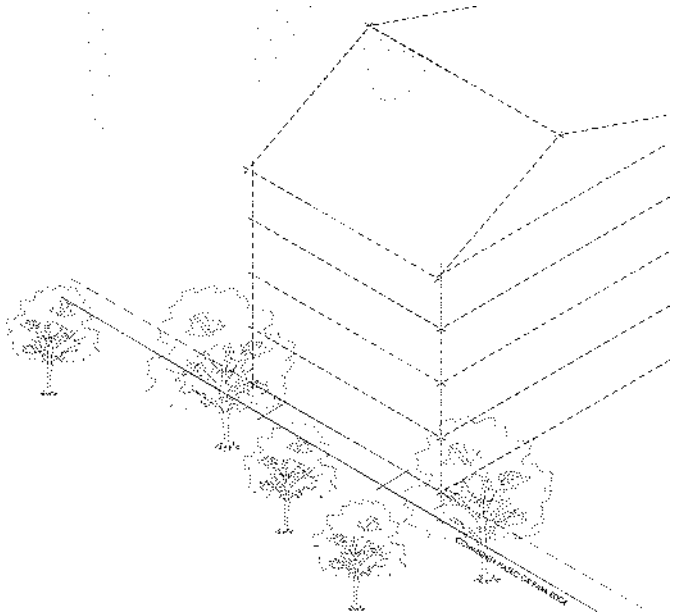
Building Elements: 1st, 2nd, 3rd, and 4th Story (1)

R-PC ~~R-MF~~ 3.0-8.0: 5’

R-PC ~~R-MF~~ 8.1-16.0: 5’

R-PC ~~R-MF~~ 16.1-24.0: 5’





(1) A 15-foot setback from any side of a residential building to an active play area and/or equipment area shall be maintained.

Drives - *Massing envelope*

Private Drive, Rear Lane, or Court Street

Pavement Section (1)

R-PC ~~R-MF~~ 3.0-8.0:	26′ or 30′
R-PC ~~R-MF~~ 8.1-16.0:	26′ or 30′
R-PC ~~R-MF~~ 16.1-24.0:	26′ or 30′

Drive Apron

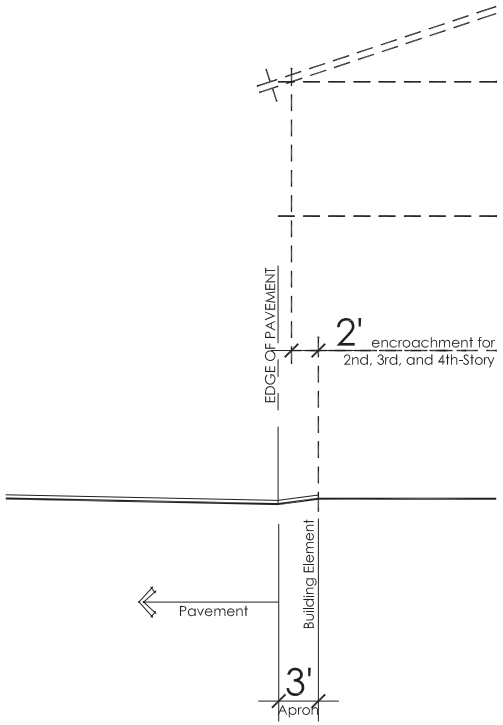
R-PC ~~R-MF~~ 3.0-8.0:	3′
R-PC ~~R-MF~~ 8.1-16.0:	3′
R-PC ~~R-MF~~ 16.1-24.0:	3′

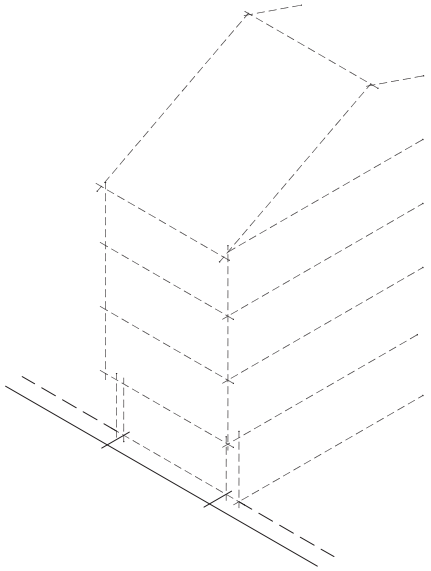
Building Setback (2)

R-PC ~~R-MF~~ 3.0-8.0:	3′
R-PC ~~R-MF~~ 8.1-16.0:	3′
R-PC ~~R-MF~~ 16.1-24.0:	3′

(1) 26’ pavement section for 1 and 2-story buildings, 30’ pavement section for 3 and 4-story buildings

(2) Second, third, and fourth story elements may encroach up to 2’ into required setback so long as a 3’ clear space is maintained.





Siting - Yard Area *(1) (2)*

Front - refer to Street Frontage

Interior Side

R-PC ~~R-MF~~ 3.0-8.0 (traditional 6,000 sf lots):
15' aggregate; 3' to property line

R-PC ~~R-MF~~ 3.0-9.0 (traditional 4,000-5,999 sf lots):
5' min; excludes allowable projections

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-3,999 sf lots):
3' min

R-PC ~~R-MF~~ 3.0-8.0 (traditional lots less than 4,000 sf): 3'

R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 3'

R-PC ~~R-MF~~ 8.1-16.0: 3'

R-PC ~~R-MF~~ 16.1-24.0: yard not required,
refer to bldg separation

Rear

R-PC ~~R-MF~~ 3.0-8.0 (traditional 6,000 sf lots):
20% of lot depth; not to exceed 25'

R-PC ~~R-MF~~ 3.0-8.0 (traditional 4,000-4,999 sf lots): 15' *(3)*

R-PC ~~R-MF~~ 3.0-8.0 (traditional lots less than 4,000 sf): 6'

R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 10'

R-PC ~~R-MF~~ 8.1-16.0: 5'

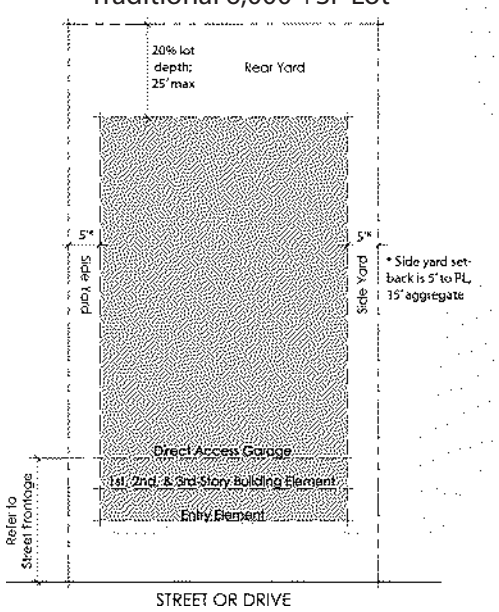
R-PC ~~R-MF~~ 16.1-24.0: yard not required,
refer to bldg separation

(1) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.

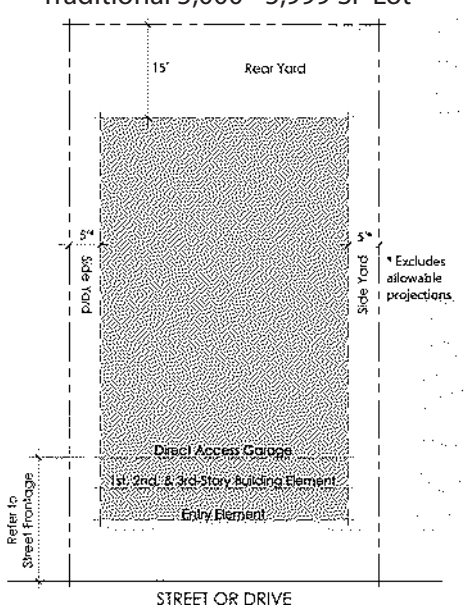
(2) Mechanical units such as air conditioning and heat pumps may encroach up to three (3) feet into a required side or rear yard setback provided adequate access/ emergency egress path and a 3' clear space is maintained.

(3) If applicable to the product type, rear yard on 4,000 SF lots can be reduced to 10' at the discretion of the Planning Commission.

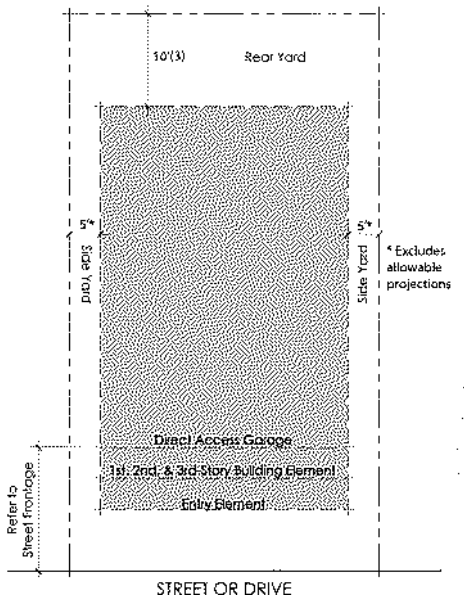
R-PC ~~R-MF~~ 3.0-8.0
Traditional 6,000 +SF Lot



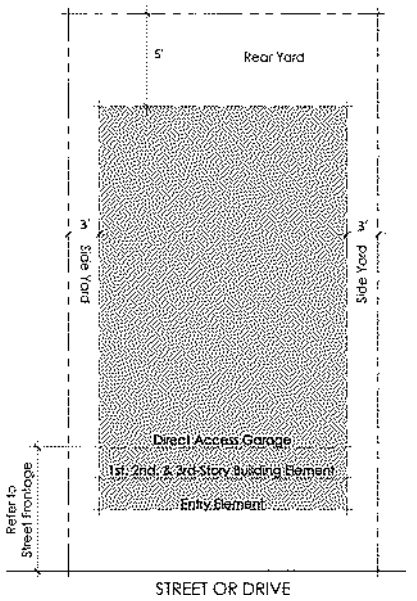
R-PC ~~R-MF~~ 3.0-8.0
Traditional 5,000 - 5,999 SF Lot



R-PC ~~R-MF~~ 3.0-8.0
Traditional 4,000 - 4,999 SF Lot



R-PC ~~R-MF~~ 8.1-16.0



Siting - Building Separation

PASEO *(1) (2) (3) (4)*

Paseo is defined as a landscaped corridor with common path. These are typically located within individual neighborhoods.

Porch to Porch

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 15′
R-PC ~~R-MF~~ 8.1-16.0: 15′
R-PC ~~R-MF~~ 16.1-24.0: 15′

1 or 2 Story to 1 or 2 Story

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 18′
R-PC ~~R-MF~~ 8.1-16.0: 18′ or 10′ *(5)*
R-PC ~~R-MF~~ 16.1-24.0: 18′

2 Story to 3 Story

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): ~~25~~18′
R-PC ~~R-MF~~ 8.1-16.0: ~~25~~18′
R-PC ~~R-MF~~ 16.1-24.0: ~~25~~18′

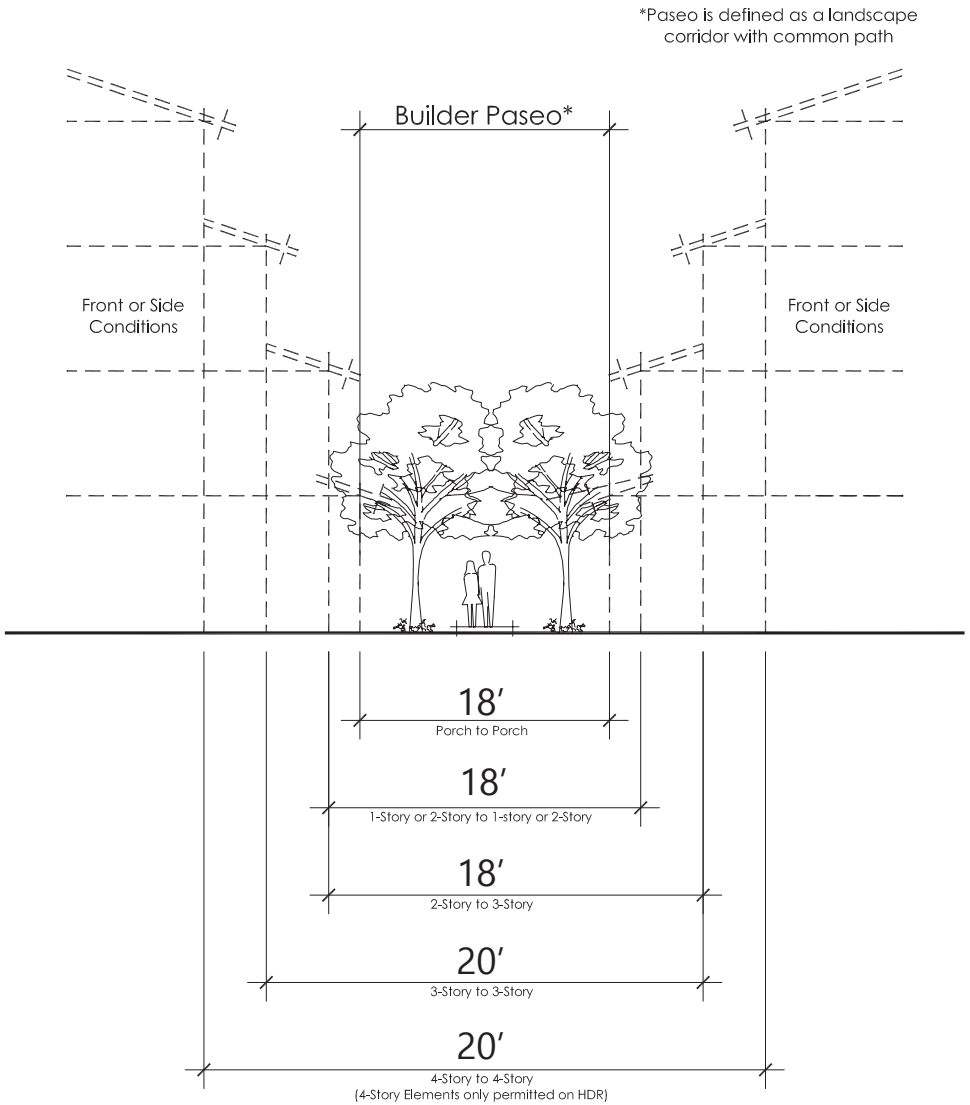
3 Story to 3 Story

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): ~~32~~0′
R-PC ~~R-MF~~ 8.1-16.0: ~~32~~0′
R-PC ~~R-MF~~ 16.1-24.0: ~~32~~0′

4-Story to 4 Story

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: ~~42~~0′

(1) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.
(2) Distance between adjacent buildings measured from wall plane to wall plane.
(3) Residential building to school use shall be 10'.
(4) Residential building to commercial use shall be 10'.
(5) A 10 foot building separation is permitted for R-PC ~~R-MF~~ 8.1-16.0 residential cluster product. A 18 foot building separation is required for all other product types.



PASEO

Siting - Building Separation

BUILDING EDGE WITHOUT PASEO *(1) (2) (3) (4) (5)*

A building edge without paseo is defined as a private or common landscaped area not intended for pedestrian access (typically found in rear and side yard conditions).

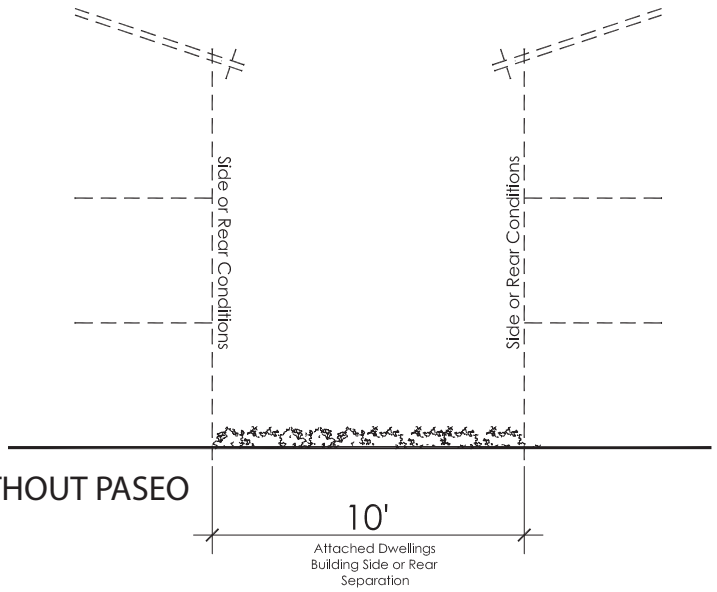
Building Separation for Attached Dwellings

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 10′
R-PC ~~R-MF~~ 8.1-16.0: 10′
R-PC ~~R-MF~~ 16.1-24.0: 10′

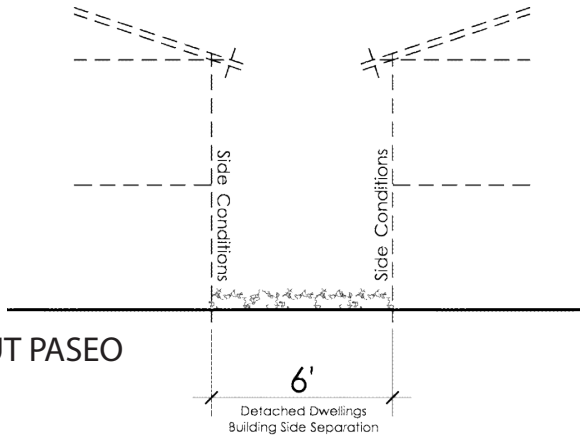
Building Separation for Detached Dwellings

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): see rear and interior side yard standards
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 6′
R-PC ~~R-MF~~ 8.1-16.0: 6′
R-PC ~~R-MF~~ 16.1-24.0: 6′

(1) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.
(2) Distance between adjacent buildings measured from wall plane to wall plane.
(3) Mechanical units such as air conditioning and heat pumps may encroach up to three (3) feet into a required side or rear yard setback provided adequate access/ emergency egress path and a 3' clear space is maintained.
(4) Residential building to school use shall be 10'.
(5) Residential building to commercial use shall be 10'.



BUILDING EDGE WITHOUT PASEO
Attached Dwellings



BUILDING EDGE WITHOUT PASEO
Detached Dwellings

SITING- YARD AREA

On dwellings where private side and rear yards exist, the buildings shall be set back to provide ample room for yard area. However, there may be some conditions where no private yards occur. In this condition, dwellings can be plotted per the minimum building separation requirements.

SITING - BUILDING SEPARATION

When determining appropriate building separation, it is important to consider the usability of space along the building edges. The spaces can generally be classified into two categories: paseo edge or building edge without paseo.

Paseo. A landscaped corridor with common path.

Building edge without paseo. A private or common landscaped corridor not intended for pedestrian access.

In a paseo edge condition, the building separation is intended for public access. Therefore, the separation shall be wide enough to provide room for sidewalks and landscaping. In addition, the dwelling shall be designed with elements such as front entries, porches, patios, and stoops. In a building edge without paseo condition, the space is not intended as a public thoroughfare. In this case, the building separation can be minimal and building entries shall be avoided.

8.3.6 Parking Standards

Parking management in The Arboretum will entail a combination of providing physical spaces for parking and managing those spaces through CC&Rs so that they are properly allocated to and used by residents and visitors. Parking management can help prevent situations such as permanent residents using guest parking spaces or parking in private drives instead of the enclosed parking spaces allocated to them.

On and off-street parking spaces will be provided throughout the community. Figure 8.1, *Conceptual Parking Locations*, demonstrates how on street, curb adjacent parking spaces can be provided in gated villages with private roads and how parking spaces can be provided between dwelling units where appropriate. A parking management plan identifying the location of on- and off-street parking spaces shall be provided at tentative tract map and/or design review submittal. See Chapter 7 for design guidelines related to parking areas.

TRADITIONAL SINGLE-FAMILY LOTS 2,600 SQUARE FEET OR GREATER

For front-loaded detached single-family lots 2,600 square feet or greater, parking standards shall be as those set forth in the City municipal code: 2-car garage plus 1 garage for every 2 bedrooms over 3 bedrooms. Tandem spaces are permitted only to satisfy the third and fourth space requirement. Three car garages are allowed.

ALL OTHER PRODUCTS

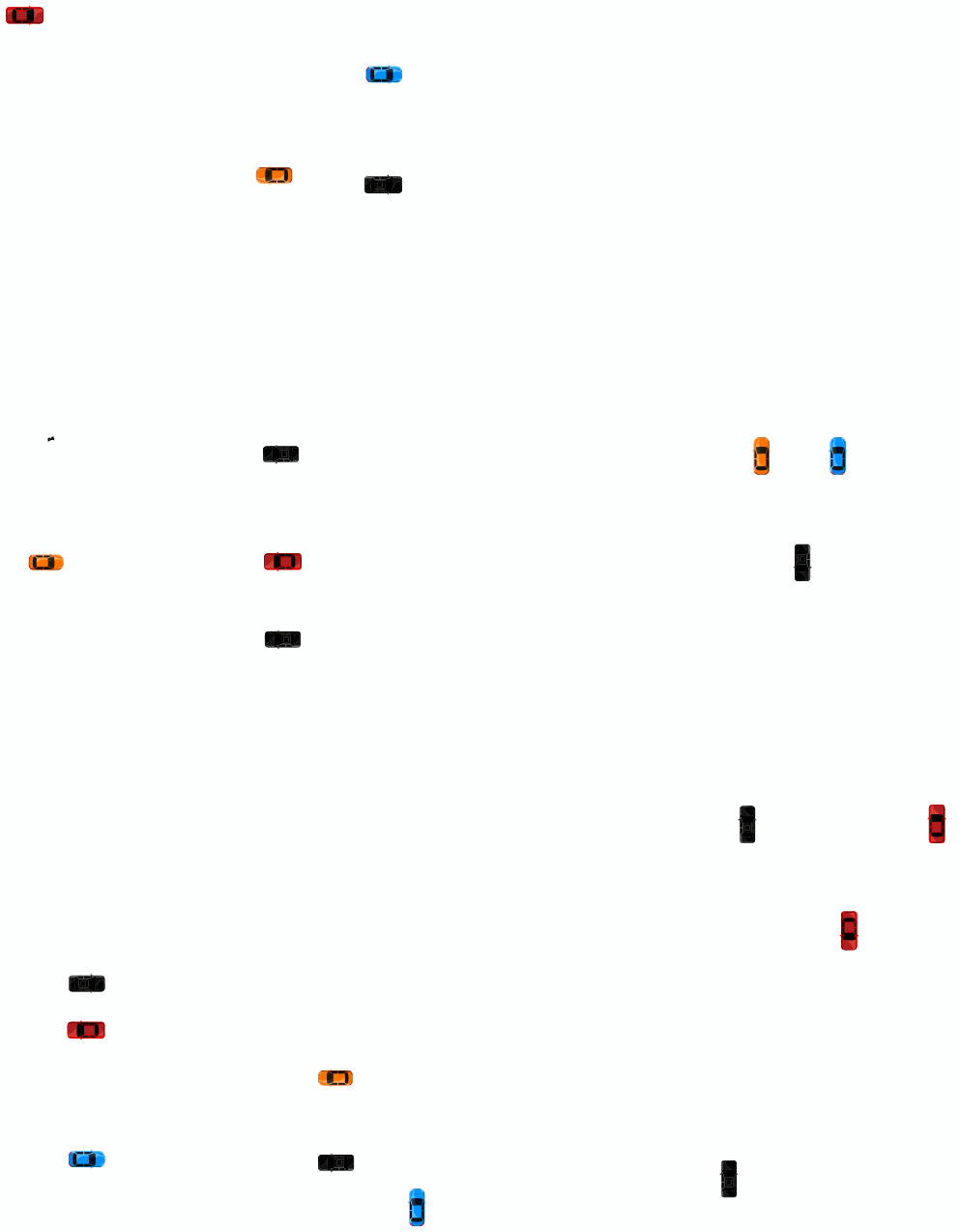
For all other products, including alley-loaded products, resident parking shall be provided as detailed below:

NUMBER OF BEDROOMS	REQUIRED SPACES	RESIDENT PARKING SPACE TYPE
1	1.5	One space shall be within an enclosed garage and remaining spaces may be uncovered.
2	2.0	One space shall be within an enclosed garage and one shall be in a covered space.
3+	2.5	One space shall be within an enclosed garage, one space shall be in a covered space, and remaining spaces may be uncovered unless the unit is a detached condo, then a 2-car garage shall be required.
		Guest parking shall be provided at a ratio of one space per three dwelling units, with a minimum of three spaces and may be head-in or parallel spaces.

~~Tandem parking shall be counted toward satisfying parking requirements. Three car garages are allowed.~~

CONCEPTUAL PARKING LOCATIONS

FIGURE 8.1



LEGEND

- Perpendicular Parking Spaces
- Parallel Parking Spaces
- Driveway Parking Spaces

Note: Conceptual street parking depicts parking on private streets and conceptual parking between dwelling units applies to guest/visitor parking.

8.4 Commercial Activity Center Overlay Development Standards

All relevant development standards and guidelines contained within Article VI of the Fontana Zoning and Development Code (Commercial and Mixed-Use Zoning Districts) shall be applicable to the land uses within The Arboretum Specific Plan designated as Community Commercial with Activity Use Overlay (C-1) and General Commercial with Activity Use Overlay (C-2) ~~Activity Center~~. Allowable land uses in these zones are included within those planning areas. Permitted uses ~~in the Activity Center~~ shall be those allowed under the C-1 and C-2 Zone of the Fontana Zoning and Development Code.

8.5 Parks and Recreation Development Standards

The following standards are applicable to park and recreation areas within The Arboretum Specific Plan. Where this Specific Plan is silent, standards, regulations and permitted uses contained within Article XV of the California Fire Code and Article VIII of the Fontana Zoning and Development Code shall be applicable.

8.5.1 Maximum Building Coverage

All buildings, including accessory buildings and structures, shall not cover more than 50 percent of the planning area.

8.5.2 Maximum Building Height

The maximum building height shall be 45 feet, with the exception of a vertical architectural component at 55 feet maximum.

8.5.3 Minimum Building Separation

There shall be no minimum building separation between primary structures other than that required by the fire department and building and safety regulations.

8.5.4 Minimum Building Setbacks

The minimum building setbacks for traditional single family lots (as measured from property line) shall be as follows:

- Arterials and Internal Roads – 14 feet minimum
- Planning Area Boundary – 12 feet minimum

For all other products no minimum building setback is required.

8.5.5 Parking

It is expected that members of the community will access parks and recreation facilities as pedestrians rather than automobile drivers because of the central locations of these areas within the community.

Parking for the Arboretum Park shall be provided at the City of Fontana parks parking standard. Parking for all other parks and recreational amenities shall be provided at 1 space per 6,000 square feet of the total acreage of the park and may include on-street (private streets) or off-street (public streets) parking. This includes any associated amenities within the planning area that serve or complement the facilities. See Chapter 7, Design Guidelines and Landscape, for parking area landscaping.

8.6 Conceptual Residential Products

Residential product types for The Arboretum may include, but are not limited to, those provided in Section 8.6.1, Conceptual Detached Product Types, and Section 8.6.2, Conceptual Attached Product Types. See Chapter 7, Design Guidelines andLandscape, for product-level landscaping

TABLE 8.1 RESIDENTIAL DEVELOPMENT STANDARDS

	R-PC ~~R-MF~~ 3.0–9.0 du/ac (19)					R-PC ~~R-MF~~ 8.1–16.0 du/ac (18)	R-PC ~~R-MF~~ 16.1–24.0 du/ac (18)
PRODUCT							
Product Type	Single Family 6,000+ sf lots	Single Family 5,000–5,999 sf lots	Single Family 4,000–4,999 sf lots	Single Family under 4,000 sf lots	Multifamily	Multifamily	Multifamily
Maximum Building Coverage	based on required setbacks	based on required setbacks	based on required setbacks	based on required setbacks	60%	65%	70%
EDGE CONDITION - PERIMETER STREETS (1) (2) (3) Sierra Avenue, Citrus Avenue, Casa Grande, Cypress Avenue, Duncan Canyon Road and Grapeland Street							
Layer 1 - Entry Elements (10)	n/a	n/a	n/a	n/a	5	5	5
Layer 2 - Building Elements: 1st & 2nd Story	10	10	10	8	8	10	10
Layer 3 - Building Elements: 3rd Story	15	15	15	15	15	15	15
Layer 4 - Building: 4th Story	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	20
Layer 5 - Direct Access Garage	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
LOT CONFIGURATION							
Minimum Width	50′	45′	40′	32.5′	NA	NA	NA
Minimum Width on Curvilinear Street	42′	42′	35′	30′	NA	NA	NA
Minimum Depth	80′	80′	75′	75′	NA	NA	NA
FRONTAGE CONDITION - COLLECTOR STREETS (2) (12) Collector Streets including The Arboretum Trail at Collector Streets							
Layer 1 - Entry Elements (10)	12	5	5	5	5	5	5
Layer 2 - Building Elements: 1st, 2nd, and 3rd Story (19)	10	10	10	10	10	10	10
Layer 3 - Building: 4th Story	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	15
Layer 4 - Direct Access Garage	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
FRONTAGE CONDITION - LOCAL STREETS (2) (12) Local Streets							
Layer 1 - Entry Elements (10)	12	5	5	5	5	5	5
Layer 2 - Building Elements: 1st, 2nd, and 3rd Story (19)	10	10	10	10	10	10	10
Layer 3 - Building: 4th Story	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	15
Layer 4 - Direct Access Garage	22	22	22	18	18	18	18

TABLE 8.1 RESIDENTIAL DEVELOPMENT STANDARDS (cont.)							
COMMUNITY PASEO or PARK FRONTAGE CONDITION							
Building Elements: 1st, 2nd, 3rd, and 4th Story (19)	5	5	5	5	5	5	5
PRIVATE DRIVE, REAR LANE, ALLEYS or COURT STREET 26' pavement section for 1 and 2-story buildings, 30' pavement for 3 and 4-story buildings							
Drive Apron	3	3	3	3	3	3	3
Building Setback to Pavement (7)	3	3	3	3	3	3	3
YARD AREA (2) (3)							
Rear Yard	6,000 sf lots: 20% of lot depth; not to exceed 25 ft	4,000–5,000 sf lots: 15 (5) (15) 3,000 sf lots: 6 2,600 sf lots: 5			5	5	yard not required, refer to bldg separation
	R-PC ~~R-MF~~ 3.0–9.0 du/ac					**R-PC ~~R-MF~~ 8.1–16.0 du/ac**	**R-PC ~~R-MF~~ 16.1–24.0 du/ac**
Product Type	Single Family 6,000 sf +lots	Single Family 5,000–5,999 sf lots	Single Family 4,000–4,999 sf lots	Single Family under 4,000 sf lots	Multifamily	Mutlifamily	Multifamily
YARD AREA (cont.) (2) (3)							
Interior Side Yard	15 ft aggregate; 5 ft to property line	5 ft min (excludes allowable projections)	5 ft min (excludes allowable projections)	3 ft min	3	3	yard not required, refer to bldg separation
Corner Side Yard	10	10	10	10	same as street frontage	same as street frontage	yard not required, refer to bldg separation
BUILDING SEPARATION at PASEO (2) (6) (11)							
Porch to Porch	n/a	n/a	n/a	n/a	15	15	15
1 or 2-Story to 1 or 2-Story	n/a	n/a	n/a	n/a	18	18	18
2-Story to 3-Story	n/a	n/a	n/a	n/a	~~25~~18	~~25~~18	~~25~~18
3-Story to 3-Story	n/a	n/a	n/a	n/a	~~30~~20	~~30~~20	~~30~~20
4-Story to 4-Story	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	~~40~~20
BUILDING SEPARATION without PASEO (2) (3) (11)							
Building Separation for Detached Dwellings	see rear and interior side yard	see rear and interior side yard	see rear and interior side yard	see rear and interior side yard	6	6	6
Building Separation for Attached Dwellings	n/a	n/a	n/a	n/a	10	10	10

TABLE 8.1 RESIDENTIAL DEVELOPMENT STANDARDS (cont.)							
OTHER SETBACKS/SEPARATIONS							
Residential Adjacent to School Use (16)	10	10	10	10	10	10	10
Residential Adjacent to Commercial Use (16)	10	10	10	10	10	10	10
Residential Building to Active Play Area/Equipment (17)	15	15	15	15	15	15	15
OPEN SPACE							
Private Open Space	not required	not required	not required	not required	not required	150sf (14)	150sf (14)
Common Open Space	not required	not required	not required	not required	not required	25% of site area	25% of site area
HEIGHT (4)							
Maximum Height	35	35	35	35	40	40	50
PARKING (8)							
Resident Spaces Guest Spaces (9)	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6

NOTES

*all dimensions are in feet unless otherwise noted

**all dimensions are minimums unless otherwise noted

(1) Distance measured from back of Landscape Easement or Community Wall

(2) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to 2 feet into any required setback so long as building code requirements are met and a 3-foot clear space is maintained.

(3) Mechanical units such as air conditioning and heat pumps may encroach up to 3 feet into a required side or rear yard setback provided adequate access/emergency egress path and a 3-foot clear space is maintained.

(4) An architectural projection such as a chimney or tower may exceed building height up to 5 feet.

(5) If applicable to the product type, rear yards on 4000 s.f. lots can be reduced to 10' feet at the discretion of the Planning Commission.

(6) Paseo is defined as a landscaped corridor with common path.

(7) Second, third, and fourth story elements may encroach up to 2 feet into required setback so long as a 3-foot clear space is maintained.

(8) Parking setback from collector streets to residential building shall be 10 feet. This setback shall not apply to parking located on private drive courts or private drives. See "Layer 2" setbacks for Street Frontage - Massing Envelope for Collector Streets.

(9) Intentionally deleted.

(10) Entry elements include porches, portals, or other entry enhancements.

(11) Distance between adjacent buildings measured from wall plane to wall plane.

(12) Distance measured from back of walk.

(12) Distance measured from back of walk.

(13) Intentionally deleted.

(14) Upper floor units may be reduced to 100 s.f. of private open space. An upper floor unit is one where the primary entrance is on an upper floor.

(15) If applicable to the product type, a porch or platform on 4000 s.f. lots which does not extend vertically above the first floor of a building is permitted to encroach up to 5 feet into the rear yard provided it does not reduce the rear yard setback to less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code. Porch depth shall be a minimum of 5 feet.

(16) As measured from property line.

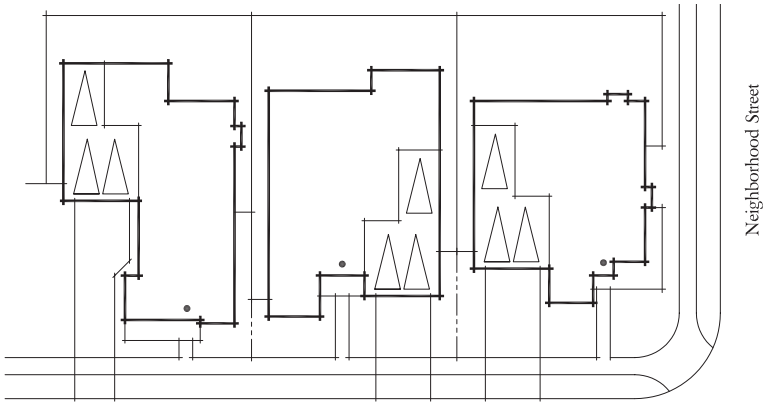
(17) Distance measured from a residential building wall to the closest edge of an active play area (i.e., tot lot equipment). This requirement does not apply to passive park areas.

(18) All alley-loaded product (rear-loaded product), court cluster product, paseo cluster product, stacked flats or row townhomes, which require a private alley, drive, or court, shall meet the City standard for usable balconies and enhanced natural surveillance over the alley, drive or court areas.

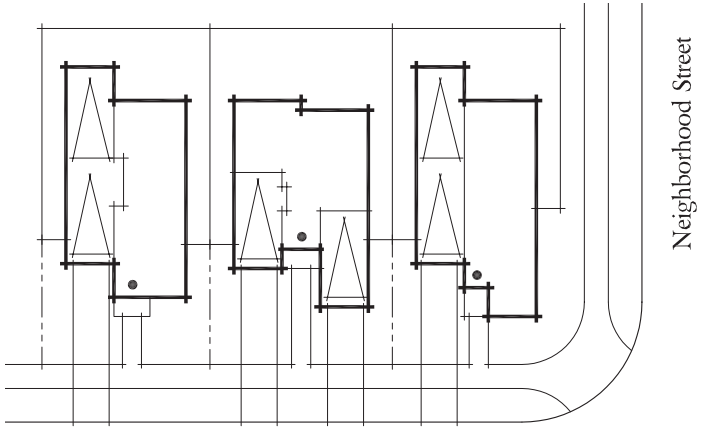
(19) No single story plans are required within single family planning areas.

8.6.1 Conceptual Detached Product Types

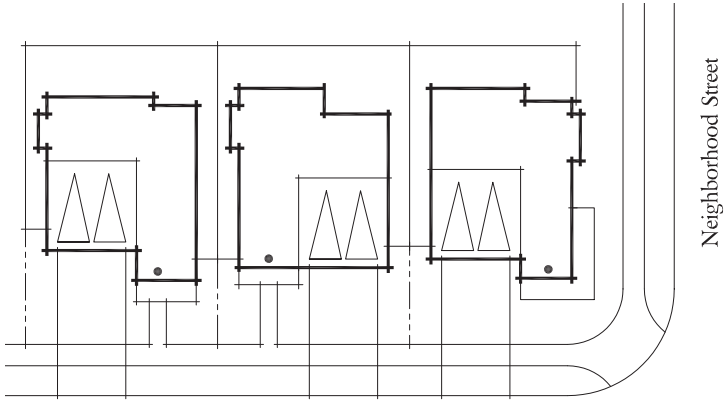
FRONT LOADED CONVENTIONAL LOTS



FRONT LOADED TANDEM AND SPLIT GARAGE LOTS



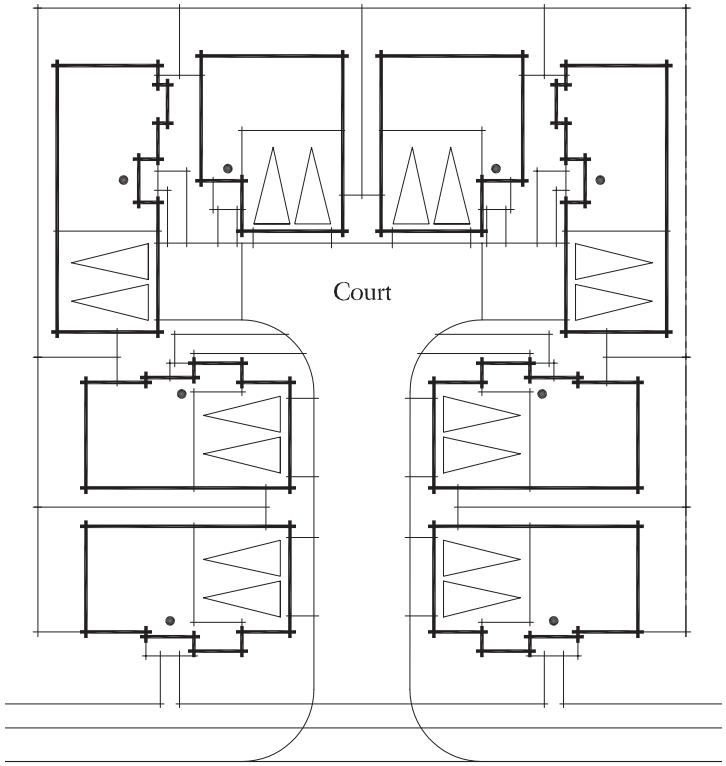
FRONT LOADED SMALL LOTS



Goals:

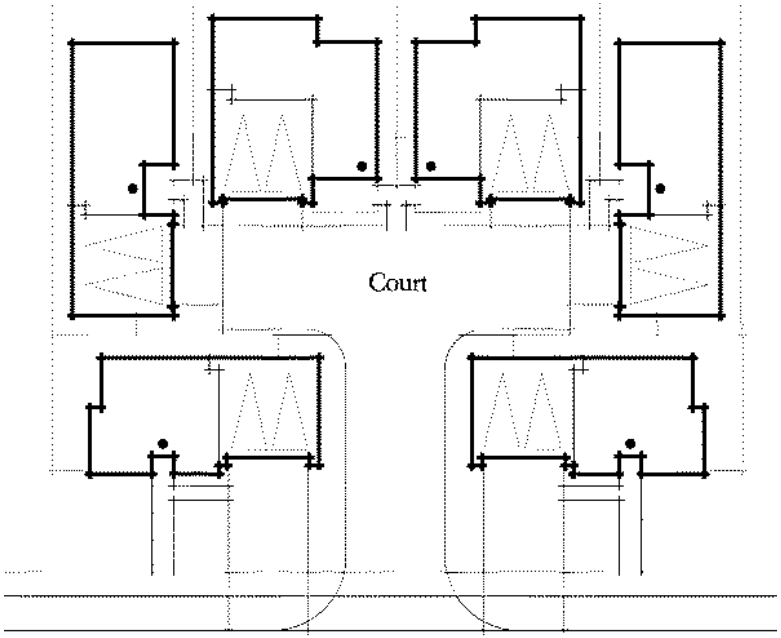
1. Provide eyes-on-the-street through living-forward floor plan design.
2. Promote neighbor interaction with front porches forward of the garage.
3. Provide variety through floor plan design and garage orientations.
4. Create articulation in street scene through front elevation offsets.
5. Limit garage door dominance on street scene by utilizing tandem or split garage options where appropriate.

FRONT LOADED COURT CLUSTER: ALTERNATIVE A



Neighborhood Street

FRONT LOADED COURT CLUSTER: ALTERNATIVE B

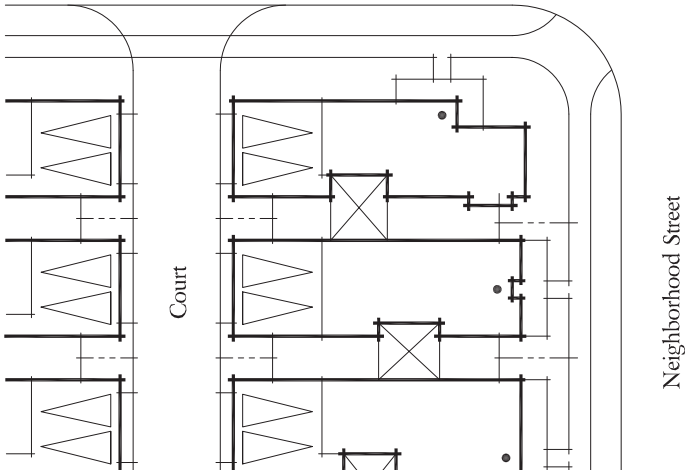


Neighborhood Street

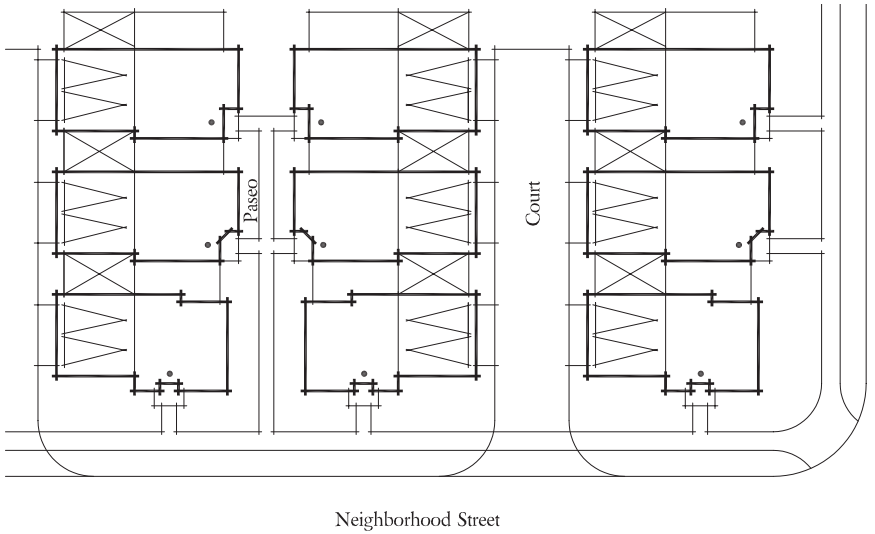
Goals:

1. Limit garage door dominance on street scene by loading garages off shared court.
2. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
3. Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.
4. Create articulation in street scene through front elevation offsets.
5. Provide variety through floor plan design and garage orientation.
6. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

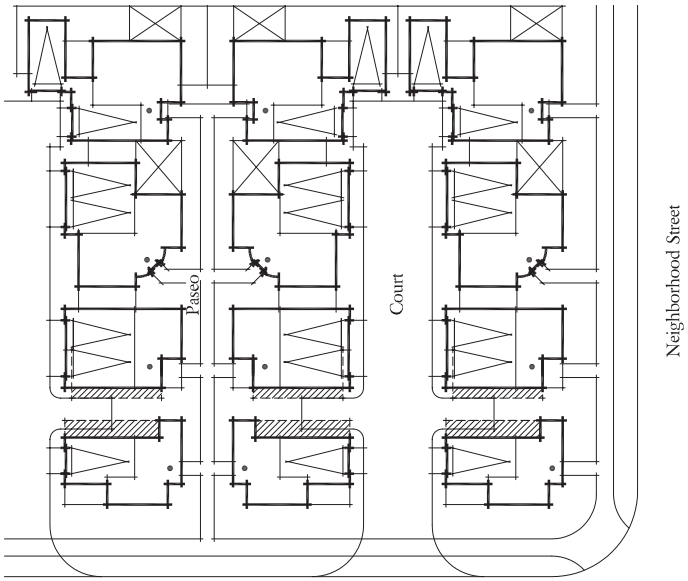
REAR LOADED LOTS



REAR LOADED PASEO CLUSTER: ALTERNATIVE B



REAR LOADED PASEO CLUSTER: ALTERNATIVE A

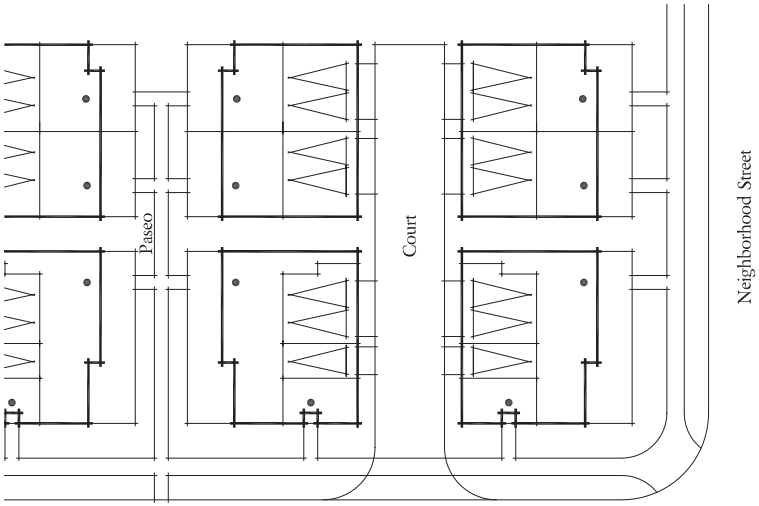


Goals:

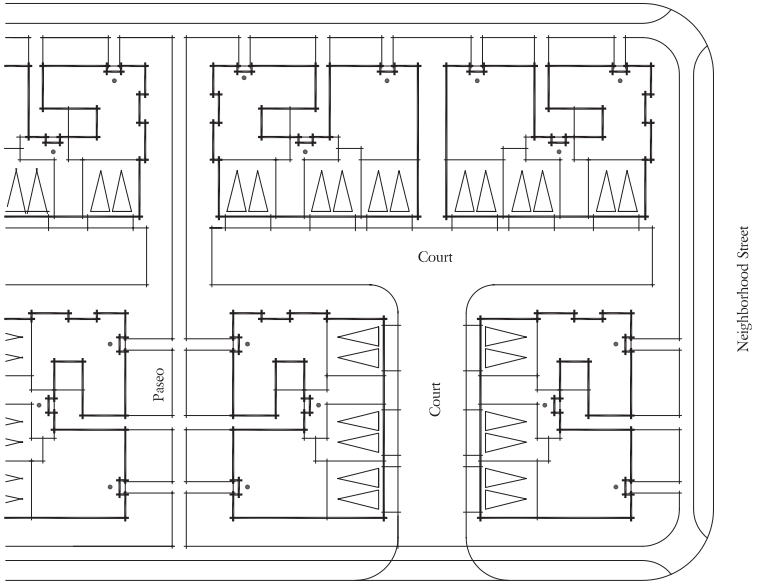
1. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
2. Create articulation in street scene through front elevation offsets.
3. Ease side yards to maximize yard usability.
4. Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plans where appropriate.
5. Limit garage door dominance on street scene by utilizing read-loaded garages or loading garages off shared court.
6. Provide corner lot elevation enhancements through side-entry on corner lots where appropriate (for rear loaded lots).
7. Promote neighbor interaction by orienting front entries around shared paseos (for paseo cluster products).
8. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

8.6.2 Conceptual Attached Product Types

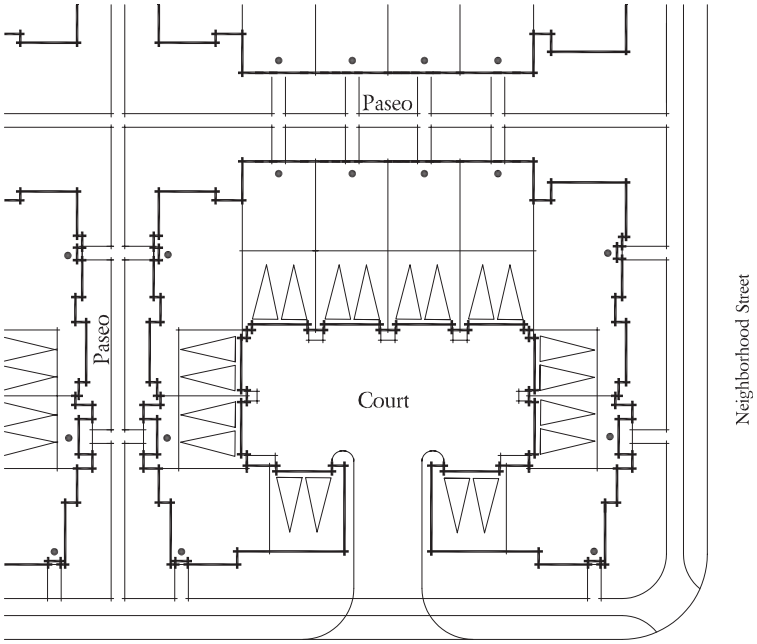
REAR LOADED DUETS



REAR LOADED TRI-PLEX



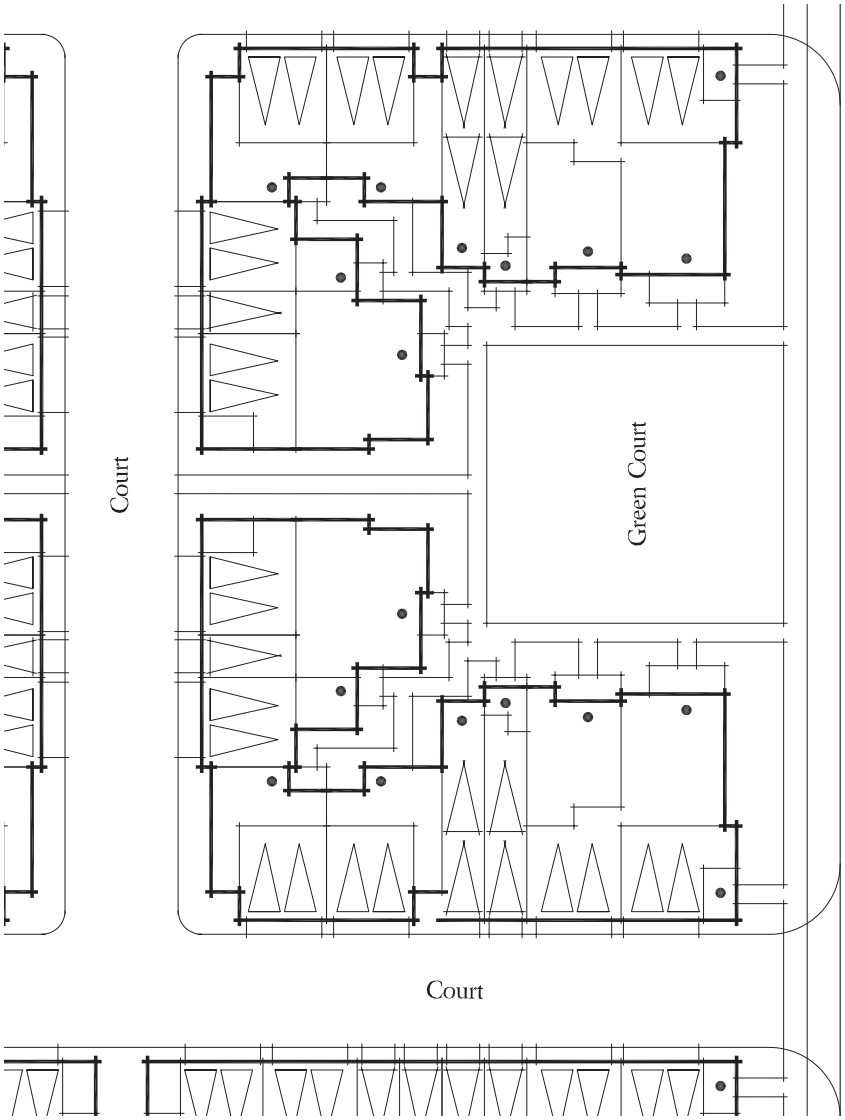
REAR LOADED CLUSTER BUILDING



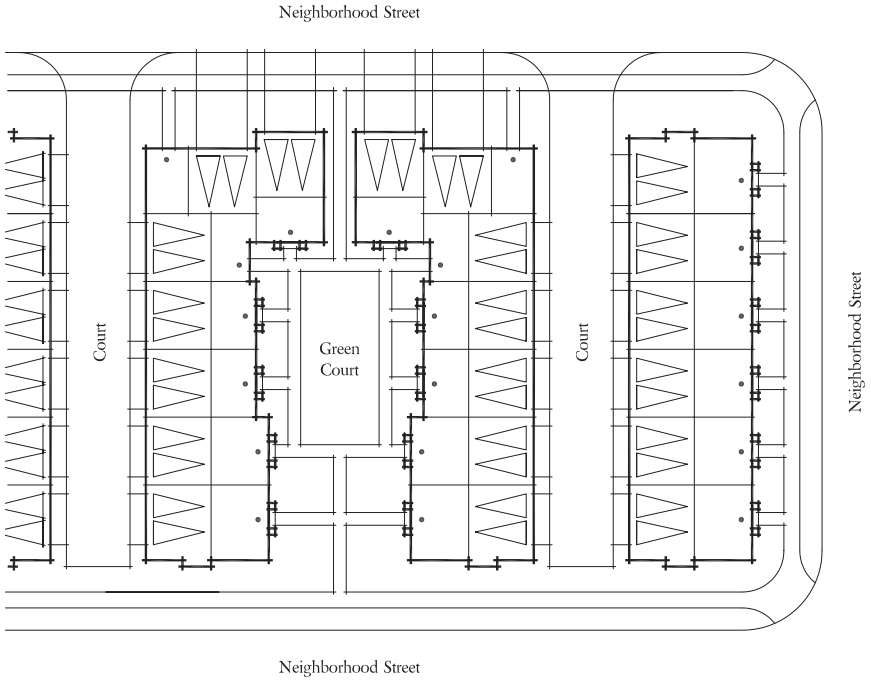
Goals:

1. Promote neighbor interaction by orienting front entries around shared paseo.
2. Provide variety through floor plan design and orientation.
3. Limit garage door dominance on street scene by loading garages off shared court.
4. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
5. Provide eyes-on-the-street for homes fronting neighborhood street through living-forward floor plan design.
6. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

REAR LOADED GREEN COURT: ALTERNATIVE A



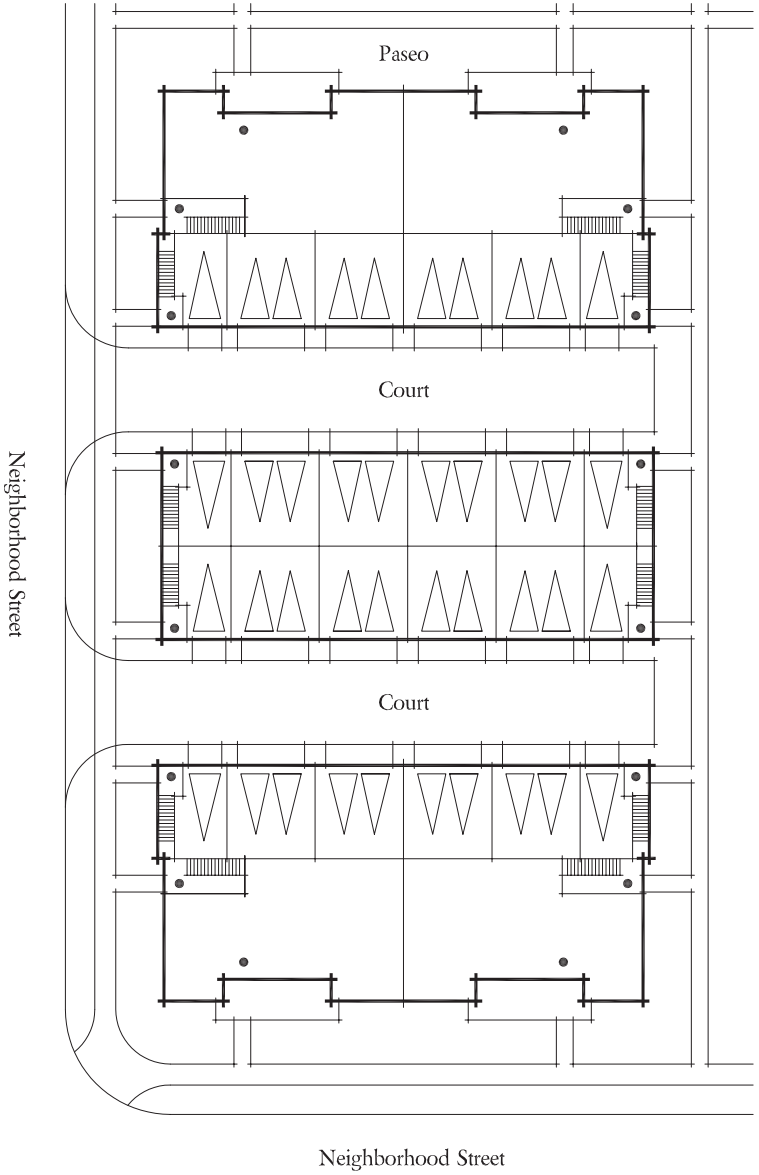
REAR LOADED GREEN COURT: ALTERNATIVE B



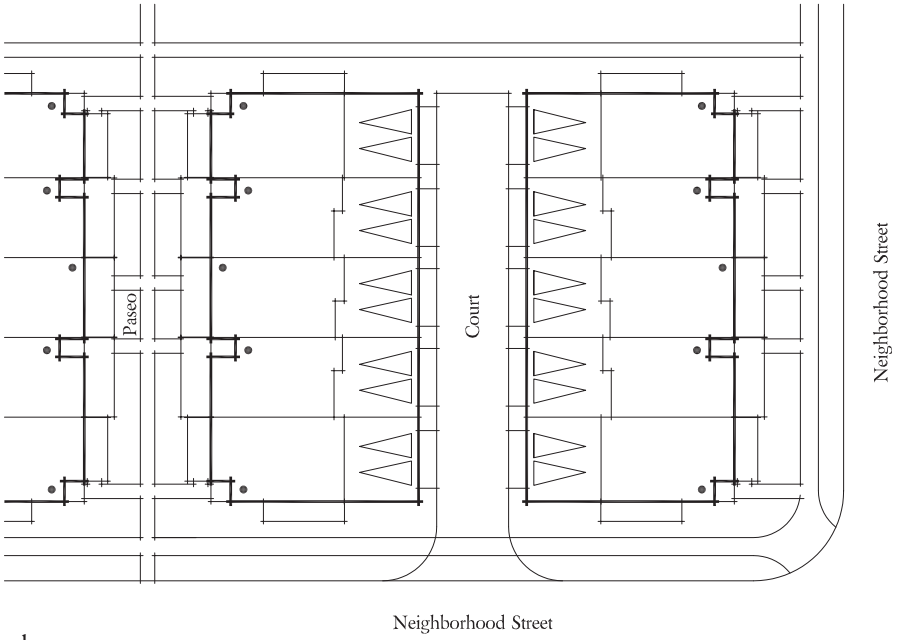
Goals:

1. Promote neighbor interaction by orienting front entries around shared green court.
2. Limit garage door dominance on street scene by loading garages off shared court.
3. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
4. Provide variety through floor plan design and orientation where applicable.
5. Provide eyes-on-the-street for homes fronting neighborhood street through living-forward floor plan design where appropriate.
6. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

STACKED FLATS WITH CARRIAGE UNITS



REAR LOADED ROW TOWNHOMES



Goals:

1. Limit garage door dominance on street scene by loading garages off shared court.
2. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
3. Provide eyes-on-the-street for homes fronting neighborhood street through living-forward floor plan design.
4. Use wide front elevations to articulate front elevations.
5. Promote neighbor interaction through entry orientation when possible.
6. Create opportunities for smaller units through carriage units and stacked flat design where appropriate.
7. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

This page intentionally left blank.

Chapter 9.0

Phasing and Infrastructure

This section describes the phasing and amenity timing of The Arboretum. It also details on- and off-site plans for the grading, water distribution, sewer services, and drainage systems necessary to accommodate build-out of The Arboretum. Within The Arboretum Specific Plan area, the developer will be responsible for constructing the required infrastructure improvements, such as streets, water lines, sewers, and storm drains. All necessary infrastructure improvements will be developed in conjunction with the roadway improvements. Lastly, this section provides an overview of nearby public facilities, such as hospitals, police and fire stations, public parks, schools, and transit facilities.

9.1 Village Phasing Plan

Development within the Arboretum community shall occur in four phases as shown in Figure 9.1, ***Phasing Plan***. Construction of the project will be phased in a logical sequence, in response to market demands. Ultimate phasing by recordation of phased final tract maps will be finalized at time of sale to merchant builders based on market demands. Adjustments to the phasing sequence are permitted provided that utilities and public facilities are available to service the phase in question.

Development of the community will start in the Meadows village, followed by the Gardens, the Resort, and lastly, the Arboretum village.

PHASING PLAN

FIGURE 9.1

9.2 Circulation Phasing Plan

The phasing of the circulation system will correspond to the overall village phasing program. The circulation system as described in this section will be constructed by the master developer and/or guest builder.

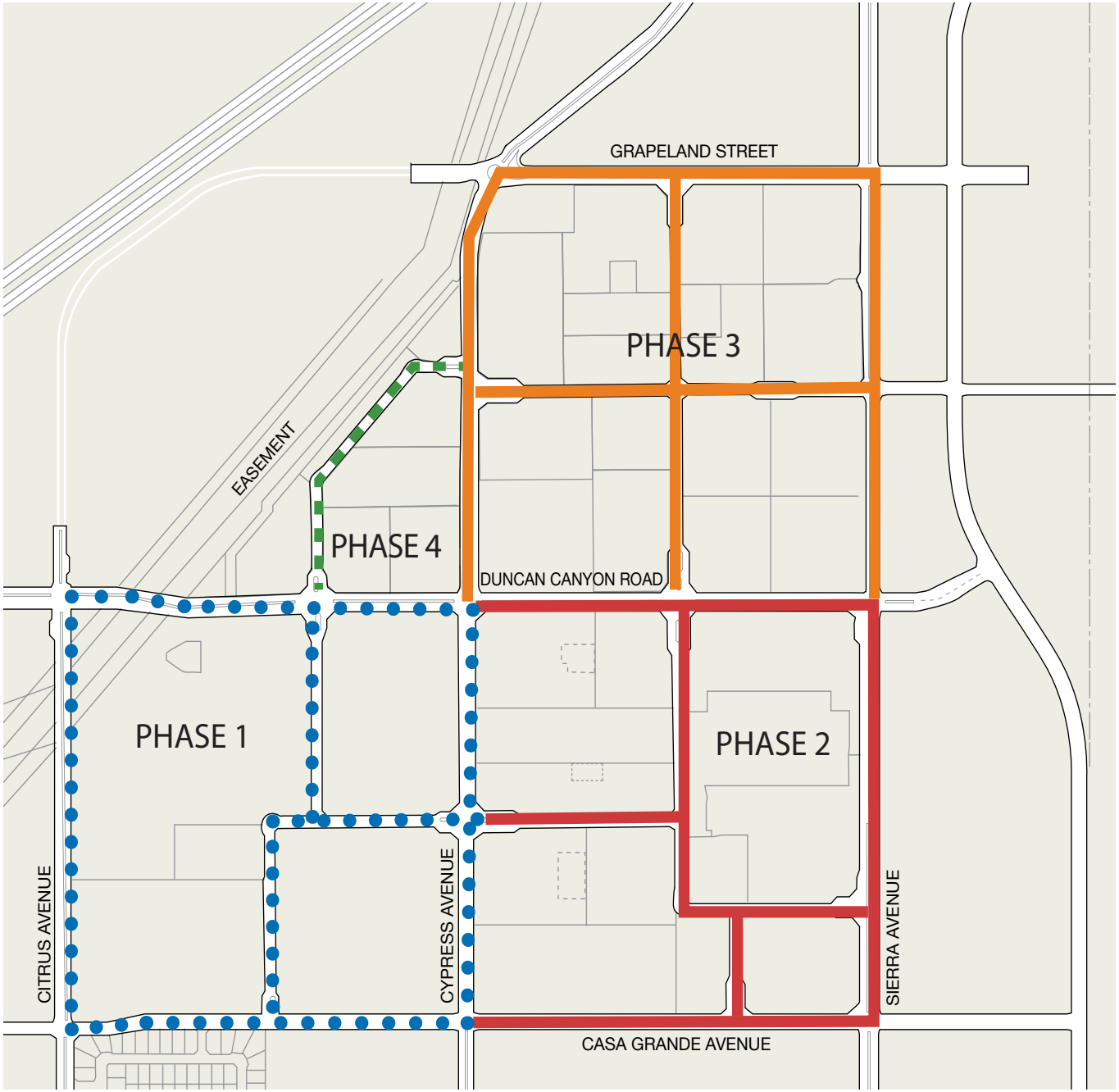
Phase 1 will include all collector streets in the Meadows Village as well as Citrus Avenue between Duncan Canyon Road and Casa Grande Avenue, Casa Grande Avenue from Citrus Avenue to Cypress Avenue, Cypress Avenue from Casa Grande Avenue to Duncan Canyon Road, and Duncan Canyon Road from Citrus Avenue to Cypress Avenue.

Phase 2 will include all collector streets in the Gardens Village, Sierra Avenue from Casa Grande Avenue to Duncan Canyon Road, Duncan Canyon Road from Cypress to Sierra, and the remainders of Cypress Avenue and Casa Grande along the Village's frontage.

Phase 3 ~~Phase 4~~ includes all collectors at The Resort, Grapeland Street and the east side ~~remainders~~ of Cypress, Sierra and Duncan Canyon.

Phase 4 ~~Phase 3~~ includes all collectors in the Arboretum Village, a portion of Cypress Avenue between Duncan Canyon and Grapeland, and the remainder of Duncan Canyon between Citrus and Cypress.

Circulation improvements to Sierra Avenue, Casa Grande Avenue, Citrus Avenue, and Grapeland Street shall be implemented as defined in the Development Agreement and in-lieu study. The circulation phasing plan is illustrated in Figure 9.2.



CIRCULATION PHASING PLAN

FIGURE 9.2

LEGEND

- Phase 1
- Phase 2
- Phase 3*
- Phase 4

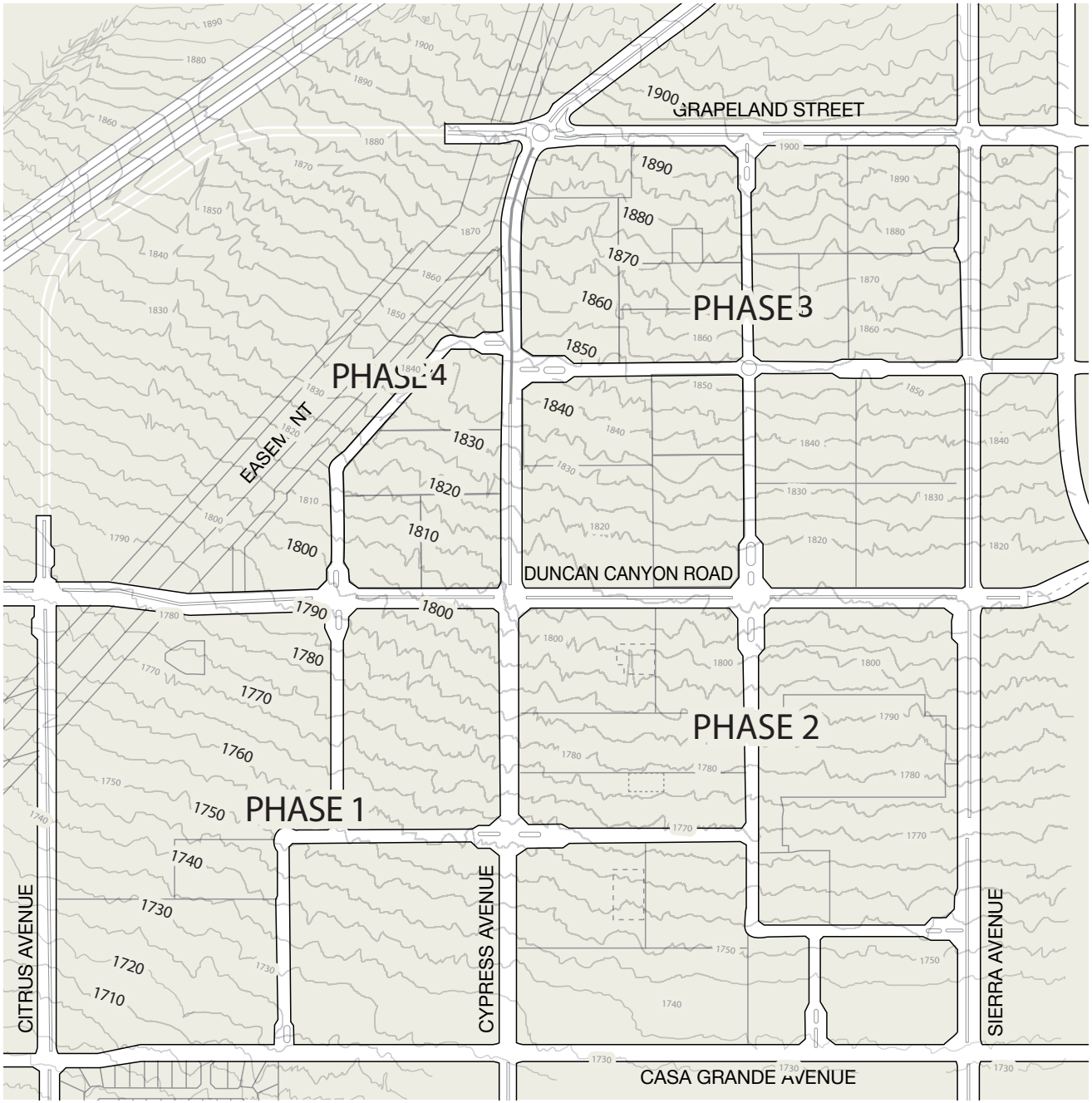
*When required by Section 9.5.6 Public and Private Parks.

9.3 Grading Concept

Grading for The Arboretum, shown in Figure 9.3, ***Grading Plan***, is tailored to the existing topography of the project site which slopes down at approximately 3.2 percent north to south. The project site is part of a flat to gently sloping alluvial plain. Soils and geologic conditions present no significant constraints to grading. The primary objectives of the grading concept are to: (a) establish road grades that are consistent with those of the existing City streets around the site; (b) provide stable development pads for residential structures and recreation amenities; and, (c) balance the cut and fill grading quantities on-site.

Grading is expected to balance on-site and will not require import or export of materials. Approximately 1,400,000 cubic yards of cut and fill will be necessary to accommodate development of the site. This quantity may vary as final grading plans are developed. The grading plans shall be designed to accommodate drainage and a street system that meets City of Fontana standards and will be reviewed and approved by the City Building/Safety, Planning, and Engineering Departments prior to the issuance of grading permits. All grading plans and activities will conform to the City grading ordinance and dust control, erosion control, and WQMP requirements.

Mass grading of the project will occur in four phases as shown on Figure 9.3, *Grading Plan and Phasing.*



FIG

GRADING PLAN AND PHASING

FIGURE 9.3

9.4 Public Facilities

9.4.1 Water Distribution

West Valley Water District (WVWD) provides water service to the project area. WVWD draws water for supply to their service area from stream flow in the Lytle Creek region and from numerous wells within the Chino groundwater basin. The WVWD infrastructure consists of reservoir tanks, booster pump facilities, and a network of pipeline facilities to deliver water throughout its service area. Domestic water will service the residential, schools, parks, and common landscape areas of The Arboretum.

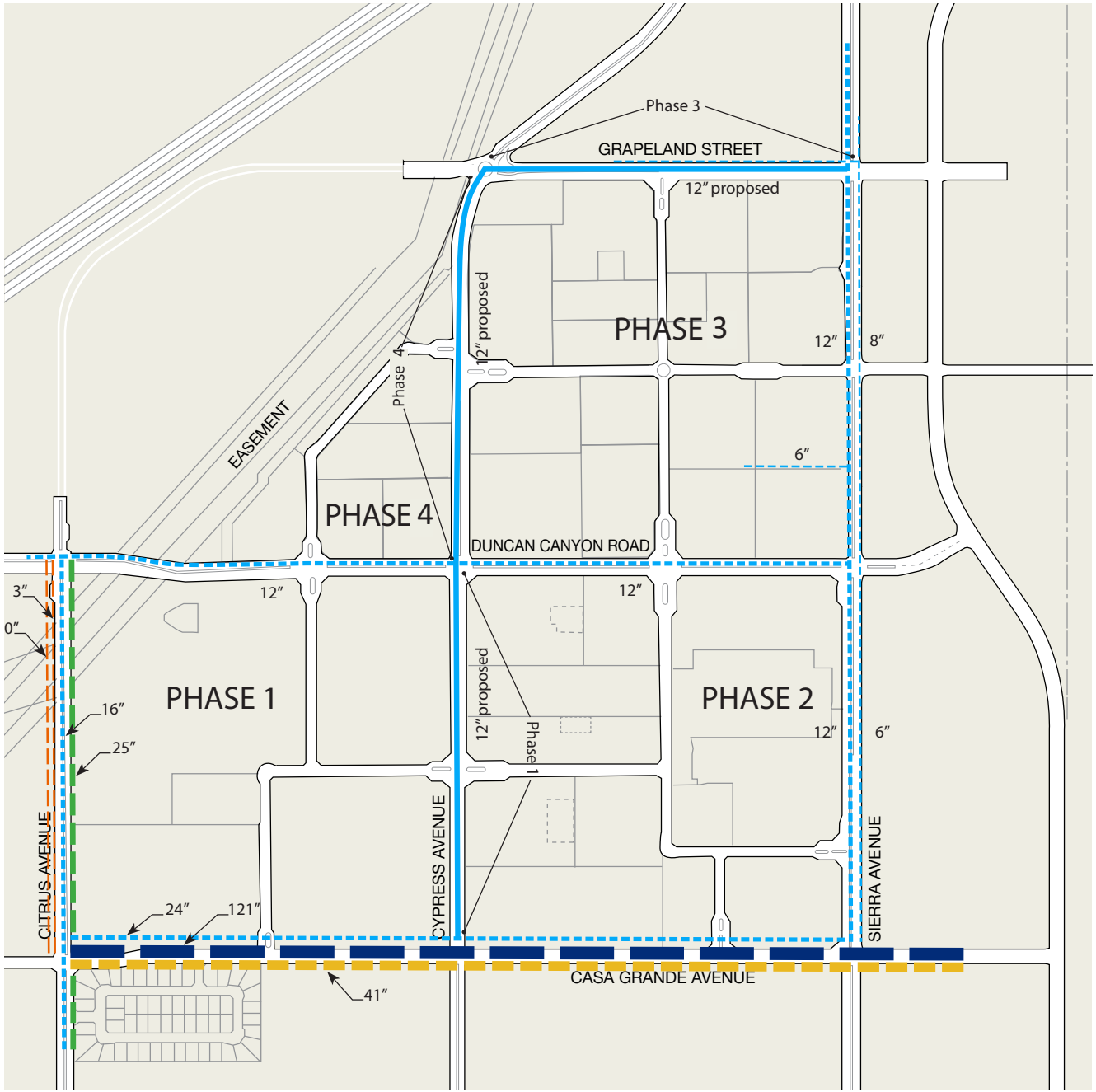
The primary connection points available for The Arboretum Specific Plan area are located in Citrus Avenue (existing 16-inch water line), Casa Grande Avenue (existing 24-inch water line), Duncan Canyon Road (existing 12-inch water line), and Sierra Avenue (existing 12-inch water line).

It should be noted that the Metropolitan Water District (MWD) has a 121-inch transmission main and San Gabriel Valley Municipal Water District has a 41-inch transmission main, both located in the proposed location of Casa Grande Avenue. Fontana Water Company has a 25-inch transmission main in Citrus Avenue. These lines will not be available to serve the community.

The proposed water system, as shown in Figure 9.4, Water Plan, will include a 12-inch water line in Cypress Avenue from Casa Grande Avenue to Duncan Canyon Road to be constructed with Phase 2. The 12-in water line in Cypress north of Duncan will be built with Phase 4 ~~Phase 3~~ and a 12-inch water line in Grapeland shall be built with Phase 3 ~~Phase 4~~ or as otherwise conditioned by WVWD. Within the internal Planning Areas, being constructed in each of the four phases, 8-inch and 10-inch water lines owned and maintained by WVWD will serve to provide domestic service to each residential Planning Area, school, park and common landscape area as well as supplying sufficient fire flows to fire hydrants placed in accordance with San Bernardino County Fire Department standards.

WATER PLAN AND PHASING

FIGURE 9.4



LEGEND

- Existing Water Facilities
- Proposed Water Facilities
- West Valley Water District WVWD
- Metropolitan Water District MWD
- Fontana Water Company FWC
- San Gabriel Valley Municipal Water District SGVMWD
- Crawford Canyon Mutual Water Company CCMWC

9.4.2 Sewer Services

The City of Fontana is responsible for the collection of wastewater within its corporate limits. The City contracts with the Inland Empire Utilities Agency (IEUA) for wastewater treatment.

The project sewer will connect to an existing 15-inch sewer line in Citrus Avenue north of Casa Grande Avenue and an existing 18-inch sewer line in Casa Grande Avenue east of Citrus Avenue.

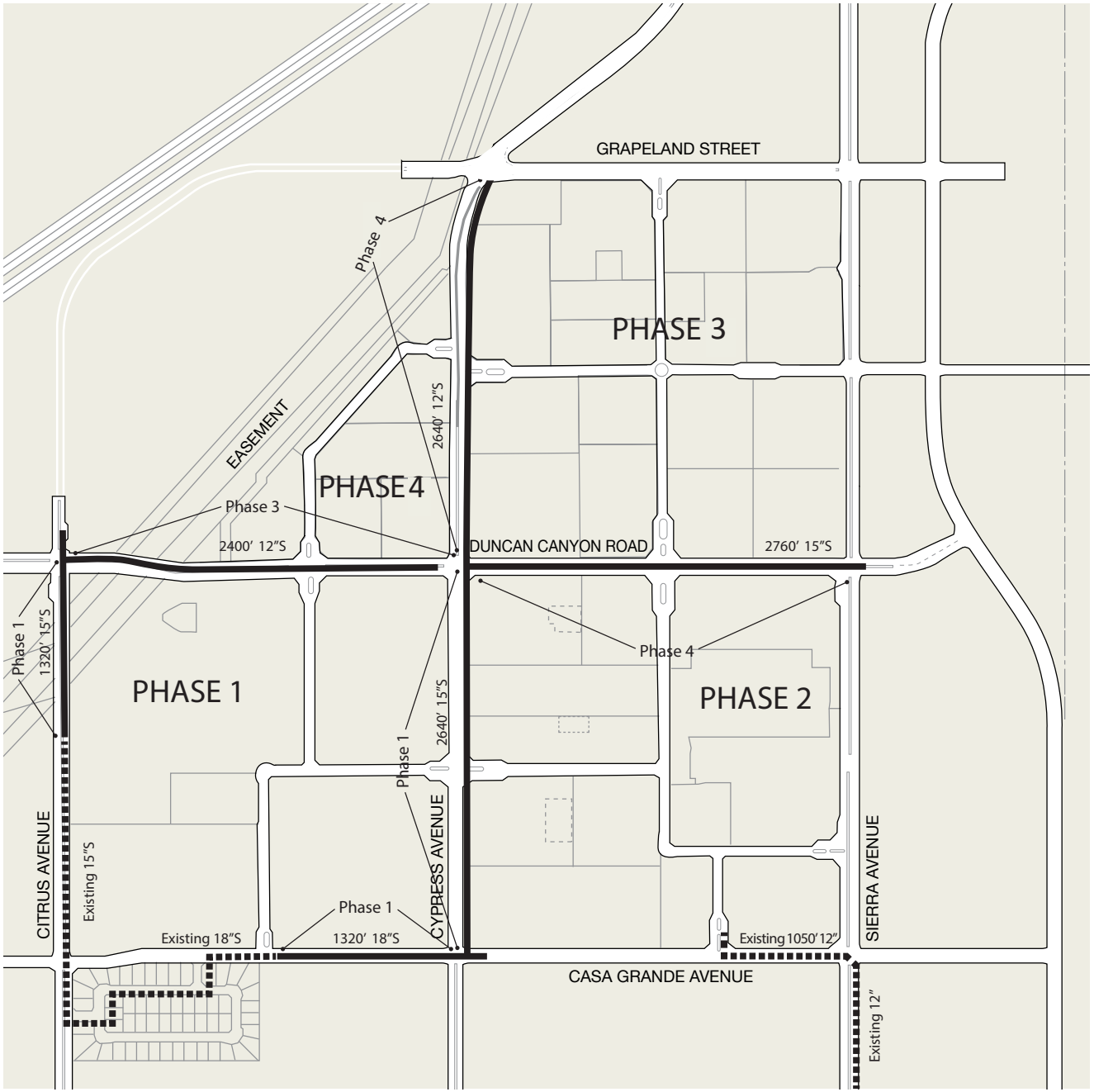
The proposed sewer plan consists of an extension of these existing lines, as shown in Figure 9.5, Master Plan of Sewer. The Master Plan phasing for the sewer will occur as follows:

Phase 1: The existing 15-inch sewer line in Citrus Avenue will be extended northerly to Duncan Canyon Road. The existing 18-inch sewer line in Casa Grande Avenue will be extended easterly to Cypress Avenue where a 15-inch sewer line will extend northerly in Cypress Avenue to Duncan Canyon Road.

Phase 3 ~~Phase 4:~~ A 15-inch sewer line in Duncan Canyon Road will connect to the proposed 15-inch sewer line in Cypress avenue and extend easterly to Sierra Avenue.

Phase 4 ~~Phase 3:~~ A 12-inch sewer line will connect to the proposed 15-inch sewer line in Cypress Avenue and extend northerly to Grapeland Street. A 12-inch sewer line will extend from Citrus Avenue easterly in Duncan Canyon Road to just short of Cypress Avenue.

8-inch and 10-inch sewer lines will occur in each of the ~~4~~ phases for onsite purposes. Use of force mains or pump stations is not required. Sewage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services and San Bernardino County Health Department, and reviewed by the City of Fontana Engineering Department.



MASTER PLAN OF SEWER

FIGURE 9.5

LEGEND

- Existing Sewer Facilities
- Proposed Sewer Facilities

9.4.3 Drainage Plan

The Arboretum is located generally in the San Sevaine Creek watershed. The site is within the Line "A" and "B" drainage areas of the revised Master Plan of Storm Drain. These lines are tributary to the existing Hawker-Crawford Channel located on the west side of Interstate 15 at Duncan Canyon Road and Summit Avenue respectively. Existing topographic relief consists of relatively flat contours, with the existing site drainage generally sheet-flowing to the south or southwest direction.

As shown on Figure 9.6, ***Drainage Plan***, the proposed on-site drainage facilities for the Planning Areas within the "Arboretum" and "The Resort" segments of The Arboretum Specific Plan will drain to the proposed Line "A" within Duncan Canyon Road. The proposed on-site drainage facilities for the Planning Areas within the westerly portion of "The Meadows" segment of The Arboretum Specific Plan will drain to the existing Line "B" within Summit Avenue. The easterly portion of this segment and the westerly portion of "The Gardens" segment will drain to the proposed line "B-2" located in Cypress Avenue which will flow southerly to the Sierra Lakes infiltration system located south of Summit Avenue, as shown in Figure 9.7, as a resource to replenish the ground water through percolation. The Sierra Lakes Infiltration System will provide the water quality provision for the Line "B-2" tributary area, and therefore additional BMPs (Best Management Practice) will not be required for this tributary area.

Off-site storm drain facilities are required to serve and protect the project. For the area north of Duncan Canyon Road, storm drain facilities will need to be extended from the existing Hawker-Crawford Channel on the northwesterly side of Interstate 15, across the freeway, to Citrus Avenue to serve the site. It is anticipated that a portion of this facility will be constructed by the state and/or city as part of the Duncan Canyon Interchange project, potentially starting in 3 to 5 years, with the balance to be constructed by other adjacent developments. Development of The Arboretum could proceed in advance of these improvements with interim mitigation. See temporary drainage swales and temporary detention basins shown graphically on Figure 9.6. Additionally, there are a number of existing culverts which convey large flows under Interstate 15 from the canyons to the north. A storm drain facility constructed by the City or other adjacent developments would be required to pickup and carry these flows to the system to be constructed in Duncan Canyon Road.

For project areas south of Duncan Canyon Road, the downstream connection will be made to an existing system in Citrus Avenue at Casa Grande Avenue and an off-site storm drain will be constructed in Cypress Avenue from Casa Grande Avenue to Summit Avenue. Development of The Arboretum could proceed prior to the completion of that phase of construction with interim mitigation. Storm drain will also need to be extended in Summit Avenue either by the City or other developments east of Cypress Avenue between Summit Avenue and Casa Grande Avenue, in order to serve planning areas near and adjacent to Sierra Avenue.

9.4.4 Water Quality Management Plan and Best Management Practices

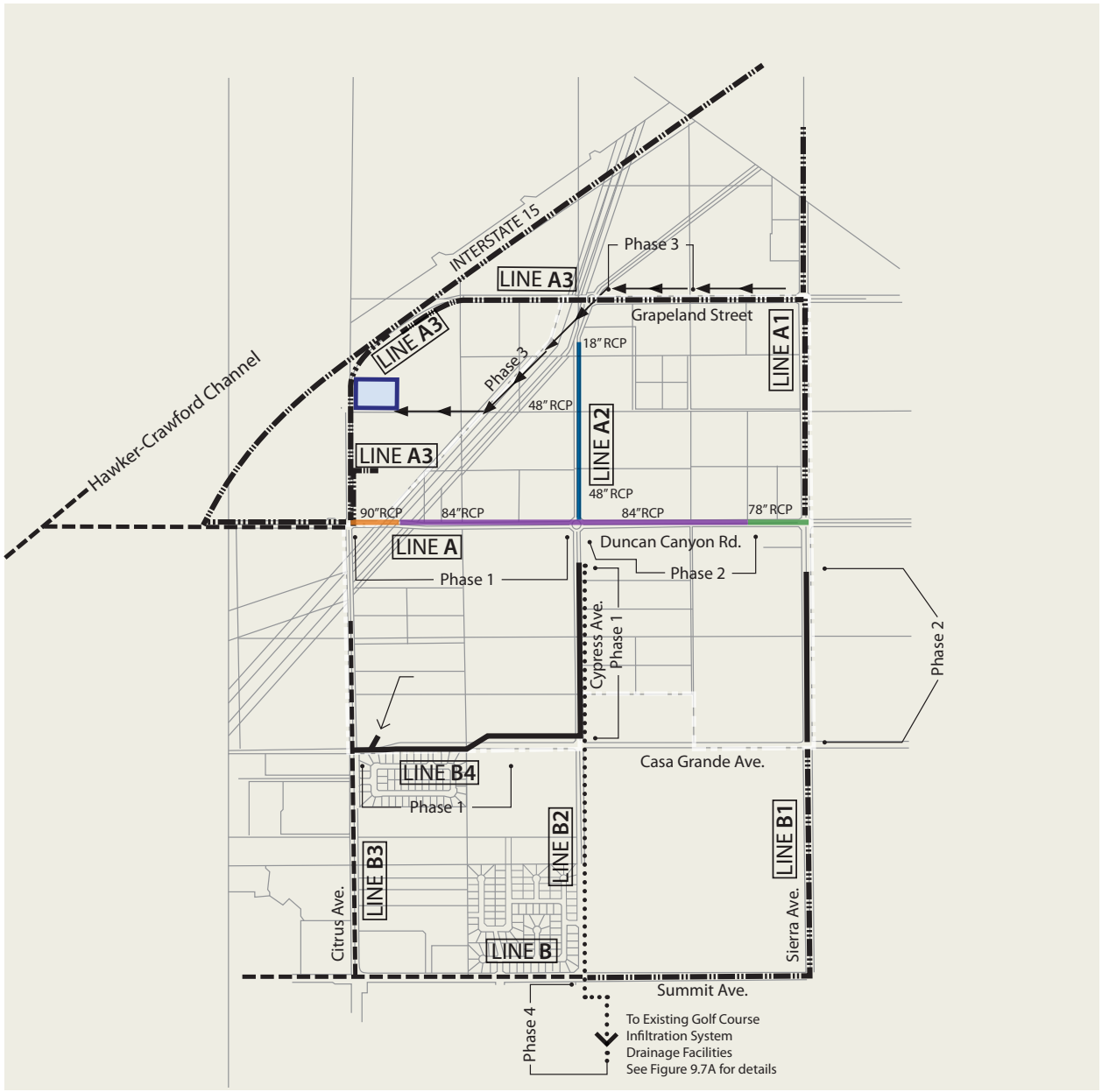
The Arboretum Specific Plan may utilize the Sierra Lakes Golf Course Infiltration System for the BMP treatment of storm water runoff for The Gardens, The Resort, and an easterly portion of The Meadows segments of the project. See Figures 9.7A and 9.7B.

The use of the Sierra Lakes Infiltration System by said Project will lessen the maintenance burden on the affected portions of the facility. Off-site undeveloped lands presently generate fine-grain earthen materials that are transported via storm water flows to the same portions of the Sierra Lakes Infiltration System that will be utilized by said Project. The transition of the off-site areas into an urbanized ground cover will significantly reduce the content of fine-grain earthen materials in storm water flows, which will in-turn reduce the maintenance burden on the Sierra Lakes Infiltration System. While the maintenance burden to the facility will be reduced due to said Project, facility maintenance procedures, as presently defined, will remain unchanged.

The Arboretum segment of the Specific Plan will utilize a Lake/Water Oriented Garden for localized treatment. Site Design BMPs for future Planning Areas not utilizing the Arboretum Village or the Sierra Lakes Golf Course Infiltration System will provide treatment onsite with the use of vegetated swales, fossil filter, or other approved means. Site Design BMPs will be consistent with the project wide water quality management plan and approved on an individual tract basis prior to recordation of the tentative map.

DRAINAGE PLAN AND PHASING

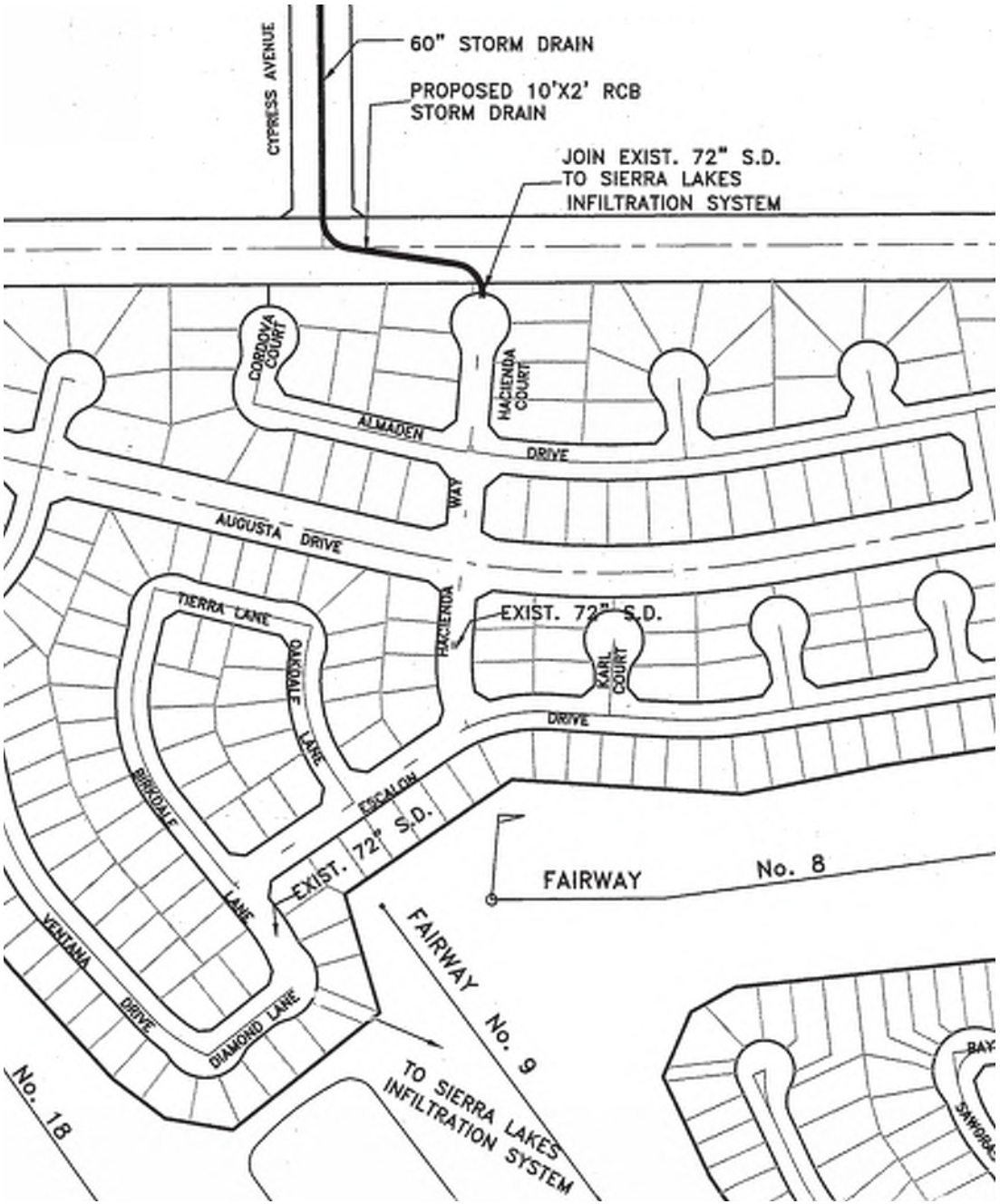
FIGURE 9.6



LEGEND

- Existing Storm Facilities
- Drainage Facilities by Others
- Proposed Drainage Facilities
- Proposed Offsite Drainage Facilities
- Temporary Drainage Swale
- 36" RCP — Facility Size/Type
- Temporary Detention Basins
- 48" RCP
- 78" RCP
- 84" RCP
- 90" RCP

Note: Citrus storm drain north of Duncan Canyon and the Grapeland storm drain are "by others."



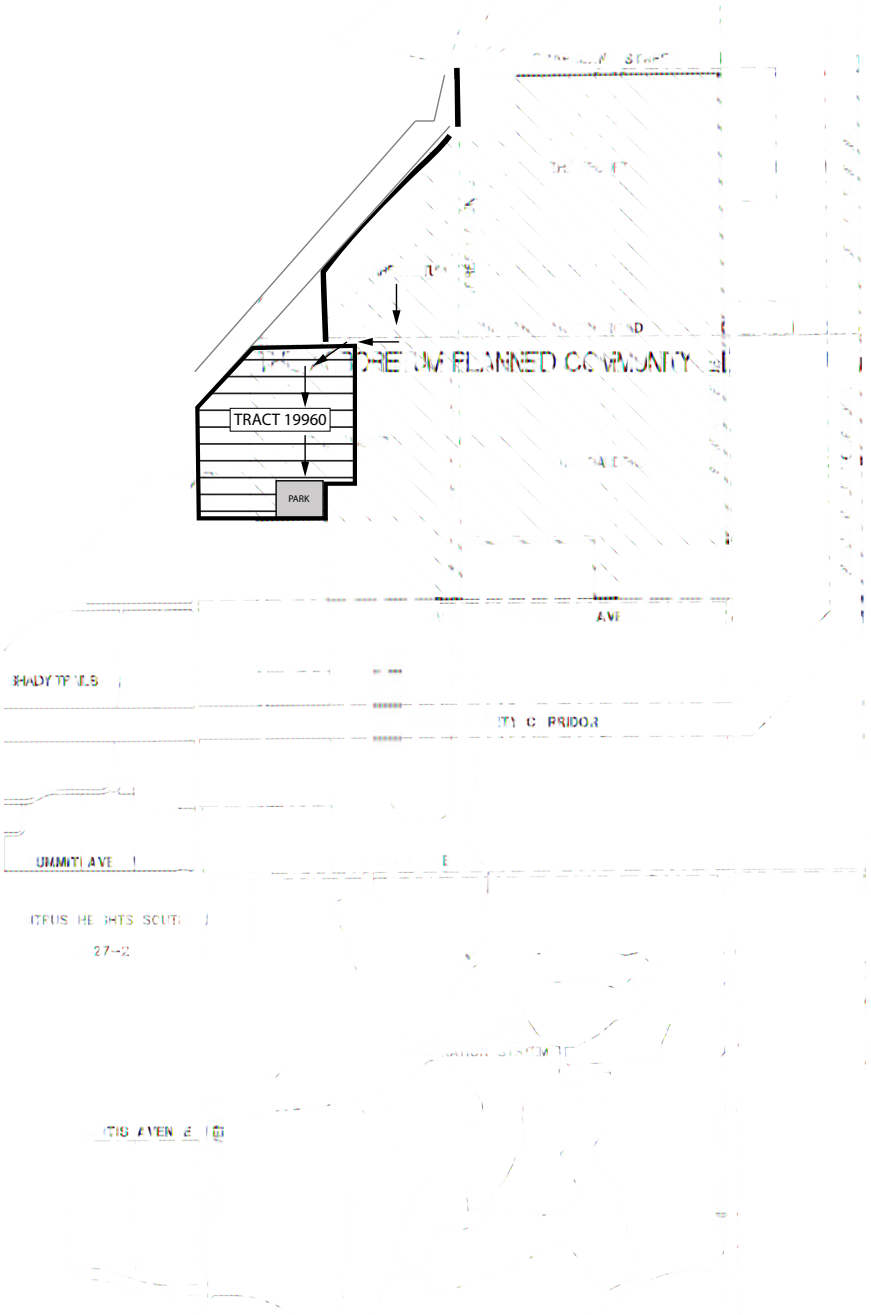
STORM DRAIN CONNECTION TO SIERRA LAKES INFILTRATION SYSTEM

FIGURE 9.7A

LEGEND

Proposed Storm Facilities

Existing Storm Facilities



WATER QUALITY MANAGEMENT PLAN AND BEST MANAGEMENT PRACTICES

FIGURE 9.7B

Note 1: Shaded area indicates the potential area of WQMP to be treated in Sierra Lakes.

Note 2: The Arboretum Village will need to provide a separate WQMP report when entitlements are submitted for Phase 4. That report will determine WQMP impacts and solutions for Arboretum Village.

The project will utilize the temporary drainage swales and temporary detention basins as shown on Figure 9.6, Drainage Plan and Phasing, until ultimate storm drain improvements are installed.

9.5 Public Services

The following information is a brief summary of services to be provided to The Arboretum. A more detailed discussion of facilities and service availability is presented in the Environmental Impact Report (EIR). A map showing the community service locations near the project site is provided as Figure 9.8, ***Relationship to Off-Site Public Services and Facilities***.

9.5.1 Police and Fire Protection

The City of Fontana Police Department will provide law enforcement for The Arboretum. The City of Fontana currently maintains a ratio of 1.08 sworn officers per 1,000 residents; the City of Fontana General Plan suggests a ratio of 1.4 sworn officers and 0.6 nonsworn personnel per 1,000 residents.

The Fontana Fire Protection District (FFPD) provides fire protection to the site, which is part of the San Bernardino County Fire Agency. CVFPD also provides paramedic service in the area.

9.5.2 Public Schools

Students will attend a school located at Casa Grande and Citrus Avenues. The grades served at this school site are still to be determined. The development of Elementary School #37 at Duncan Cyn and Cypress is also proposed. In the event that Elementary School #37 is not developed, residential units will be developed in its place.

For more discussion on the implementation of school sites within The Arboretum, see Chapter 10, *Administration*.

9.5.3 Public Library

Library services to the City of Fontana are provided by the San Bernardino County Library system at the Lewis Library and Technology Center. The library is located at 8437 Sierra Avenue, approximately three miles south of the project site.

9.5.4 Hospitals

Residents of The Arboretum will be served by the Sierra San Antonio Medical Plaza located at 16465 Sierra Lakes Parkway and Kaiser Permanente Fontana Medical Center located at 9961 Sierra Avenue in Fontana. Other health facilities in the area include several Kaiser Permanente Medical Care Centers located throughout Fontana and the Arrowhead Family Health Center located at 16854 Ivy Avenue.

9.5.5 Utilities and Utility Providers

The Arboretum will be served with telephone, cable, internet (data), electric, natural gas, and solid waste collection service from private companies serving the North Fontana area as detailed below.

TABLE 9.1 UTILITY PROVIDERS	
Electricity	Southern California Edison
Gas	Southern California Gas Company
Water	West Valley Water District
Sewer	City of Fontana
Solid Waste	Burrtec Waste
Telephone	AT&T
Cable	Spectrum

9.5.6 Public and Private Parks

Private parks within each village shall be substantially completed by the occurrence of the following two conditions:

1. Private parks located within a village Planning Area (as outlined in this Specific Plan) shall have an approved residential tentative tract map (TTM) and / or Design Review by Planning Commission; and
2. The City of Fontana's issuance of building permits within each village. Please see Table 9.2, Private Parks Timing, for specific building permit numbers. The Arboretum Park shall be constructed by the time 50% of the building permits are pulled in the Arboretum Village ~~(Phase III)~~.

"Substantially Completed" and "Substantial Completion" means that such Improvements are functional for their intended purposes and are approximately ninety five percent (95%) complete, based on the costs of such Improvements, in accordance with the improvement plans approved by the City, notwithstanding any final "punch list" items or nonessential items still required to be completed, all as approved in writing by the City inspector, which approval shall not be unreasonably withheld, conditioned or delayed. For purposes of this definition, non-essential items with respect to such Improvements shall include any replacement of miscellaneous (but not a majority of) damaged or deceased plant materials. Any Project Public Park that is open and formally accepted by the City (or in the case of a Project Private Park, approved by the City for use by the Project residents) shall also be conclusively deemed to be substantially complete for purposes of this definition.

Community gardens may be located within private or community parks and shall be substantially completed by the issuance of the building permit thresholds for private parks in each village, as identified in Table 9.2 (i.e. The first, second and third community gardens will be substantially complete by the 133rd, 375th, and 250th building permit respectively in the Meadows Village). The Arboretum Village will provide community gardens within the Arboretum Park~~; therefore all required community gardens shall be substantially complete by the 1200th building permit~~. Appendix B provides additional information regarding community garden implementation.

Note: Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan.

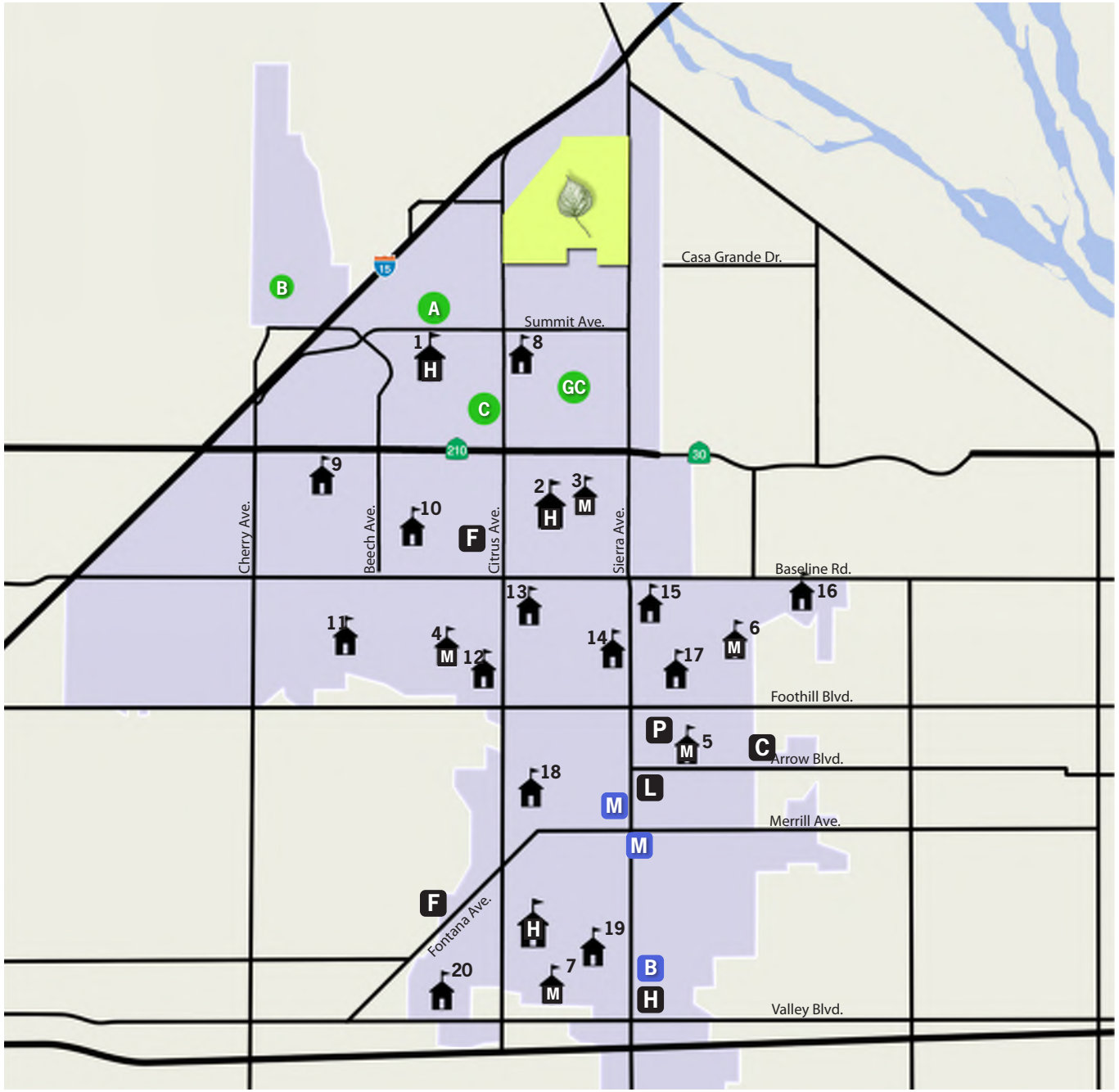
TABLE 9.2 TIMING FOR PRIVATE AND PUBLIC PARKS

Village	Park	Building Permit[1] [2]
Meadows Village Up to 15 du/ac	1st Community Park (Corner Statement)	133[4]
	2nd Community Park (Meadows Park)	375[5]
	3rd Community Park	250[4]
Gardens Village Up to 24 du/ac	Community Park	350
	1st Private Park	50% of permits[6]
	2nd Private Park	50% of permits[6]
	3rd Private Park	50% of permits[6]
Resort Village Up to 20 du/ac	1st Private Park	50% of permits[6]
	Primary Recreation Center	417
	~~2nd Private Park~~	~~50% of permits[6]~~
	Secondary Recreation Center	1,000
	~~3rd Private Park~~	~~50% of permits[6]~~
	~~4th Private Park~~	~~50% of permits[6]~~
Arboretum Village Up to 24 du/ac	1st Private Park	50% of permits[6]
	2nd Private Park	50% of permits[6]
	3rd Private Park	50% of permits[6]
	4th Private Park	50% of permits[6]
All Villages	Arboretum Park	(See Section 9.5.6 Note 2)[3]

[1] Building permits means total permits issued within the designated Village only, not overall Project permits.
[2] Building permit milestone requirements means that the designated park improvements must be Substantially completed by that milestone.
[3] Intentionally deleted.
[4] Building permits within PA1 at Meadows Village (Tract 19960) only.
[5] The earlier of (i) 375th building permit or (ii) the initial commencement of classes at the school in the Meadows Village.
[6] Parks shall be constructed by the time 50% of the building permits are pulled within the respective Planning Area

9.5.7 Off-Site Public Services and Facilities

Several public parks and recreation facilities are located within the vicinity of The Arboretum, including the Sierra Lakes Golf Course, the Fontana Park, San Sevaine Park, and the Ralph M. Lewis Sports Complex. In addition to the recreational amenities provided to Arboretum residents within the project, these public facilities will offer additional opportunities for recreation.



RELATIONSHIP TO OFF-SITE PUBLIC SERVICES & FACILITIES

FIGURE 9.8

LEGEND

- City of Fontana Boundary
- 1 Summit High School
- 2 A. B. Miller High School
- 3 Ruble Middle School
- 4 Almeria Middle School
- 5 Fountana Middle School
- 6 Alder Middle School
- 7 Truman Middle School
- 8 Sierra Lakes Elementary
- 9 Cecelia Lucero Solorio Elementary
- 10 Dorothy Grant Elementary
- 11 Hemlock Elementary
- 12 Tokay Elementary
- 13 Kathy Binks Elementary
- 14 Juniper Elementary
- 15 Mango Elementary
- 16 Locust Elementary
- 17 North Tamarind Elementary
- 18 Oleander Elementary
- 19 Cypress Elementary School
- 20 Poplar Elementary
- GC Sierra Lakes Golf Course
- A Fontana Park
- B San Sevaine Park
- C Ralph M. Lewis Sports Complex
- P Fontana Police Dept.
- F Central Valley Fire Station 78
- L Library / Technology Center
- H Kaiser Permanente Fontana Medical Center
- M Fontana Metrolink Station
- B South Fontana TransCenter

This page intentionally left blank.

Chapter 10.0

Administration

This Specific Plan represents a framework of development for the Arboretum community. Implementation of the project requires the approval of numerous additional discretionary entitlements over the life of project build-out. This chapter sets forth the procedures needed to implement the approved Specific Plan and the procedures required for amendment of the Specific Plan, if necessary. The methods and procedures for implementation and administration of this Specific Plan document are contained in this chapter.

10.1 Specific Plan Adoption

The City of Fontana Zoning and Development Code Section 30–15 states that:

A specific plan may be adopted when it is deemed necessary or desirable to establish a specific plan of land uses and development standards for an area to assist with the implementation of general plan goals.

California Government Code Section 65453 (a) states that:

A Specific Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

The Arboretum Specific Plan will be adopted by Ordinance in accordance with City policy.

10.2 Responsibility

The City's Director of Planning or their designee ~~Community Development~~ shall be responsible for administering the provisions of The Arboretum Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, and the City of Fontana General Plan and Municipal Code.

10.3 Interpretations

When there is a question or ambiguity regarding the interpretation of any provision of this Specific Plan, the Director of Planning or their designee ~~Community Development~~ has the authority to interpret the intent of such provision. The Director of Planning or their designee ~~Community Development~~ may, at his/her discretion, refer interpretations to the Planning Commission for its consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. The Planning Commission action may be appealed to the City Council. All interpretation made by the Director of Planning or their designee ~~Community Development~~ may be appealed to the Planning Commission in accordance with the appeal procedures set forth in the Zoning and Development Code.

Any standard or regulation contained in this specific plan that differs from the City of Fontana Zoning and Development Code or its planning and zoning laws shall take precedence over and shall supersede the City's Zoning and Development Code or planning and zoning laws. Where any discrepancy occurs between this specific plan and any zoning or land use laws of the City of Fontana, the terms of this specific plan shall govern. In instances where this specific plan is silent, the provisions of the City of Fontana Zoning and Development Code shall prevail.

10.4 Implementation

The Arboretum Specific Plan will be implemented through the processing of tract maps, parcel maps, and site plans. The implementation process provides the mechanism for reviewing precise development plans and ensuring development consistency with the Specific Plan objectives. The process to amend this Specific Plan and items subject to the Substantial Conformance process are also outlined in this section. All development within the Arboretum community is subject to the implementation procedures described herein. Merchant builders desiring to develop in the Arboretum Specific Plan Area shall sign a letter prior to submittal of building permit applications acknowledging that they have read and understood the requirements of the Specific Plan.

10.4.1 Design Review

The purpose of this section is to provide a process for the implementation and review of all site plans that will be required to implement the development and construction of this Specific Plan. An application for design review is required prior to the issuance of any residential or commercial building permit within the Specific Plan area.

~~PREAPPLICATION CONFERENCE~~

~~Prior to the filing of a design review application, Tentative Tract Map, Tentative Parcel Map, and/or amendment to the Specific Plan, the applicant or the applicant's representative shall hold a preapplication conference with the Director Planning or their designee Community Development and other designated staff from other departments and divisions to review the procedures and criteria for the design review process.~~

APPLICATION

An application for a design review shall be filed with the Planning Division in a manner prescribed by the Director of Planning or their designee ~~Community Development~~, including but not limited to, plans and elevations. Further, any improvements that are depicted on any colored rendering, elevation, or drawing which is presented to the planning commission in conjunction with a development application, shall be installed pursuant to their appearance in that colored rendering, elevation, or drawing.

~~DEVELOPMENT ADVISORY BOARD~~

~~Design and Site Plan Review applications shall be considered by the Development Advisory Board (D.A.B.), which is the reviewing body for such applications. The D.A.B. shall review the application and make a recommendation to the Planning Commission, which is the final authority under this process, unless an appeal to the City Council is timely filed and considered. The D.A.B. shall review each development proposal in an expeditious manner to determine if the application is complete. To recommend that development project be forwarded to the Planning Commission, the D.A.B. must find from the facts presented that the following conditions exist:~~

1. ~~The design and layout of the proposed development is consistent with the applicable elements of the general plan, and the proposal is consistent with the City of Fontana General Plan and this Specific Plan.~~
2. ~~The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring developments, or pedestrian and vehicular circulation.~~
3. ~~The architectural design of the proposed development is aesthetically pleasing while enhancing the character of the surrounding neighborhood and will promote quality development envisioned by this Specific Plan.~~
4. ~~The design of the proposed development would provide a desirable environment for its tenants and neighbors through the use of materials, texture, and color in an aesthetically pleasing manner.~~
5. ~~The proposal meets or exceeds the special requirements of this Specific Plan and the applicable standards of the City's Zoning and Development Code.~~
6. ~~The proposed project is in compliance with all applicable federal, state, county, and city laws and regulations.~~
7. ~~The design and layout of the proposed development shall be consistent with the approved alignment study and design engineering practices.~~

NOTICE

Notice of hearings for design review shall be as set forth in the City of Fontana Zoning and Development Code.

APPEALS

Appeals shall be made as specified by the City of Fontana's Development Code.

TIME LIMITATIONS

Each design approval granted through the Design Site Plan Review process shall become null and void two years after the date of approval, unless:

1. Building permits have been obtained and successful completion of the first building and safety division inspection has commenced within this period.
2. Any valid design review in effect at the date of adoption or amendment of this Specific Plan shall remain valid for a period of two years from the date of that design review approval.
3. Extensions of time may be granted per the requirements in the City's Development Code for Design Review Applications.

AMENDMENTS TO DESIGN REVIEW

Any nonexpired approved design review site plan is eligible to apply for an amendment pursuant to the amendment process outlined in the City of Fontana's Development Code.

~~10.4.2 Administrative Site Plan Review~~

~~The Director of Community Development has the authority to administratively approve and condition applications for community recreational amenities as long as the amenities proposed comply with the provisions and intent of the Specific Plan. The decision of the Director of Community Development shall be final after a written determination is made, unless a written appeal to the Planning Commission is filed by the applicant, property owners subject to the Development Plan, or any member of the City Council or Planning Commission.~~

~~AMENDMENTS TO ADMINISTRATIVE SITE PLAN REVIEW~~

~~Any nonexpired approved administrative site plan review is eligible to apply for an amendment pursuant to the amendment process outlined in the City of Fontana's Development Code.~~

10.4.~~23~~ Substantial Conformance

Approval of this Specific Plan indicates acceptance by the City Council of a general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the Arboretum Specific Plan. It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary over the lifetime of the project. Any modifications to the Specific Plan shall occur in accordance with the Specific Plan Amendment process. These modifications, should they occur, are divided into two categories.

Substantial Conformance allows for administrative approval and interpretation of minor modifications to the Specific Plan text, graphics, and/or project design that do not change the meaning or intent of the Specific Plan. Through the Substantial Conformance or Conditional Use Permit process, a project may be found to be in substantial conformance with the provisions of this Specific Plan and may be approved, conditionally approved or denied by the Director of Planning or their designee ~~Community Development~~without a public hearing. The Director of Planning or their designee ~~Community Development~~ shall also have the discretion to refer any such request for Substantial Conformance to the Planning Commission. The following are examples of issues that may be considered for Substantial Conformance:

1. Adjustment of planning areas so long as the total acreage of that planning area does not decrease or increase by more than 15 percent of that stated within this Specific Plan.
2. Decrease in project density.
3. Transfer of up to 10 percent of ~~R-MF~~ R-PC 3.0-8.0 units, provided the maximum unit count for the Specific Plan as a whole does not exceed 3,532 units.
4. Transfer of up to 15 percent of the ~~R-MF~~ R-PC 8.1-24.0 units in a particular residential planning area may be transferred to another ~~R-MF~~ R-PC 8.1-24.0 planning area, provided the maximum unit count for the ~~R-MF~~ R-PC 8.1-24.0 residential uses as a whole does not exceed 2,569 units.
5. Realignment or modifications of streets serving the project, lot lines, easement locations, and grading adjustments, if also approved by the City Engineer.
6. Modification of design criteria such as paving treatments, architectural details, landscape treatments, sidewalks, fencing, lighting, and entry treatments.
7. Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
8. Implementation of the following landscape treatments:

- Street Furniture – portals in the right-of-way

- Neighborhood Parks within neighborhoods
- Private Recreation Areas within neighborhoods

9. Final facility sizing and precise location of water, sewer, and storm drainage improvements when directed by the City Engineer.
10. Change in utility and/or infrastructure servicing agency.
11. Collector or public road alignment revisions when the centerline moves by less than 10 feet.
12. Landscape, wall material, wall alignment, and streetscape design modifications that are consistent with the design guidelines contained in this document as determined by the Director of Planning or their designee ~~Community Development~~.
13. Modifications to wall type, including, but not limited to changes between commercial theme walls, precision block walls, and combination wrought iron fencing.
14. Minor changes to or substitutions of types of recreation facilities and ancillary recreational amenities so long as they are consistent with the overall intent of the Specific Plan.
15. Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors.
16. Revisions to project graphics that do not substantially change the intent of the graphics in the Arboretum Specific Plan.
17. Modifications to architecture, plotting, and unit size that have been previously reviewed and approved through the design review process.
18. Specific modifications of a similar nature to those listed above, which are deemed minor by the Director of Planning or their designee ~~Community Development~~, which are in keeping with the intent of the Specific Plan and which are in conformance with the General Plan.
19. Any other proposed changes that are determined by the Director of Planning or their designee ~~Community Development~~ to be minor modifications.

10.4.~~3~~4 Specific Plan Amendments

All Specific Plan modifications that do not fall under the umbrella of items addressed under the Substantial Conformance process shall require a Formal Amendment. Formal Amendments constitute the second category of modifications to the Specific Plan.

This Specific Plan was prepared pursuant to California Government Code 65450 et. seq. Amendments to the Specific Plan shall be processed in accordance with applicable requirements of law that include Sections 65450 et. seq. of the California Government Code.

Formal Amendments are subject to the review and approval of the City Council. The Planning Commission shall first hear and consider all applications for Formal Amendments to the Specific Plan and shall prepare a recommendation and findings to the City Council. In all cases amendments must be found to be in substantial conformance with the goals and standards of the Arboretum Specific Plan.

As required by the California Government Code, all agencies significantly affected by the Formal Amendment shall be notified of the proposed action prior to the approval of the Formal Amendment. In addition, and as required by the California Environmental Quality Act (CEQA), Formal Amendments to the Specific Plan shall be appropriately reviewed in accordance with the State CEQA Guidelines, with the City of Fontana serving as lead agency. Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Amendment is deemed major by the Director of Planning or their designee ~~Community Development~~, it will be processed in the same manner as the original Specific Plan. Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to CEQA, Section 15162.

APPLICANT INITIATED AMENDMENT

Any Formal Amendment to this Specific Pan initiated by an applicant shall require preliminary review by the City of Fontana Director of Planning or their designee ~~Community Development~~, filing of an official application and required materials supporting the amendment, submittal of a fee deposit, Planning Commission review and recommendation, and City Council review and final decision.

EFFECTIVE DATE

All Formal Amendments to this Specific Plan shall be adopted by ordinance and shall take effect 30 days after final adoption by the City Council following the second reading.

10.5 Boundaries of Land Use Designations

The boundaries of the land use designations are approximate and generally follow streets and property lines. Minor changes in boundary alignment and location are permissible with approval by the Director of Planning or their designee ~~Community Development~~. However, the intended character and overall location of the land use categories must be maintained.

10.6 Transfer of Units and Square Footage

The ability to transfer residential units provides flexibility to respond to site constraints and market demands yet ensures that the overall goals of the Arboretum Specific Plan are maintained. The transfer of residential units and nonresidential square footage is allowable within the Specific Plan without an amendment, subject to the following criteria:

1. Any unused residential units from an entitled/developed Planning Area may be transferred to another residentially designated Planning Area.

2. Residential unit transfers are permitted to/from any residential planning area. Up to 10 percent of the ~~R-MF~~ R-PC 3.0-8.0 units in a particular residential planning area may be transferred to another ~~R-MF~~ R-PC 3.0-8.0 planning area, provided the maximum unit count for the Specific Plan as a whole does not exceed 3,532 units. Up to 15 percent of the ~~R-MF~~ R-PC 8.1-24.0 units in a particular residential planning area may be transferred to another ~~R-MF~~ R-PC 8.1-24.0 planning area, provided the maximum unit count for the ~~R-MF~~ R-PC 8.1-24.0 residential uses as a whole does not exceed 2,569 units.

3. Residential units may not be transferred into any nonresidential land use category (e.g., Public Park, Activity Center) except for the School designation.

4. Nonresidential square footage may not be transferred into any residential land use category.

5. In the event that a school district does not choose to develop a school(s) within The Arboretum, the underlying land use will revert to a residential designation and can accept transferred residential units. In this case, the density transferred into the site will determine the underlying land use designation. The total number of units permitted in the entire Specific Plan area will not exceed 3,532; amenities and site plan/design review are subject to the discretion of the Planning Commission.

6. If the amount of units transferred results in an increase or decrease in the planning area's density to that of another land use category, then the land use designation and governing standards in that planning area shall be changed to match a corresponding land use category. As an example, if a density transfer increases density of the "receiving planning area" from 3.0 du/ac to 16.0 du/ac, then the 16.0 du/ac designation and standards shall apply and govern. Conversely, if the transfer decreases the density in the "sending planning area" from 16.0 du/ac to 3.0 du/ac, then the 3.0 du/ac designation and standards shall apply.

7. The maximum average adjusted gross residential density of 8.5 dwelling units per acre may not be exceeded without approval by the City Council.

8. With the exception of Item #7 above, density transfers shall be administratively reviewed and approved by the Director of Planning or their designee ~~Community Development~~. The Director's or their designee's findings may be appealed to the Planning Commission and, subsequently, to the City Council.

10.7 General

1. Residential elevators contained entirely within a single residential structure may be permitted. Elevator shafts shall comply with the setback requirements for the main building and shall conform to the architectural style of the residential dwelling. The design, construction, installation,

alteration, repair and maintenance of residential elevators and their components shall comply with the requirements of the 2001 California Elevator Safety Construction Code, Title 24, Part 7.

2. In the event of a power outage, all entryway gates shall be programmed to automatically open, and remain open, to allow access to the area.

3. Supplemental acoustical analysis shall be submitted in conjunction with the design review application to verify that adequate structural noise protection will be provided in residences adjoining arterial roadways to meet the 45 dBA CNEL interior standard and that exterior noise levels for private open space as specified in the City's General Plan are met.

4. As specified in Chapter 5, all residential development with densities of 8.1-24.0 and all alley loaded products shall be within a 3-minute walk (800 feet assuming a walking pace of 3 miles per hour) of a barbecue and tot lot facility. The Director of Planning or their designee ~~Community Development~~ may approve a change in this distance by 50 feet.

10.8 School Sites

Two sites have been reserved for the development of schools. One 24.4-acre site is located at the intersection of Citrus Avenue and Casa Grande Avenue in the Meadows Village and the second site, 12.1-acres, is located at the intersection of Cypress Avenue and Duncan Canyon Road in the Resort Village (reserved for one elementary school). The schools are intended to serve students within the Fontana Unified School District.

The Developer and the Fontana Unified School District agree to use their commercially reasonable efforts to negotiate and execute a Mitigation Agreement for the Meadows Site within two years after the effective date of the ordinance adopting this Specific Plan's Development Agreement and EIR Certification, and to negotiate and execute a Mitigation Agreement for the Resort Site within 500 overall project building permits, terms and conditions mutually acceptable to District and Developer in their reasonable discretion. Should the District choose not to purchase the sites or, following good faith negotiations with the developer, choose not to enter into a Mitigation Agreement on either site within the time frames identified above (unless an extension has been negotiated with the District and developer) the master developer will provide written notice to the City and the District. The portions of the school sites owned by the master developer (10.0-acres in the Meadows Village and 12.1-acres in the Resort Village) may then be made available for residential development subject to Planning Commission review.

If residential uses are developed in these areas, it should be noted that the units developed there, in combination with the remaining planning areas within the Specific Plan boundaries, may be developed with Medium Density Residential product and shall not exceed 3,532 units—the maximum number of units permitted by the Specific Plan.

10.9 Sustainable Best Practices

One of the reoccurring themes in the Arboretum Specific Plan is the creation of a sustainable and environmentally responsible community. As such, Table 10.1 Green Points Checklist, includes a series of sustainable best practices that should be implemented with each new development. These best practices include items such as: site development and landscaping, foundation, frame and roofing, plumbing, lighting and appliances, HVAC, energy performance, renewable energy, indoor air quality, resource efficient materials, and education and awareness, with a point value assigned to each. Projects are required to incorporate any combination of sustainable standards as defined in the table so long as the items selected total a minimum of 50 points.

Compliance with the Green Points Checklist will be verified by the City during the Design Review process. As a part of project submittal, builders will be required to submit an itemized list of sustainable standards implemented with each project to demonstrate that they meet the minimum 50 point requirement.

As new sustainable standards and technologies are created over time, the Green Points Checklist may be updated or revised without the need for a Specific Plan Amendment by the authority of the Director of Planning or their designee ~~Community Development~~.

TABLE 10.1 GREEN POINTS CHECKLIST		
Standard		Available Points
SITE AND LANDSCAPE		
1.a	Recycle Construction & Demolition Waste - 50% waste diversion	1
1.b	Recycle Construction & Demolition Waste - 51-75% waste diversion	1
1.a	Recycle Construction & Demolition Waste >76% waste diversion	1
1.d	Install Drought Tolerant Landscape - 1 pt for each 25% of plants that are drought-tolerant	4
1.e	Minimize Turf Areas - 1pt. for a 25% Reduction in Turf Area (1 pt. for each additional 25%)	4
1.f	Do not use invasive plant species	1
1.g	Create a shading Plan to Maximize Shade and Reduce Heat Island Effect	1
1.h	Install low-flow drip Irrigation Systems and/or Low-flow Irrigation Sprinklers	1
1.i	Use Reclaimed Water for Public and Common Area Landscape	1
1.j	Install Irrigation Controllers that are Based on Weather Signal or Moisture-Sensor	1
1.k	Install Permeable Pavers for Patios, Porches & Driveways	1
Subtotal: Site and Landscape		17
FOUNDATION, FRAME, AND ROOFING		
2.a	Incorporate a Minimum of 20% Fly Ash or Slag Cement in Concrete	1
2.b	Incorporate a Minimum of 25% Fly Ash or Slag Cement in Concrete	1
2.c	Install Termite Shields & Separate All Exterior Wood to Concrete Connections by Metal or Plastic Fastiners/Dividers	1
2.d	Use Engineered Lumber for Beams and Headers Larger than 4x6	1
2.e	Use Engineered Lumber for I-Joists and Web Trusses	1
2.f	Use Engineered Lumber-Sheathing (Oriented Strand Board)	1
2.g	Use Roofing Materials with 40 year Warranty, or greater	1
2.h	Use Steel Studs or at least 25% of Wood Studs are FSC Certified Lumber	2
2.i	Use Steel Studs or at least 50% of Wood Studs are FSC Certified Lumber	1
Subtotal: Foundation, Frame, and Roofing		10
Standard		Available Points
PLUMBING		
3.a	Install On-Demand (Tankless) Hot Water Heaters	3
3.b	Install Low Flow Showerheads (< 1.8 gpm)	1
3.c	Install Water Efficient Kitchen & Bath Faucets (<1.8 gpm)	1
3.d	Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	1
Subtotal: Plumbing		6
LIGHTING AND APPLIANCES		
4.a	Install Pin Type Compact Fluorescent Lamps for all Hardwired Interior Fixtures	1
4.b	Install Pin Type Compact Fluorescent Lamps for all Hardwired Exterior Fixtures	1
4.c	Install Timer or Photo-sensor Controls for all Exterior Lighting	1
4.d	Install Energy Star Dishwashers	1
4.e	Showcase in Model and Offer or Install Energy Star Clothes Washing Machines	1
4.f	Showcase in Model and Offer or Install Energy Star Refrigerators	1
4.g	Showcase in Model and Offer or Install Energy Star Air Conditioner	1
Subtotal: Lighting and Appliances		7
HVAC		
5.a	Test all Ductwork for Leakage	1
5.b	Install Radiant Barrier	1
5.c	Certified Insulation Inspection	1
5.d	Seal Ducts During Construction and Flush Out Ducts Prior to Occupancy	1
5.e	Install at least Two EnergyStar Ceiling Fans in each Home	1
5.f	Protect South Facing Windows with trees, Awnings, Eves, or Overhangs	1
5.g	Install HVAC Systems with Non-HCFC Refrigerants	1
5.h	Install High Efficiency HVAC Filters (MERV 6 or higher)	1
5.i	Vent Range Hoods to the Outside	1
5.j	Add "summer switch" to provide exterior makeup air to mechanical ventilation	1
5.k	Install Carbon Monoxide Alarms in each Home	1
5.l	Install Energy Star Bathroom Fans with Motion Sensor or Timer Control	1
Subtotal: HVAC		12

Standard		Available Points
ENERGY PERFORMANCE		
6.a	Exceed Title 24 current standards (at time of plan check) by at least 5% - 5 pts total	5
6.b	Exceed Title 24 current standards (at time of plan check) by more than 5% - 1 point for each additional % beyond T-24 up to 15%	10
6.c	Achieve Energy Star Home Certification	3
Subtotal: Energy Performance		18
RENEWABLE ENERGY		
7.a	Provide Pre-Approved Photovoltaic System Attachment Detail	1
7.b	Install Conduit to the Roof for Photovoltaic System in each Home	1
7.c	Install Solar Water Heating Systems in each Home	2
7.d	Install Photovoltaic (PV) Panels: 3 points for each 1KW per Home	6
Subtotal: Renewable Energy		10
INDOOR AIR QUALITY		
8.a	Use Low VOC interior Paints: (<=50gpl flat & non-flat)	1
8.b	Showcase in Model and Offer Zero VOC Interior Paints: (<=5 gpl)	1
8.c	Use Low VOC Water-Based Wood Finishes (<=150 gpl)	1
8.d	Use Low VOC Construction Adhesives (<=50 gpl)	1
8.e	Use Composite Wood Products with No Urea Formaldehyde for Subflooring	1
8.f	Seal all Exposed Edges of Particle Board	1
8.g	Use Only Formaldehyde-Free Wood Products for Cabinets, Shelving and Interior Trim	1
8.h	Showcase in Model and Offer or Install CRI Green Label Certified Carpet	1
8.i	Use Only Formaldehyde-Free Insulation	1
8.j	Tightly Seal the Air Barrier between Garage and Living Area	1
Subtotal: Indoor Air Quality		10

Standard		Available Points
RESOURCE EFFICIENT MATERIALS		
9.a	Showcase in Model and Offer or Install Carpet with 25% or Greater Recycled-Content	1
9.b	Showcase in Model and Offer or Install "Green" Flooring Options: FSC Certified Wood, Reclaimed Wood, Natural Linoleum, Bamboo, or Cork (1pt/100 sf, 3pt. max.)	3
9.c	Use Recycled Plastic Materials for Exterior Decking	1
9.d	Use 10% Local Materials that are Extracted, Harvested, or Recovered as well as Manufactured within a 500 mile radius	1
Subtotal: Resource Efficient Materials		6
EDUCATION AND AWARENESS		
10.a	Incorporate Green Point Checklist in Blueprints	1
10.b	Builder Participation in marketing and educational campaign to include a homeowner's manual which describes the green building and energy efficiency measures incorporated into the home, and provides guidelines on how to maintain and optimize the green performance of the home.	3
Subtotal: Education and Awareness		4
POTENTIAL ALTERNATIVE POINTS		
Provide Available Innovation Credits for Builders		
GRAND TOTAL POINTS		100
GREEN POINTS REQUIRED		50

10.10 Severability

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

10.11 Specific Plan Termination

If after a period of 60 months from the effective date of this Specific Plan, no actions have been taken by the applicant to develop in accordance with the provisions of this plan, the city, after publishing a concurrent 30-calendar-day notice and mailing a 30-calendar-day notice to the applicant, property owner(s), and property owners within 660 feet of the Specific Plan boundaries, may declare the plan null and void. Actions that would demonstrate that the applicant is in the process of developing a plan are the recording of a final tract map or parcel map or the securing of a valid grading or building permit and initiating actual construction such as to qualify vested rights.

10.12 Public and Private Improvements – Maintenance Responsibility

The public and private improvements constructed within The Arboretum will be maintained through a combination of public and private entities, as described below.

10.12.1 Public Maintenance

- All streets within the specific plan area that are dedicated as public streets to the City will be maintained by the City.
- All regional trails will be maintained by the City.
- Public streets within Southern California Edison–owned property will be maintained by the City.
- Landscape improvements within the public street rights-of-way and all public streetlights will be installed by the developer and maintained through a landscape and lighting district or some other special maintenance district established by the City.
- On-site infrastructure improvements such as water, sewer, and storm drain facilities within the public streets or easements dedicated to the City shall be constructed by the developer and, upon acceptance, maintained by the designated utility provider.
- Off-site infrastructure improvements such as water, sewer, and storm drain facilities shall be constructed by the developer and maintained by the designated utility provider.
- All proposed lettered lot dimensions are subject to Planning and Engineering review.

10.12.2 Homeowners Association Maintenance

A masters homeowner association (HOA) and subassociations will be established for the maintenance of areas and improvements designated as private.

- All streets, drives, and alleys that are dedicated as private within the specific plan area will be maintained by a homeowners association.
- Landscaping of front yard areas for detached and attached residential cluster products (excluding private patio and porch areas) shall be maintained by the HOA. Conventional front-loaded lots are excluded from this requirement.
- All community trails on site will be constructed by the developer and maintained by a homeowners association.
- Community trails within Southern California Edison–owned property will be constructed by the developer and maintained by a homeowners association or the City.
- Landscape improvements within right-of-way areas designated as private such as streets, drives, alleys, parks, and common areas (e.g. courts,

landscaping, sidewalks) will be maintained by a homeowners association.

- All neighborhood parks and their associated landscaping, hardscape, (e.g. sidewalks, curb and gutter) and recreational facilities will be maintained by a homeowners association.
- The applicant shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.
- All proposed lettered lot dimensions are subject to Planning and Engineering review.

10.12.3 Utility Easement /Corridor Maintenance

All areas within Southern California Edison (SCE) owned property that do not include any project improvements (e.g., roadways, landscaping, trails) will be maintained by SCE.

10.13 Financing Mechanisms

Various techniques are available for financing the required improvements for the Arboretum Specific Plan project. A detailed financing plan is required in order to successfully implement the improvements and programs proposed by The Arboretum Specific Plan. Along with establishing specific goals and policies, the financing plan analyzes a series of methods to finance infrastructure and other improvements, recommend preferred alternatives, and develop a process for enacting financing methods. The appropriate mechanism for each particular improvement shall be tied to the phasing, established Conditions of Approval and site plan/design review approval. The following is a summary of methods that will be used to finance Specific Plan improvements.

10.13.1 Development Agreements

A development agreement is a tool for establishing a vested right to proceed with development in conformance with the policies, rules, and regulations in effect at the time of approval (California Government Code Section 65864). Development agreements provide a developer with assurances for a specified length of time that his/her project may proceed as originally approved, and not be affected by future changes in land use regulations. A specific plan facilitates the administration of a development agreement by separating the development policies and regulations applied to a project site from those of the jurisdiction as a whole. This enables a local agency to revise its jurisdiction-wide plans and ordinances without affecting the policies and regulations "frozen" by an agreement. A specific plan adopted with an associated development agreement would only be amended when corresponding changes are made to the agreement. To achieve the timely and successful implementation of the Arboretum Specific Plan, a Development Agreement will be prepared that incorporates the phasing of the Specific Plan and provides for the financing of infrastructure. The Development Agreement will be forwarded to City Council for approval along with The Arboretum Specific Plan.

10.13.2 Public Financing

Typically, financing of project improvements is based upon a combination of public and private methods. Public funds are used to finance community-wide public improvements such as urban arterial, major and collector streets, schools, parks, and other infrastructure elements. Private funds are generally used to finance facilities or infrastructure within the project boundaries that serve the commercial or residential uses proposed as part of the project development.

It is intended that public financing be used to fund infrastructure improvements through such mechanisms as Special Assessment Districts or Community Facilities Districts (CFDs). By using public conduit financing, no burden will be placed upon existing development within the City of Fontana to fund improvements in the Arboretum Specific Plan project.

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)

A Mello-Roos Community Facilities District (CFD) may be created to fund infrastructure and other public improvements of a much broader type than those that can be funded by traditional Special Assessment Districts. Not only improvements that have direct benefit, but improvements that have general benefit

such as schools, police stations, fire stations, and libraries can be constructed with proceeds from CFD bonds as well as streets, water lines, and other traditional types of public improvements.

Additionally, CFDs can be formed for the purpose of public facility maintenance. When a CFD is formed, bonds may be issued that are sold to private investors who purchase them for tax-free interest income. A CFD can be formed and either the property owners or registered voters (depending upon the type of CFD created) authorize bonds to be sold to generate capital for the initial infrastructure improvement costs. The money raised through the bond sale becomes the debt obligation of the CFD. That debt service on the bonds is repaid by the levy of a special tax on property within the CFD. Those bonds are sold to private investors who purchase them for tax-free interest income and the money raised through the bonds becomes a debt obligation of the CFD. The usual term for such bonds may run anywhere from 20 to 40 years.

SPECIAL ASSESSMENT DISTRICT

A Special Assessment District is a type of benefit district that may be formed by the City to encompass a defined and limited geographic area. The City may form a Special Assessment District under one of several different statutory acts to construct public improvements such as streets, storm drains, sidewalks, streetlights, sewers, parks, landscape, and other similar capital facilities. The Special Assessment District can then issue bonds to finance those improvements and to levy a special assessment to pay debt service on those bonds.

A Special Assessment District may fund improvements within the entire Specific Plan area or within smaller Planning Areas in the Specific Plan where special improvements directly benefiting only certain property owners are constructed. Special Assessment Districts may only be used to pay for projects that are of specific and direct benefit to the property owner being assessed. The amount of the assessment must directly relate to the amount of benefit received by the property owner.

TAX INCREMENT FINANCING

Tax increment is a method of financing available for redevelopment projects. When a property is located within a redevelopment area for which tax increment bonds are issued, a base property year is established by which the property tax levels are frozen at base year limits for distribution to the various public agencies entitled to receive property tax revenues. The spread between the subsequent additional tax revenues generated by increased property values due to redevelopment and the tax that would have been generated during the base year is the "tax increment" which can be used for redevelopment purpose to pay the debt service on the tax increment redevelopment bonds.

LANDSCAPING AND LIGHTING DISTRICTS

Landscaping and Lighting Districts (LLD) may be used for installation, maintenance, and servicing of landscaping and lighting, through annual assessments on benefiting properties. LLDs also may provide for construction and maintenance of appurtenant features, including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities. They also may be used to fund and maintain parks above normal park standards maintained from general fund revenues.

10.13.3 Surface Transportation Program (STP) Funds

The passage of the Intermodal Surface Transportation Efficiency Act of 1991 provides funding to strengthen the national transportation system through enhancement projects. Transportation enhancement activities include: pedestrian and bicycle facilities, acquisition of scenic and historic sites, scenic and historic highway programs, landscaping, rehabilitation of historic transportation facilities, preservation of abandoned transportation corridors, archeological planning and research, control and removal of outdoor advertising, and mitigation of water quality impacts from roadway runoff.

10.13.4 Community Development Block Grants (CDBG)

These grants, issued from the Federal Housing and Urban Development Department (HUD), are available to areas in which at least 50 percent of the households have a low to moderate income.

10.13.5 General Obligation Bonds

In 1986, California voters approved Proposition 46, restoring the ability of local governments and school districts to issue general obligation (G.O.) bonds. G.O. bonds require approval by 2/3 of the jurisdiction's voters and are used to finance the acquisition and construction of public capital facilities and real estate (see §§29900 et seq., 43600 et seq., and Education Code §§15100 et seq.). G.O. bonds are repaid through an increase in the ad valorem property tax levied by the issuing jurisdiction. G.O. bonds may be used to fund such things as schools, libraries, jails, fire protection, and capital improvements.

10.13.6 Developer Funding

In many cases, certain on-site facilities are tied directly to individual projects. In these cases, it is reasonable to expect the developer (or property owner) to pay the entire costs of the facility in order to secure development rights. On-site local streets, utility connections from main trunk lines, and drainage facilities are good examples of facilities that are normally required concurrent with development of an individual parcel funded by the developer.

10.13.7 Other Funding Sources

There may be other sources available to finance improvement projects, such as special assessment districts, government grants, or various types of bonds not listed above that may be used to fund improvements.

This page intentionally left blank.

Appendix A

General Plan Consistency

The Arboretum Specific Plan has a direct relationship to the City of Fontana General Plan and provides site-specific, detailed descriptions of regulations, standards, and guidelines for implementing General Plan goals and policies. To achieve this, the Specific Plan must demonstrate that it is consistent with the General Plan. The California Government Code states that a ***"Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan."***

Consistency with the General Plan is achieved when the various land uses within the Specific Plan are compatible with the goals, policies, and general pattern of land uses contained in the General Plan. Consistency is defined as follows: "An action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment." This statement from the Governor's Office of Planning and Research (OPR) describes how a Specific Plan should be consistent with the General Plan.

A detailed discussion of the conformance of this Specific Plan with applicable goals and policies in the elements of the General Plan is contained in this Appendix.

A.1 Land Use

Goal 1: ***Land use in our community is balanced between residential, commercial, industrial, open space, and recreational land uses that are developed to high standards of quality and provide diverse economic, social, and cultural opportunities for our citizens and those who wish to invest here.***

Consistency: The Arboretum Specific Plan supports logical, balanced growth in the northern Fontana area. To accommodate the variety of residential product types proposed for the community, all areas of the Specific Plan will be designated R-MF (Residential Multifamily) except 18.1~~8.8~~ acres in the Resort Village (which will be designated C-C) and 31.2 acres reserved for the Southern California Edison easement.

The R-MF General Plan land use designation will allow development of all residential densities up to, but not exceeding 24.0 dwelling units per acre as identified in the General Plan. The R-MF designation includes the development of lower density residential uses so long as the proposed densities do not exceed the maximum allowable density in the R-MF land use category, which is 24.0 dwelling units per acre. It should be noted that the R-MF General Plan designation does not entitle the entire specific plan area to be developed at a density of 24.0 dwelling units per acre; residential densities must be consistent with the land use plan identified in Figure 4.2, *Overall Land Use Plan*, which provides a mix of low, medium and high density residential planning areas. In addition, any development proposed must not exceed the maximum dwelling units permitted for the entire specific plan area (3,532~~26~~ total).

Each village will be developed at a different average adjusted gross density to accommodate a wide variety of product types. The residential densities are further defined in Chapter 4.6 of the Specific Plan. In addition, the Commercial Activity Centers will be designated C-C (Community Commercial) and the utility easement to the northwest of the project site will retain a General Plan Land Use designation of P-UC (Public Utility Corridor). The Meadows Village will be developed at an average adjusted gross density of 4.5 du/ac. The Gardens Village will be developed with an average adjusted gross density of 7.7 du/ac. The Resort Village will be developed at an average adjusted gross density of 10.7~~11.2~~ du/ac and the Arboretum Village will be developed at an average adjusted gross density of 15.6~~16.0~~ du/ac. In addition, the Commercial Activity Center will be designated C-C (Community Commercial) and the utility easement to the northwest of the project site will retain a General Plan Land Use designation of P-UC (Public Utility Corridor).

The development of the Specific Plan area accommodates a diverse range of densities and residential products including town homes, detached condos, motor courts, triplexes, and single-family detached homes. The residential villages, Activity Center, and recreational amenities of The Arboretum are compatible with adjacent existing and proposed surrounding land uses, including the future Corporate Corridor northwest of the project site. In addition, The Arboretum Specific Plan provides infrastructure improvements for the northern Fontana area.

Consistent with nearby planned communities in north Fontana, The Arboretum Specific Plan features a wide array of high quality amenities including a hierarchy of parks and recreational facilities, theme landscaping, recreational trails, schools, and a recreation center. The integration of a signature open space, parks, and recreational amenities also supports the goals of the General Plan. The high quality design attributes of The Arboretum, such as enhanced streetscapes and pedestrian paseos, have the potential to enhance surrounding property values and create positive fiscal impacts in the City. In addition, opportunities to create the foundation of the community's social infrastructure are established by linking school facilities to the special parks, trails and recreational amenities in the Specific Plan.

The community contains an internal road and pedestrian paseo system that joins the various residential areas to the project's public and private facilities, supporting the City's Healthy Fontana initiatives.

Goal 2: ***Quality of life in our community is supported by development that avoids negative impacts on residents and businesses and is compatible with, and enhances, our natural and built environment.***

Consistency: With carefully designed landscaped buffers and parkway improvements along perimeter roadways, The Arboretum blends into the existing natural and built-out areas of north Fontana. Amenities within each village will address the

community's recreation needs, with an emphasis on the pedestrian and open space. The Arboretum will also provide additional residents to support local businesses near the project area, including the future Corporate Corridor.

The Arboretum's perimeter landscape treatments, theme walls, and entry monumentation will visually enhance the area. In addition, the project's inherent walkability and accessible open space and recreational facilities will actually minimize vehicle trips and resulting emissions.

Within The Arboretum, signature parks, open space and recreational amenities promote an active lifestyle and opportunities for lifelong learning and environmental education. In essence, the balance between the built and natural environment is achieved through weaving an arboretum programmatic concept throughout all amenities.

Goal 3: ***Our community is developing in a unified, orderly, logical, environmentally sound manner, which ensures that the City is unified and accessible to all residents, and results in economically sound commercial areas, vibrant neighborhoods, and jobs-rich centers.***

Consistency: Development of The Arboretum will place more homes near new jobs envisioned as part of the Corporate Corridor. Proximity of jobs to housing minimizes trips and keeps residents working in the community in which they live, creating a complimentary relationship.

Also, the Activity Center proposed in The Arboretum Specific Plan will be supported by surrounding residential uses and provide needed neighborhood services close to homes.

Improvements to perimeter roadways, as well as new sidewalks, intersection treatments, and parkway landscaping, will physically connect The Arboretum to surrounding neighborhoods. The Community Trail maintains regional access to open space areas by connecting the Southern California Edison utility easement to The Arboretum. The high quality landscape plan for The Arboretum will add a strong aesthetic component at the northern gateway to the City.

In combination, the four villages of The Arboretum form a larger comprehensive master planned community that coordinates individual parcels of land and avoids piecemeal development of the area.

Goal 4: ***The quality of life and economic vitality in our City's core areas are enhanced by strategic infill of new development and revitalization of existing development.***

Consistency: As one of the largest remaining undeveloped areas in North Fontana, the addition of a highly amenitized, aesthetically pleasing residential community enhances Fontana's growing reputation as a City attracting quality residential development. The addition of over 3,500 housing units will provide new residents to energize the City's commercial and office areas, especially the future Corporate Corridor.

A.2 Circulation

Goal 1: ***A balanced transportation system for Fontana is provided that meets the mobility needs of current and future residents and ensures the safe and efficient movements of vehicles, people, and goods throughout the City.***

Consistency: The Arboretum Specific Plan is consistent with the Circulation Element of the General Plan with minor modifications. The Specific Plan provides for parkway improvements including new sidewalks and landscape areas to perimeter roadways. The Arboretum Specific Plan also maintains the basic roadway network of surrounding primary and secondary highways, and will not impede vehicular movement along Citrus Avenue and Sierra Avenue, major transportation routes for vehicular and truck mobility.

The Specific Plan requires that Terra Vista Street as it connects to Cypress Avenue, west of Sierra Avenue, be deleted from the City of Fontana's Circulation Master Plan (June 12, 2007). The Specific Plan upgrades the current roadway classification for Duncan Canyon Road from a Secondary Highway to a Modified Primary Highway to be consistent with the roadway design identified west of Citrus Avenue. The Specific Plan also upgrades the roadway classification for Cypress Avenue north of Duncan Canyon Road to Grapeland from a Secondary Highway to a Modified Primary Highway. South of Duncan Canyon Road, Cypress remains a Secondary Highway. The Specific Plan also changes Grapeland Street from Cypress Avenue to Sierra Avenue from Collector Street (Alignment Undetermined) to Collector

Street. All other General Plan roadway classifications will remain unchanged in the project area.

Direct access from private residential properties in The Arboretum to adjacent arterials will be restricted. Individual properties in The Arboretum may be accessed via private roads and entryways and public roads located perpendicular to adjacent arterials. These private streets allow internal access and circulation within the gated residential area of the Specific Plan. Through a system of well-spaced community entries at enhanced intersections, efficient mobility is ensured. Ample resident and guest parking is provided within the community, preventing spillover street parking along existing and planned arterials. No parking will be permitted on Citrus Avenue, Sierra Avenue, Grapeland Street, Casa Grande Avenue, Duncan Canyon Road or Cypress Avenue.

The collector roads within The Arboretum are designed to keep traffic moving at safe speeds with a minimum of through traffic and intersections. The use of tandem parking, rear-loaded designs, and shared driveways is also encouraged to further limit access to collector streets to ensure efficient vehicular flow. Within the villages of The Arboretum, enhanced intersection design and frequent neighborhood entries encourage slower traffic speeds for internal circulation. Traffic calming measures such as roundabouts, differentiated paving patterns, and bulbouts for pedestrian safety are encouraged, especially near recreational amenities.

The Arboretum Villages are internally oriented which encourages an active lifestyle of walking, hiking and recreation. Its extensive system of pedestrian paseos, park corridors, and greenways encourages walking and the safe movement of children to the schools, community recreation center and other parks and recreational amenities.

Goal 3: ***A circulation system is provided that reduces conflicts between commercial trucking, private/public transportation, and land uses.***

Consistency: The predominantly residential nature of The Arboretum lends itself to fewer conflicts with commercial trucking operations than other areas of the City. However, Sierra Avenue is identified in the Fontana General Plan as a primary trucking route for the City and has been designed to minimize the opportunity for potential pedestrian and vehicular traffic conflicts through the provision of enhanced intersections, landscape buffers, raised medians, and appropriate roadway widths. The design of the circulation system will reduce conflict between vehicular movement along internal roadway traffic and pedestrian and bicycle activity within The Arboretum. There will be no residential driveway access to major, primary and secondary highways or collector streets. This helps maintain an orderly flow of traffic on Citrus Avenue, Sierra Avenue, Cypress Avenue, Duncan Canyon Road, Casa Grande Avenue, and Grapeland Street. The Arboretum will also have an internal trail network.

A.3 Housing

Goal 1: ***A wide range of housing units by location, type of unit, and price is provided in our City to meet the existing and future needs of Fontana residents.***

Goal 2: ***We promote equal opportunity for all residents of our City to reside in the housing of their choice.***

Consistency (Goals 1 and 2): The Arboretum master planned community will help fill the housing needs of a rapidly growing region of San Bernardino County. The Arboretum Specific Plan increases the City's existing housing stock by introducing a variety of housing opportunities such as town homes, detached condos, motor courts, triplexes, and single-family detached homes. An assortment of detached and attached residential homes will be provided to achieve a complementary mix of housing types that will appeal to a range of future home buyers at varying economic levels, life stages and lifestyles.

A.4 Community Design

Goal 1: ***Our City has a unified overall community image and appearance, with distinct districts and neighborhoods.***

Consistency: The Arboretum Specific Plan has an attractive, orderly, and walkable design theme that is compatible with its surroundings and enhances the aesthetics of its location in north Fontana. Enhanced entry monumentation and gateway features—as well as village entries that carry the same theming and materials throughout the community—contribute to a unified community image. The four villages that make up The Arboretum each enjoy their own individual identity, with different housing options and recreational amenities creating distinct character in each village. Subtle changes in grade throughout the project will differentiate neighborhoods and identify signature recreation areas. The four villages of The Arboretum are also coherently unified through a landscape program for the overall community.

The proposed parks and amenities plan (found in Chapter 5), circulation and streetscape design (presented in Chapter 6), and design guidelines and landscape (located in Chapter 7) are attractive from both within and outside of the community, and the proposed landscape palette helps to provide a consistent image throughout the project area. Improvements to adjoining parkways include enhanced intersections, formal tree plantings, and landscape buffers. The installation of landscaping treatments and building setbacks will separate new homes from adjacent arterials. Specialized landscaping and recreational amenities customized for each village will help give The Arboretum a distinct identity. Chapter 7 of the Specific Plan contains design guidelines that will define the community's character.

Goal 2: ***We preserve and use our open spaces as recreational amenities, visual boundaries, and view corridors.***

Consistency: The four villages of The Arboretum will provide recreational amenities customized to the unique needs and lifestyles of their residents. The Arboretum community preserves over 30 acres of open space as recreational amenities in the form of neighborhood and community parks. The Arboretum Park at the core of the community serves as a landmark feature and a visual identifier to visitors.

The 31.2 acre SCE easement is also preserved as open space and will continue to serve as a visual boundary while preserving view corridors northwest of the site. Through coordination with SCE, portions of the easement can possibly be utilized for uses such as community gardens, nursery, or organic farming. Figure 5.9A illustrates how the Arboretum park connects to the SCE easement to provide a linkage to the proposed regional trail.

Goal 3: ***The major arterial thoroughfares of the City contribute to the overall image and diverse character of the community.***

Consistency: The landscaping and design standards (Chapters 5 and 7) for the major arterials of The Arboretum Specific Plan provide visual consistency and uniformity for the entire project area and seamlessly integrate the specific plan area with surrounding uses. The special landscape treatments, intersection treatments, and entryway features (landmark landscaping and gatehouse structures) will also serve as a visual northern gateway into the City of Fontana.

As identified in the City of Fontana General Plan, Sierra Avenue is a major north-south transportation corridor for the City and is designated as a major highway and a major truck route. Therefore, the landscaping chosen for this arterial has the opportunity to both identify The Arboretum as a quality community and to enhance the aesthetic impact of this stretch of road for the City as a whole. Proposed landscaping for Sierra Avenue includes a 20-foot median with large scale trees, flowering accent trees and shrub plantings. This landscaping is mirrored on the project side of Sierra Avenue, which includes a 22-foot landscape area with large scale evergreen and deciduous trees, flowering accent trees, and a variety of shrub plantings along with a 6-foot pedestrian sidewalk. The tree plantings will be formally and informally spaced, offering the feel of The Arboretum's "living landscape" as one approaches the community from this major arterial. The proposed landscaping for other major project arterials, including Citrus Avenue, Casa Grande Avenue, and Grapeland Street, incorporates similar landscaping as proposed for Sierra Avenue appropriate to the street hierarchy.

Goal 5.1: ***Existing and new development reflects extensive use of high quality, contemporary design, incorporating unifying, community-wide design elements.***

Consistency: The Arboretum will be distinguished for its high quality design standards for architecture, public facilities, and landscaping. The tremendous variety of its residential neighborhoods will feature attractive, well-articulated architecture that relates to the street in a pedestrian-friendly environment. Shared driveways and parking courts will minimize disruptions to the sidewalks, and single and attached residential products will feature attractive façade detailing, high quality building materials, and complementary color palettes.

The Arboretum will enhance the City's quality landscape standards by providing improvements along Citrus Avenue, Sierra Avenue and other perimeter roadways. These improvements include enhanced intersection treatments, ornamental windrows and decorative paving, and enhanced parkway design featuring formal tree groupings, and parkway plantings. These landscape improvements are a net plus for the City and will create an attractive, visually patterned experience as one travels the development's adjacent arterials.

The development of The Arboretum will be linked to a new community recreation center, schools, park, and a trail network. The single family attached and detached residential units envisioned for this project will have an emphasis on indoor/outdoor living—further supporting the arboretum theme. The architectural styles and assortment of gardens included in each village will be reflective of the residential product type and lifestyle associated there. For example, amenities near schools and single family homes may include tot-lot facilities, while amenities associated with attached homes may include barbecues, gazebos, and putting greens.

The aesthetic character of The Arboretum, including architecture, landscaping, walls and fences, and signage, are described in the design guidelines defined by Chapter 7 of the Specific Plan. These design guidelines assure that The Arboretum will be developed in accordance with a certain quality and character. A menu of architectural styles is provided in Chapter 7 that provides specific design guidance for the desired architectural character and quality of The Arboretum.

Goal 5.2: ***Neighborhood organization and design reflect diverse and high quality development standards, strong integration into the broader community, and energy-efficient environmental siting standards.***

Consistency: The Arboretum Specific Plan community incorporates a variety of residential products and an extensive parks and recreational network, and its design guidelines will ensure high quality architecture, streetscapes, and recreational amenities. The pedestrian paseo network is linked to the regional trail system, and the development's site planning will incorporate the latest design standards in energy efficiency and reduction of urban run-off, such as solar orientation of homesites and green infrastructure.

A variety of parks, with many sizes and offering various amenities, are strategically located throughout each of the four Arboretum Villages. In addition, pedestrian paseos promote walkability and enhance the pedestrian experience of the project. In these ways, residents and visitors are always near open space and recreational opportunities.

A principal feature of The Arboretum Specific Plan is the tremendous variety of its residential products and resulting villages. The community offers residents a wide array of floor plans, garage orientations, and architectural styles. Each planning area will feature its own unique architectural palette in units ranging from single-family homes, detached condos, apartments, townhouses, and motor courts. High standards of design quality and architectural detailing will create streetscapes of complementary color, varied rooflines, and visual interest.

The varied villages within The Arboretum Specific Plan not only provide an array of housing options for prospective residents, but also result in an interesting and diverse set of streetscapes within the community. Within each neighborhood, there are a variety of floor plans and building footprints to prevent visually monotonous plans. In addition, the various planning areas allow for different parking and driveway designs, including shared driveways, parking courts, tandem parking, and, in some cases, rear-loaded garages. These options enable street-facing architecture and fewer interruptions along the sidewalks, reinforcing the pedestrian orientation of the plan. Front doors of homes oriented toward local roads are encouraged to further contribute to a varied and interesting streetscene. In addition, the mix of densities and product types also leads to more efficient use of land in the area.

Goal 5.3: ***Activity centers, including shopping centers, contain a high level of pedestrian amenities, distinct and varied architectural details, and careful integration into surrounding residential areas.***

As discussed in Chapter 7, ***Design Guidelines and Landscape***, usable, pedestrian-oriented public space is encouraged within the fabric of the built environment of the Activity Center. Amenities such as benches, shade trees, fountains, and other design features are encouraged. Variations in materials and colors are encouraged in the architecture of the activity center, and design features to reduce massing and create a more pedestrian-friendly scale are suggested. Pedestrian access to the Activity Center will be provided through walkways that link up to the pedestrian paseos planned along Sierra Avenue.

Goal 6: ***Conflict and spillover effects at the interface of differing land uses are minimized with appropriate design standards.***

Consistency: The Plan's proposed schools are adequately buffered from surrounding arterials but conveniently located for public access. It is envisioned that convenient drop-off areas and pedestrian pathways will be located around the school sites. The Activity Center will be buffered from surrounding residential uses by landscaped walls and other features. The remainder of uses are predominately residential; therefore, it is anticipated that there will be minimal conflict between uses, as they are similar in nature.

A.5 Economic Development

Goal 1: ***A sustainable balance of residential, commercial, and industrial uses supports our City's economy.***

Consistency: The Arboretum Specific Plan supports the General Plan goal of a sustainable blend of land uses by providing a range of housing types, school facilities, and extensive recreational amenities. Based on surrounding land uses, this carefully planned community of villages is a logical use for this area in north Fontana. By providing quality housing for a range of households and improving arterial connections in the area, The Arboretum supports the adjacent land uses of the area and the City in general.

The Specific Plan encourages a variety of housing types. The Arboretum will also have a variety of amenities including several recreation centers, schools and parks, a pedestrian paseo and trails network, and open space as reflected in Chapter 4, ***Community Structure*** and Chapter 6, ***Arboretum, Gardens and Parks Program***.

Although no industrial uses are located within the project area, the proposed residential uses will support the future Corporate Corridor northwest of the project site that will offer a signature office/business park/industrial environment for the City. The Arboretum Specific Plan complements the emerging development context within north Fontana, contributing to a jobs-housing balance within the City.

The Arboretum contributes to the economic well-being of the City by offering quality development that will provide an employment pool and new residents to support commercial businesses. The Activity Center located along Sierra Avenue will offer quality neighborhood-serving commercial uses that will be convenient to residents of The Arboretum and surrounding residential areas.

A.6 Public Facilities, Services and Infrastructure

Goal 1: ***High quality schools with adequate physical capacity are provided in all areas of our City.***

Consistency: Educational opportunities are a cornerstone of The Arboretum community. Schools are a part of a community's social fabric at many levels, serving as centers of learning, employment, and social interaction. The integration of two new school facilities are envisioned for The Arboretum and will be linked to the surrounding neighborhoods not only physically, through the community trails network, but also through extended educational opportunities.

The school sites, located at the northeast corner of Citrus Avenue and Casa Grande Avenue and the northeast corner of Duncan Canyon Road and Cypress Avenue, function as the cornerstones of the villages in which they are situated. Both sites are under the jurisdiction of the Fontana Unified School District. Pedestrian connections tie the schools into the community and their strategic locations will be within walking distance for most, if not all, students within The Arboretum. It is envisioned that, to the extent practicable and subject to available funding, the school facilities will be developed using sustainable building practices, and, subject to District approval, may allow after-hours use of classrooms for classes or meetings or use of recreational facilities for after-school sports programs.

Goal 2: ***Our law enforcement and fire protection services meet our population's public safety needs and contribute to a sense of safety and high quality of life in our community.***

Consistency: Additional units generated by The Arboretum Specific Plan will require the need for additional police and firefighters. The City collects a Municipal Services Fee per dwelling unit to fund new officer and firefighter demands generated by The Arboretum community.

Goal 4: ***Health care services in our City are accessible and comprehensive, meeting the needs of all segments of the population.***

Consistency: Residents of The Arboretum will be served by the Kaiser Permanente Fontana Medical Center located at 9961 Sierra Avenue in Fontana. Other health facilities in the area include several Kaiser Permanente Medical Care Centers located throughout Fontana, the Sierra San Antonio Medical Plaza located at 16465 Sierra Lakes Parkway, and the Arrowhead Family Health Center located at 16854 Ivy Avenue.

Goal 5: ***Careful planning ensures the timely, logical, and cost-effective development of infrastructure facilities in our City.***

Consistency: The Specific Plan will provide for infrastructure improvements, including streets, utilities, water, sewer, and storm drain facilities as well as neighborhood parks, sidewalks, and landscaped community treatments. All facilities will be constructed and maintained in accordance with applicable standards. The Arboretum Specific Plan contains four residential villages and one Activity Center with neighborhood-serving commercial uses, which will be connected to the City's infrastructure systems as outlined in the City's Capital Improvements Projects list.

Goal 6: ***Our City manages its wastewater in an environmentally sound and cost-effective manner.***

Consistency: The Arboretum Specific Plan makes use of existing sewer and water facilities and infrastructure near the site and incorporates new storm drains to fit in the street where existing facilities are already located. Green infrastructure techniques, such as landscaped drainage channels that follow the natural contours of the site, allow water to percolate back underground, offsetting the need for traditional drainage infrastructure.

Goal 8: ***Our City's flood control and drainage system is equitably financed and offers***

exceptional protection of lives and property over a full range of minor to major floods.

Consistency: Due to the project area's proximity to the Lytle Creek Wash, a large portion of the Specific Plan property is located within a 100-year flood hazard area as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps (FIRM). A letter of map revision (LOMR) to remove the project from the flood zone for the Specific Plan area went into effect on December 26, 2007.

Goal 9: ***Public utility companies provide contemporary levels of service in our community at competitive rates.***

Consistency: Public utility service will be provided in the Specific Plan area, consistent with City of Fontana requirements.

Goal 10: ***Our City uses the latest in communication technology to conveniently link homes, businesses, schools and public facilities to a dynamic community Intranet.***

Consistency: The Arboretum Specific Plan project will encourage the integration of high-speed internet access infrastructure for every home. Residences will be designed to connect to broadband if and when it becomes available in the area. Recreation centers within The Arboretum also may have business centers, computer labs, and conference rooms with high-speed internet access capabilities. If not provided directly to each home/facility, access may be provided at the community level through wireless internet (wi-fi) infrastructure.

A.7 Open Space and Conservation

Goal 1.1: ***Preserve Natural Open space in the San Gabriel Mountains and Jurupa Hills.***

Goal 1.2: ***Conserve Natural Habitat and Protect Rare, Threatened, and Endangered Species.***

Consistency (Goals 1.1 and 1.2): According to soil maps published by the United States Department of Agriculture, there is no Unique or Prime Farmland identified on the project site that will be impacted by the master-planned development. Soils on the project and throughout the City of Fontana consist of alluvium eroded from the San Gabriel Mountains. Consequently, soils in Fontana are generally coarse textured sands and gravels and not considered prime agricultural soils. There will be a conversion from vacant and undeveloped land to residential, commercial, and recreational uses within the project site. The City of Fontana General Plan does not identify any known nonrenewable mineral resources either on the site or in the immediate vicinity of the site that will be impacted by the project. The project site is located on the Lytle Creek alluvial fan and some of the development area may overlay aggregate resource areas. However, the site has not historically been used for mineral extraction. Furthermore, the extraction of aggregate resource areas would not be allowed by the City General Plan due to potential land use conflicts with surrounding proposed residential uses.

The Arboretum site is primarily vacant or undeveloped with a few mature trees and rocks scattered throughout the project area. As identified in the City of Fontana General Plan, the majority of the property contains Riversidean alluvial fan sage scrub (RAFSS). Other portions of the property contain nonnative annual grasslands, which are disturbed areas in which the native plant species have been replaced over time with opportunistic, nonnative plants.

Topographically, the site is characterized as flat to gently sloping in a southwesterly direction. As a result, the project site does not have any distinguishing geologic formations or topographic features due to its relative flatness. The project site lacks available water resources, which results in very low wildlife activity. Development of this project site would not affect any listed or sensitive species and/or habitat and, therefore, is considered to have no impact on biological resources. Studies

completed on June 12, 2007 and June 19, 2007, found that there was no occurrence of California Gnatcatcher or San Bernardino Kangaroo Rat, respectively, within the Specific Plan area.

The City has developed a Multiple Species Habitat Conservation Plan (MSHCP) for north Fontana to address possible impacts to federally listed species potentially occurring on vacant lands in north Fontana. USFWS has designated Critical Habitat for SBKR and the California Gnatcatcher that includes portions of north Fontana. The proposed MSHCP will include most of the vacant lands north of Summit Avenue, including lands designated as open space within the City's Sphere of Influence north of the Coyote Canyon Specific Plan area. The project shall be in accordance with the City's Interim Program until the MSHCP has been adopted.

Goal 2.1: ***Provide public access to and allow joint recreational use of utility corridors, wherever feasible.***

Goal 2.2: ***Expand the open space and conservation system, where feasible, to include private and public lands that offer multi-use open space and cultural resource opportunities.***

Consistency (Goals 2.1 and 2.2): As part of the Specific Plan, the SCE utility easement located northwest of the project site will be enhanced with landscaping improvements and offers opportunities for uses such as organic farming and natural open space. In the City's General Plan the SCE utility easement is proposed as a location for a regional recreational trail and Class I bike path. The Arboretum Specific Plan proposes a Community Trail to run along the SCE easement connecting the community, through the Arboretum Park, to natural open space. A landscaped buffer of trees and other plantings will accompany the Community Trail. Coordination with SCE will be necessary to develop appropriate uses within the corridor.

Goal 3.1: ***Maximize efficient allocation and water resource use for existing and future water consumers.***

Consistency: The Arboretum will encourage water conservation through techniques such as the use of low volume irrigation systems and drought-tolerant landscaping. Any water features built in the specific plan area will be designed to minimize the use of excessive amounts of water.

Goal 3.2: ***Protect water resources in the planning area from urban runoff and other potential pollution sources.***

Consistency: There are no known natural streams or water resources in the Specific Plan area.

Goal 4.1: ***The City will seek to identify and inventory all historical and archaeological resources within the City boundaries and its sphere of influence.***

Goal 4.2: ***The City will encourage and support the preservation, rehabilitation, and/or restoration of historical and archaeological resources within the City boundaries and its sphere of influence.***

Goal 4.3: ***The City will seek to integrate preservation of historical and archaeological resources into economic development strategy.***

Goal 4.4: ***The City will seek to increase public awareness and enjoyment of Fontana's heritage.***

Taking clues from the area's historic role as a successful citrus empire and the legacy of A.B. Miller's agricultural enterprise, The Arboretum Specific Plan will "bring the land to life" through the creation of a new community developed with an arboretum theme. This vision captures the essence of the community's heritage and translates it into a community that will continually evolve and grow with the needs of its residents, and in doing so, create a new legacy for the City of Fontana.

It is envisioned that the natural and historic resources on site will be incorporated into the design theme of The Arboretum. For example, rock materials deposited over hundreds of years by the now re-diverted Lytle Creek may be incorporated into landscaping design throughout the community, such as in park landscaping or as trail markers, to serve as a reminder of the site's history. These rocks were used to build irrigation canals on the site in the past and can be used in a contemporary way to enhance the connection of the community to the heritage of the land and the City.

A.8 Parks, Recreation and Trails

Goal 1.1: ***Our City's parks and recreation facilities meet the diverse needs of all segments of our population.***

Goal 1.2: ***Our parks and recreation programs incorporate the latest recreational features, responsive to population trends and citizen input.***

Goal 2: ***Adequate parks, recreation facilities, and after-school programs are provided in newly developed areas of our City.***

Consistency (Goals 1.1, 1.2 and 2): With private parks; a community park; a recreation center; an extensive trail network for walking, hiking and biking; the community's recreation amenities are wide ranging and for all ages, from active to passive uses. The private Parkhouse, located in The Resort Village, will also provide services to the community's residents, such as an internet café, fitness room, theater, and other social programs.

Goal 3: ***Our parks will be safe and well maintained.***

Consistency: As described in Chapter 7, *Design Guidelines and Landscape,* homes are encouraged to front onto parks, schools, and other community uses, providing "eyes on the street" so that residents are collectively participating in keeping the neighborhoods well maintained and safe. The private parks found within the Arboretum community will be HOA-maintained, while the two public parks (the Arboretum Park and the 3.7-acre Meadows Park) will be maintained by the City of Fontana (see Figure 5.2, *Public Versus Private Parks*). All parks within The Arboretum, public or private, will incorporate lighting, appropriate landscaping, and other techniques to ensure that the parks are well maintained and safe.

Goal 5: ***Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City.***

Consistency: The community amenities of The Arboretum will be made accessible to its future residents through expanded parkways, and pedestrian paseo and open space linkages. The signature park and recreation area of the community, located in the Arboretum Village, is at the core of the project, both physically and visually. It is envisioned and encouraged that residential units surround and face on to this park and garden area to promote a sense of connection to the "living landscape" of the community. Likewise, most parks found throughout the community are surrounded by residential units that are encouraged to face amenities to further enhance residents' connection to the landscape.

Goal 6: ***There is extensive use of non-motorized transportation, such as bicycles, equestrian, and pedestrian activity, throughout our City for recreation, access to community facilities, and even local commuting.***

Consistency: A hallmark feature of The Arboretum Specific Plan is its trail network, which is strategically linked with a variety of recreational opportunities. The residential nature of the villages within the Specific Plan area will also facilitate safe roads for biking around the community and the landscaped parkways provide for pedestrian walking comfort.

Goal 7: ***Bicycle and trail systems are connected to neighboring city facilities and to the regional network of trails and bikeways.***

Consistency: The Arboretum is located in close proximity to larger recreational facilities within the north Fontana area, such as the Fontana Park. Also, as identified in the Fontana General Plan, the SCE utility easement to the northeast of the project area is a proposed route for a regional recreational trail and Class I bike path, connecting to a larger regional trail network, that traverses the northern portion of the City and to other recreation facilities such as Fontana Park. A landscaped buffer of trees and other plantings accompanied by a 12-foot community paseo is proposed to run alongside the SCE utility easement within the project area and will link up to The Arboretum Park.

Goal 8: ***Proper design, development and maintenance standards for bikeways and trails are used for all trails and bikeways within our City***

Consistency: The trail and bikeway standards as described in the Specific Plan maintain the high standards of safety and aesthetics specified in the Parks and Recreation Element of the General Plan. Homeowners Association (private trails) or agreements with the City of Fontana (public trails) will be developed to ensure that trails and bikeways are properly maintained.

Goal 9: ***Our City's bikeways and trails are uniformly safe and accessible.***

Consistency: The trail and bikeway network within The Arboretum is designed for accessibility and safety. Community greenways and neighborhood park corridors are separated from automobile traffic, in part for the safety of children and pedestrians and in part to enhance the serenity of open space amenities. The community trail will be privately maintained and designed for safe access and use.

Most of the community's hiking and biking trails are completely separated from vehicular traffic. The trail system within The Arboretum is primarily an internal network separated from the road system. However, in the few areas where a trail or community path intersects a road, enhanced intersections and crosswalks will be provided.

Goal 10: ***Our system of bikeways and trails is benefited by efficient use of utility easements, flood-control easements, and railroad rights-of-way.***

Consistency: The SCE utility easement to the northwest of the site, specified as a future Class I bikeway and regional recreational trail in the Fontana General Plan, can easily be connected to The Arboretum through strategic trail connections and themed landscaping.

Goal 11: ***Improvements to our parks and trails system are funded as a regular component of our capital improvement program along with a variety of sources both within and outside of the City.***

Consistency: The recreational amenities found in the gated village of The Resort are private and will be maintained through a Homeowners Association. Recreational amenities found in the non-gated Meadows Village are public features that will be maintained by the City of Fontana. Recreational amenities within the four planning areas at the Arboretum Village are private facilities that shall be maintained by a homeowners' association, while the Arboretum Park is a public amenity to be maintained by the City of Fontana. Recreational amenities in the Gardens Village are private amenities to be maintained by a homeowners' association. The Developer shall ensure agreements are in place with the City of Fontana for maintenance of public recreation areas. Maintenance funding will need to be included in the City's Capital Improvement Plan.

A.9 Safety

Goal 1: ***Injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, earthquake induced landslides, and other earthquake-induced ground deformation are minimized in our City.***

Goal 2: ***The risk to life and limb, and property damage resulting from geologic hazards is minimized in our City.***

Goal 3: ***Injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards are minimized in our City.***

Goal 4: ***Threats to public and private property from urban and wildland fire hazards are reduced in our City.***

Goal 5: ***The potential for hazardous contamination is reduced in our City.***

Goal 6: ***Plans for emergency response and recovery from natural and urban disasters are prepared for in our City.***

Consistency (for Goals 1–6): Adequate police and fire protection will be available to the site, consistent with City of Fontana requirements. The Arboretum Specific Plan site design incorporates appropriate grading and development design standards to protect the community from seismic, flood, and geological hazards. The circulation system for The Arboretum has been designed to facilitate emergency access consistent with the City of Fontana's Public Services requirements. Also, buildings will be equipped with emergency sprinkler systems as a first line defense against fire hazards.

A.10 Noise

Goal 1: ***Our City protects its sensitive land uses from excessive noise through diligent planning.***

Consistency: The development standards for The Arboretum have incorporated both State of California and City of Fontana interior and exterior noise standards for the development of residential areas. Proper sound attenuation will be provided by a combination of building setback, wall construction, and building type location throughout the site.

Goal 2: ***Our City has a diverse and efficiently operated ground transportation system that generates the minimum feasible noise on its residents.***

Consistency: Major arterials are located on the periphery of the site, with a community-theme wall made of split-face block providing sound attenuation for nearby houses.

Goal 3: ***Our City's residents are protected from the negative effects of "spill over" noise in our community.***

Consistency: Much of the northwestern border of The Arboretum site is buffered from surrounding land uses by open space and utility easements. However, the eastern, western, and southern edges within the project are located adjacent to major arterials, such as Sierra Avenue, Citrus Avenue, Casa Grande Avenue, and Duncan Canyon Road. Arterials generate noise from vehicular and truck traffic, and as a result, measures such as landscape treatments, landscaped berms, tree plantings, and community perimeter walls are proposed within the community to buffer residents from the impacts of traffic noise. Building-level noise reducing strategies, such as dual paned glass in residential units along the project edges, are encouraged to further buffer residents from the impacts of traffic-generated noise.

A.11 Air Quality

Goal 1: ***Air quality improvements are achieved in our City while continued economic growth has been sustained.***

Goal 2: ***Our City has a diverse and efficiently operated ground transportation system that generates the minimum feasible pollutants.***

Goal 3: ***A concerted effort to reduce energy consumption in our City results in reduced emissions.***

Goal 4: ***The minimum practicable particulate emissions are released in our City from construction and operation of roads and buildings.***

Consistency (for Goals 1–4): The trail and pedestrian paseo features of The Arboretum Specific Plan provide alternatives to automobile transportation within the community, thereby reducing unnecessary vehicle trips within the project area and lessening emissions to some extent while at the same time helping to further support Healthy Fontana initiatives. Extensive numbers of trees proposed for the project's "living landscape" help to clean the air of pollutants. The Arboretum Specific Plan may also explore implementation of "green" initiatives such as the exchange or purchase of trip credits based upon the number of trees planted in the community. It is encouraged that community landscaping features such as trees be planted to benefit the community at many levels.

This page intentionally left blank.

Appendix B

Community Gardens

In terms of parks and amenities, the Arboretum Specific Plan project is, in essence, a community of gardens, each with their own unique theme. The Meadows Village, will have a minimum of three gardens, the Gardens and Resort Villages will each have a minimum of three gardens, and the Arboretum Village will incorporate gardens into the Arboretum Park. The final site plan for each community garden will be approved by the City of Fontana's Public Works Department and the Fontana Police Department for the security and safety of residents and guests. Garden space is incorporated into the plan for the Arboretum Park (see Figure 5.9, *The Arboretum Park*) and shall be used to guide the landscape and plant palette for each landscape district, as outlined in Chapter 7. Garden themes for The Arboretum will include but are not limited to:

- Adventure play
- Art
- Astrological
- California Native Plant
- Community
- Cottage
- Culinary
- Edible
- Educational
- Enchantment
- Flower
- Free speech
- Gaming
- Heritage tree
- Historical
- Humming bird
- Meditation
- Memorial
- Mission
- Mosaic
- Music
- Painters
- Rain
- Reflection
- Rock
- Rose
- Safari
- Scented
- Sculpture
- Small childrens'
- Sound
- Sun/solar
- Sustainable
- Topiary
- Water
- Wind
- Zen

Adventure Play Garden

DESCRIPTION

A garden scaled for children which may include climbing elements, interactive water features, and small scale archways. Pockets of landscaping with educational experiences designed to promote exercise, confidence, motor skills, and interaction should also be included.

REQUIREMENTS

- Lighting
- Parental viewing and gathering spaces
- Restrooms
- Security fencing

VALUE ADDED

- Child development
- Child interaction
- Educational
- Social gathering

PROGRAMMING PARTNERS

- After-School Activity Program (A.S.A.P.)
- KinderCare Learning Centers
- Boys and Girls Club
- Local elementary schools
- Local day-care facilities

Art Garden

DESCRIPTION

A garden design to showcase art installations. The garden should be organized as a progression of experiences like an outdoor art museum. It can include permanent as well as nonpermanent art pieces. Art should be incorporated into multiple aspects of the garden and special attention should be paid to making the pieces interactive if possible.

REQUIREMENTS

- Art to be integrated into multiple garden designs
- Benches and trash receptacles should also be art pieces
- Security fencing

VALUE ADDED

- Educational
- Event space
- Peaceful retreat
- Social gathering

PROGRAMMING PARTNERS

- Fontana Art Affiliates Foundation
- Fontana Art Association
- Art Depot

Astrological Garden

DESCRIPTION

Astrological signs have an association to one of the elements. An astrological garden should contain some or all of the four elements - earth, fire, air, and water. There should be private opportunities to watch the stars throughout the garden and pathways should be provided to improve internal movement. The elements should be combined throughout the landscape. The garden can have signage with glow in the dark star maps and the landscape features may be named after characters in the zodiac. Each astrological sign has associated plant materials that could be incorporated.

REQUIREMENTS

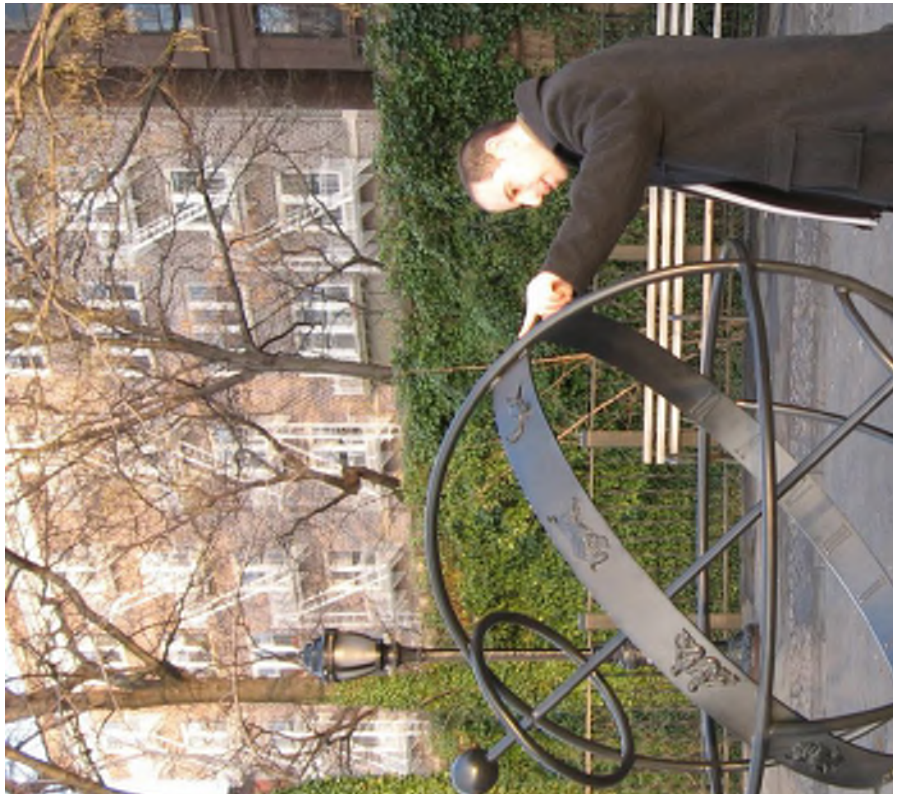
- Astrological maps
- Limited lighting areas to watch the stars
- Signage

VALUE ADDED

- Educational
- Event space
- Leisure
- Social gathering

PROGRAMMING PARTNERS

- Riverside Astronomical Society
- Astronomical Society of the Pacific
- American Astronomical Society
- International Dark Sky Association
- Palomar Observatory



California Native Plant Garden

DESCRIPTION

A garden comprised of California native plants, with an emphasis on Inland Empire varieties. This garden gives residents the opportunity to learn the valve of native landscape and how plants differ among regions. Informational signage can teach visitors the potentially negative impacts of having non-native species as opposed to native species.

REQUIREMENTS

- Benches
- Demonstration area
- Design micro-climates using topography or adjacent land uses
- Open space
- Plants that range from meadows to foothills
- Water elements including small streams or fountains

VALUE ADDED

- Educational
- Gathering place
- Water conservation

PROGRAMMING PARTNERS

- California Garden & Landscape History Society
- California Horticultural Society
- California Native Plant Society

Community Garden

DESCRIPTION

A garden comprised of plots that can be leased to community members to grow herbs, vegetables, and/or flowers. This garden could be combined with the Culinary Garden. The garden should foster interaction among community members and encourage cooperation.

REQUIREMENTS

- Composting bins
- Irrigation
- Lighting
- Security fencing
- Sunlight
- Tool shed

VALUE ADDED

- Educational
- Sense of accomplishment
- Social Gathering

PROGRAMMING PARTNERS

- The City of Fontana Community Garden Program
- Fontana Nursery
- Lucky Plants
- Avila's Garden Art
- Boys and Girls Club

Cottage Garden

DESCRIPTION

This garden is based on an English garden with white picket fences and utilizes traditional English varieties. The garden should be full of flowers as well as more artistic features such as crystal-gazing balls and appropriate statues. A Cottage Garden should feel like an outdoor room which is warm and inviting to all community residents.

REQUIREMENTS

- Benches
- English-style fencing
- Lighting
- Multiple floral varieties
- Small art pieces

VALUE ADDED

- Peaceful retreat
- Social gathering
- Unique space

PROGRAMMING PARTNERS

- Josephine Knopf Senior Center

Culinary Garden

DESCRIPTION

This garden would provide an outdoor kitchen where cooking classes could be held and instruction could be given on how to grow and prepare plants, herbs, spices and garnishes for cooking. The Community Garden and/or the Edible Garden could be incorporated with the Culinary Garden to provide ready access to fresh spices and produce.

REQUIREMENTS

- Indoor/outdoor kitchen
- Security fence

VALUE ADDED

- Educational
- Family environment
- Fragrant smells
- Social gathering

PROGRAMMING PARTNERS

- Cypress Community Center
- Regional cooking schools

Edible Garden

DESCRIPTION

A garden comprised of edible plant species including Kiwi, Loquat, Citrus, Grapes, and Berries. Community members would help plant the trees and would be able to take the produce for personal use. This garden could be incorporated with the Community Garden and/or the Culinary Garden.

REQUIREMENTS

- Composting bins
- Lighting for winter maintenance
- Security fencing
- Tool shed

VALUE ADDED

- Educational
- Harvest festival
- Social gathering

PROGRAMMING PARTNERS

- Mariposa Horticultural Enterprises Inc.
- American Horticultural Supply, Inc.
- Organic farmers
- Whole Foods or other organic food distributors

Educational Garden

DESCRIPTION

A garden where children can learn the process of cultivating crops from start to finish, the effects of the season, and environmentally friendly practices such as water conservation and sustainability.

REQUIREMENTS

- Crop boxes
- Irrigation
- Lighting
- Security fencing

VALUE ADDED

- Child interaction
- Educational
- Stimulating environment

PROGRAMMING PARTNERS

- After-School Activity Program (A.S.A.P.)
- KinderCare Learning Centers
- Local elementary schools
- Local day-care facilities
- Boys and Girls Club

Enchantment Garden

DESCRIPTION

This magical enchantment garden would feature trolls, dragons, rainbows, unicorns, gnomes and hidden fairies. This would be an interactive experience for children allowing them to become involved in the landscape. Connections could be made between the garden and children's fairytales.

REQUIREMENTS

- Interactive art pieces
- Lighting
- Thematic garden sculptures

VALUE ADDED

- Child interaction
- Fun and entertaining environment
- Social gathering

PROGRAMMING PARTNERS

- After-School Activity Program (A.S.A.P.)
- KinderCare Learning Centers
- Local elementary schools
- Local day-care facilities
- Fontana Libraries
- Boys and Girls Club

Flower Garden

DESCRIPTION

A flower garden can be located on any size piece of land and incorporate any variety of flowers. The garden could take up space along the street, within a larger garden or park, or in small unused spaces in residential areas. Space should be provided for observation and, if unique varieties are utilized, a brief detailed description should be placed near the flowers.

REQUIREMENTS

- Benches (if appropriate)
- Irrigation
- Signage (if appropriate)

VALUE ADDED

- Fragrant
- Visually pleasing

PROGRAMMING PARTNERS

- Fontana Nursery
- Lucky Plants
- Avila's Garden Art
- Monrovia Nursery
- Sunset Magazine

Free Speech Garden

DESCRIPTION

A fairly large garden that could become a public space containing an amphitheater. The garden may facilitate speeches, performances or open dialogue among users. It may also incorporate wall space for people to display their poetry, painting, or other artistic pieces.

REQUIREMENTS

- Lighting for shows and performances
- Security fencing

VALUE ADDED

- Community interaction
- Educational
- Social gathering

PROGRAMMING PARTNERS

- Chaffey College
- The Fontana Mummers, Inc. Community Theatre
- The Fontana Art Association

Gaming Garden

DESCRIPTION

The Gaming Garden can be stand-alone or located within a larger garden or park. It is designed to encourage participation in game activities for community members of all ages. Possible games that could be utilized include chess, checkers, bocce, cards, hopscotch, and board games. An area could be set up for users to play computer games via their personal laptops.

REQUIREMENTS

- Electricity for outdoor computer use
- Equipment for games
- Lawn
- Seating
- Storage
- Tables

VALUE ADDED

- Mental/physical growth
- Public forum
- Social gathering
- Theoretical discussions

PROGRAMMING PARTNERS

- Josephine Knopf Senior Center
- Additional Senior Centers in the area
- Boys and Girls Club
- Local elementary and middle schools
- Development of local Chess Club

Heritage Tree Garden

DESCRIPTION

A Heritage Tree Garden is a break in the street scene to plant a large specimen Heritage tree and the associated garden space. As properties develop and trees outgrow their location they can be transplanted to a Heritage Tree Garden or Heritage Tree Space along the street.

REQUIREMENTS

Large Heritage Trees Examples

- Oak Trees
- Sycamore Trees
- Silk Floss Trees
- Pine Trees
- Dawn Redwood
- Cedar Trees
- Ficus Trees
- Fire Wheel

VALUE ADDED

- Cultural identity
- Interesting feature to parks, gardens, and streetscapes
- Reuse of trees

PROGRAMMING PARTNERS

- California Beaver Tree Services
- Mariposa Horticultural Enterprises Inc.
- American Horticultural Supply, Inc.

Historical Garden

DESCRIPTION

A garden highlighting the historical significance of Fontana and the Inland Empire. Could be a part of the fabric of a community park and would require relatively more space than other garden options. If space allows an information kiosk or building should be incorporated into the site.

REQUIREMENTS

- Benches or other seating
- Information center (if possible)
- Lighting
- Restrooms
- Signage

VALUE ADDED

- Community asset
- Educational
- Leisure

PROGRAMMING PARTNERS

- Fontana Historical Society
- San Bernardino County Museum

Hummingbird Garden

DESCRIPTION

A garden containing a variety of plants that attract hummingbirds. Examples of these plants are: Gladiolus, Lion's Tail, Geranium, and Humming Bird Bush. The garden could also include annuals, perennials, ground cover, vines, shrubs, and trees that the whole community could enjoy.

REQUIREMENTS

- Keep feeders clean and provide the correct food
- Plant clusters of species together
- Plant flowers with different blooming times
- Place plants in several places
- Provide maintenance for plants
- Utilize bright flowering plants

VALUE ADDED

- Educational
- Unique space scenery
- Visually pleasing

PROGRAMMING PARTNERS

- Fontana Bird Park
- National Hummingbird Society

Meditation Garden

DESCRIPTION

As a quiet garden, this area would provide ample seating for patrons wishing to stay for extended amounts of time. Plants that absorb noise should be utilized for quiet contemplation. Trees should be used to create shade and a feeling of seclusion.

REQUIREMENTS

- Lighting
- Noise absorbing plants
- Seating
- Trees

VALUE ADDED

- Peaceful retreat

PROGRAMMING PARTNERS

- Cypress Community Center
- Local yoga classes

Memorial Garden

DESCRIPTION

A garden with or without monuments. The space could be dedicated in whole or in part and should contain structural elements honoring or celebrating a person, place, or event. The memorialized may or may not be site/geographic area specific. Quiet places for contemplation should be available and seating should be provided around monuments. If appropriate, signage should provide a brief description of the monument and its significance.

REQUIREMENTS

- Flag poles
- Monuments if appropriate

VALUE ADDED

- Educational
- Historical
- Iconic
- Peaceful retreat

PROGRAMMING PARTNERS

- Fontana Historical Society
- San Bernardino County Museum
- Veterans Memorial Park

Mission Garden

DESCRIPTION

The Mission Garden would communicate the significance of agriculture in California's early history. Some examples would be grape vines and pomegranate, apples, pears, nuts, olives. Later the Missions added fountains, Jacaranda trees, African Cape Chestnut Trees, Mockorange, Cestrum, Pineapple Guava, Athel Tree, S. African Jade, Calla Lillies, Blue Hibiscus, Bougainvilla, Angel's Trumpet, and Pepper Trees for the sake of beauty. A description of each type of plant used should be provided to inform visitors of its significance in California's agricultural history.

REQUIREMENTS

- Irrigation
- Lighting
- Signage

VALUE ADDED

- Educational

PROGRAMMING PARTNERS

- Mission San Diego de Alcala
- Mission San Luis Rey de Francia
- Mission San Juan Capistrano
- Fontana Historical Society
- San Bernardino County Museum

Mosaic Garden

DESCRIPTION

A garden designed to showcase mosaic tile patterns on pathways and benches. The garden should also include colored floral patterns and "kaleidoscope" style design elements. The mosaic pieces could be made by community members and showcased in the garden. There could also be programmed activities to help create new mosaic items to fill the space as needed.

REQUIREMENTS

- Lighting
- Seating
- Security fencing

VALUE ADDED

- Social gathering
- Visually pleasing

PROGRAMMING PARTNERS

- Local mosaic artists
- Local art classes

Music Theatre Garden

DESCRIPTION

A garden comprised of space for musical and theatrical performances. It could be used by public/private groups or as an open space for social events. This garden could work within a larger space but could also be small, allowing room for private musical practice or small group performances.

REQUIREMENTS

- Amphitheater–style seating
- Hedge backdrops and wings
- Lighting for night performances
- Speakers

VALUE ADDED

- Education
- Entertainment
- Social Gathering

PROGRAMMING PARTNERS

- Floree Music Co
- Local elementary, middle, and high schools
- The Fontana Mummers, Inc. Community Theatre
- The Fontana Art Association

Painter's Garden

DESCRIPTION

A garden that strives to create spaces and settings to nurture and encourage artistic growth. The garden should be organize in a manor which allows it to be an ever changing environment through out the seasons. Sculptural elements promoting the arts could be utilized to set the tone for the garden. Seating areas should be positioned thoughtfully so that patrons have the ability to draw or paint their landscape without difficulty.

REQUIREMENTS

- Various styles of seating
- Open lawn space
- Visually interesting floral features

VALUE ADDED

- Educational
- Personal growth
- Social gathering
- Stimulating environment
- Theoretical forum

PROGRAMMING PARTNERS

- Fontana Art Affiliates Foundation
- Fontana Art Association
- Art Depot
- Local elementary, middle, and high schools
- Local community colleges

Rain Garden

DESCRIPTION

A garden designed to be experienced in the rain. Shelters that make sound when it rains should be provided. Runoff treatment can enliven the space by activating waterfalls and water wheels. Shishi-odoshi, a shallow depression that is planted with wetland species that come alive only when it rains, can give new life to the garden in the days following a rainfall. Prairie wildflowers and grasses should be utilized throughout the garden.

REQUIREMENTS

- Rain protection structure
- Run off from surrounding buildings
- Seasonal maintenance
- Water depth no greater than twelve inches

VALUE ADDED

- Educational
- Improve water quality
- Sustainability
- Wildlife habitat

PROGRAMMING PARTNERS

- California Garden & Landscape History Society
- Fontana Water

Reflection Garden

DESCRIPTION

A garden dedicated to displaying reflective elements and structural pieces. Clear, still water elements can be utilized to create large reflective spaces. Small items such as silver or copper garden charms create small interactive reflective areas. Mirrors can be utilized throughout the space to give the garden a unique and mysterious feeling. Seating should be provided near reflective pieces allowing users to contemplate their reflections and the reflections of the space around them.

REQUIREMENTS

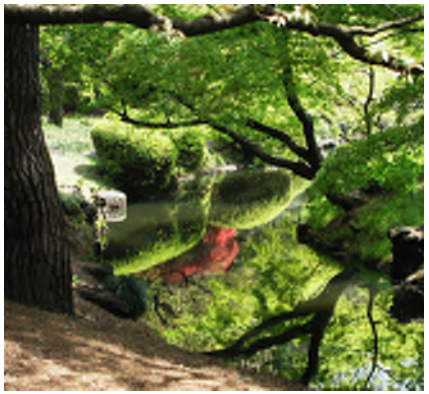
- Lighting
- Mirrors
- Reflective structural pieces (silver or copper garden charms)
- Seating
- Water elements

VALUE ADDED

- Quiet space
- Social gathering
- Visually pleasing

PROGRAMMING PARTNERS

- Local artists
- Avila's Garden Art



Rock Garden

DESCRIPTION

A garden constructed of rocks collected from the area. Rock gardens could be used as monumentation at street corners, on their own, or within a larger garden or park. Gravel could be used for paths to provide circulation within the garden. Larger rocks could be stacked as sculptures or landscape elements. Rocks of various sizes could be utilized to create stream or waterfall features.

REQUIREMENTS

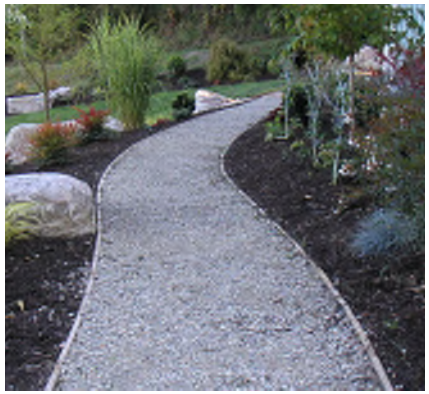
- Different rock types collected from site
- Water element(s)

VALUE ADDED

- Low maintenance
- Reusing site rocks is a naturally cost effective way of designing a garden
- Unique space

PROGRAMMING PARTNERS

- Local landscapers
- Local rock distributors



Rose Garden

DESCRIPTION

A garden being comprised primarily of plants of the Rose family. A Rose Garden can be created in any size space, from along the street to a garden all its own. A variety of colors should be utilized to create a visually pleasing space. Seating should be provided for users to stop and enjoy the garden. Rose vines can grow on iron archways. In larger gardens pathways should be provided to improve access to all areas. Small informational signs can describe the rose varieties used throughout the garden.

REQUIREMENTS

- Irrigation
- Maintenance shed
- Seating and leisure areas

VALUE ADDED

- Botanical research
- Educational
- Sensory

PROGRAMMING PARTNERS

- Fontana Family Memorial Rose Garden
- American Rose Society
- County rose societies
- Garcia's & R Nursery
- Local nurseries specializing in roses

Safari Garden

DESCRIPTION

A garden that imitates the essence of the safari in a California setting. The garden should include different habitats such as grasslands, savannah, forest, karoo, and fynbos. Medianal plants common in Africa should be incorporated to educate garden users.

REQUIREMENTS

- Education area
- Lighting
- Sound
- Varied habitats
- Water elements

VALUE ADDED

- Educational
- Social gathering
- Unique space
- Visually pleasing

PROGRAMMING PARTNERS

- Local landscapers specializing in plants utilized in the Safari Garden

Scented Garden

DESCRIPTION

A garden comprised primarily of fragrant plant materials. The garden could be located along a path or a street corner because minimal space is required. The goal of this space is to provide quick sensory stimulation to community residents who encounter it while going about their daily routine.

REQUIREMENTS

- Located in pedestrian traffic areas
- Small space

VALUE ADDED

- Can be used to mask unpleasant smells
- Enjoyment possible for community residents who are visually impaired
- Mental associations between scents and particular streets

PROGRAMMING PARTNERS

- Fontana Nursery
- Lucky Plants

Sculpture Garden

DESCRIPTION

A garden dedicated to displaying the works of both local and non-local artists. The space can be static or active in the placement and permanence of pieces. The space should be able to adapt to fit new pieces as they rotate in and out throughout the year. A Sculpture Garden might be a large garden on its own or could be a small piece of a larger garden or park. Sculptures could be interactive or purely visually pleasing. An informational sign should accompany each sculpture describing the artist and any interesting facts about the piece.

REQUIREMENTS

- Lighting, with special attention to areas directly around pieces
- Pre-planning for footings/attachments to support art display
- Seating
- Security fencing
- View stands
- Visibility from the street to increase informal security

VALUE ADDED

- Iconic
- Public venue for artists
- Social gathering

PROGRAMMING PARTNERS

- Fontana Art Affiliates Foundation
- Fontana Art Association
- Art Depot
- Local elementary, middle, and high schools
- Local community colleges
- Local artists

Secret Garden

DESCRIPTION

A garden accessible through a unique door frame entryway or through some other covered element. Trellises that veil the garden should be utilized, while maintaining the safety of the site, to provide cover. There may be some sort of mysterious elements within the garden such as unique art pieces, creative water elements, or special seating options.

REQUIREMENTS

- Art or water elements
- Lighting
- Seating
- Security fencing

VALUE ADDED

- Peaceful retreat
- Social gathering
- Unique space

PROGRAMMING PARTNERS

- Fontana Libraries
- Local elementary, middle, and high schools
- Day-care programs

Small Children's Garden

DESCRIPTION

A garden space catering to the growth and advancement of children through designed spaces and activities. The garden can be interactive and should encourage cooperation and sharing between children. The Small Children's Garden is more passive than the Adventure Play Garden but should provide similar accessibility and safety features.

REQUIREMENTS

- Eliminate hazardous elements (poisonous varieties and plants with thorns)
- Heightened visibility
- Seating in viewing areas
- Security fencing

VALUE ADDED

- Educational
- Physical/mental/social growth
- Social interaction between children and between child and caregiver

PROGRAMMING PARTNERS

- After-School Activity Program (A.S.A.P.)
- KinterCare Learning Centers
- Boys and Girls Club
- Local elementary schools
- Local day-care facilities

Sound Garden

DESCRIPTION

The Sound Garden should be a place where sound is generated and where appropriate sound can be made by garden users. Waterfalls could be incorporated in addition to plants that make noise when the wind blows (Bamboo). Chimes placed throughout the space at different heights can create different ranges of sound. Plants that attract birds can be used to generate sound from animals. Depending on location and adjacent land uses, the space could potentially be a place for people to bring their own instruments and play alone or in groups.

REQUIREMENTS

- Consideration of wind patterns
- Lighting
- Noise-making art elements (charms)
- Noise-making plants
- Plants that attract birds
- Security fencing

VALUE ADDED

- Educational
- Place to enjoy music made by surrounding instruments
- Social gathering
- Stimulating environment

PROGRAMMING PARTNERS

- Fontana Art Affiliates Foundation
- Fontana Art Association

Sun Garden

DESCRIPTION

This garden should be characterized by a visitor's awareness of the sun. Exposed as well as shaded areas should be provided to increase awareness and respect for the sun. The planting should also reflect a heightened sensitivity to sunlight; trees should cascade down, providing shade and enclosure, while sun-sensitive flowers open and close with the sun's rising and setting. Thick, low-canopied trees will provide the most appropriate shade and sun-sensitive epiphytic flowers and anemone flowers will improve awareness of the sun and its effect on plant life. Art pieces featuring the sun or solar patterns should be utilized to educate garden users about the sun and solar energy.

REQUIREMENTS

- Art pieces featuring the sun or solar energy
- Seating
- Sundial
- Tool shed
- Trees for shade

VALUE ADDED

- Community asset
- Leisure
- Social gathering

PROGRAMMING PARTNERS

- Riverside Astronomical Society
- Astronomical Society of the Pacific
- American Astronomical Society

Sustainable Garden

DESCRIPTION

A Sustainable Garden should be filled with drought-resistant species. The garden could potentially be connected to a plant store with workshops teaching community members how to design and maintain drought tolerant/sustainable gardens. This garden is encouraged in spaces that have street frontage so community members have the opportunity to stop and buy plants for their own garden. Use of organic soils and fertilizers, beneficial insects, diversity of plants species, and use of compost to supply soil with nutrients is encouraged. Signage describing the garden should be placed conveniently so that users can learn about sustainable design.

REQUIREMENTS

- Compost bins
- Lighting for winter maintenance
- Recycle bins
- Seating for workshops
- Street frontage
- Tool shed

VALUE ADDED

- Commercial
- Educational
- Environmentally friendly
- Social gathering

PROGRAMMING PARTNERS

- Fontana Water
- Home-based Greencycling and Composting Program, sponsored by University of California Cooperative Extension, San Bernardino County

Topiary Garden

DESCRIPTION

A Topiary Garden is characterized by artistically shaped hedges and bushes. The garden could create unique designs on the ground plane. A small hedge maze could be developed to entertain residents of all ages. Different sculpted plants, potentially symbolizing something relevant to the area, could be utilized for entertainment or educational purposes. Plant colors could symbolize relationships or the colors could help identify each sculpture (animals, people, or abstract design).

REQUIREMENTS

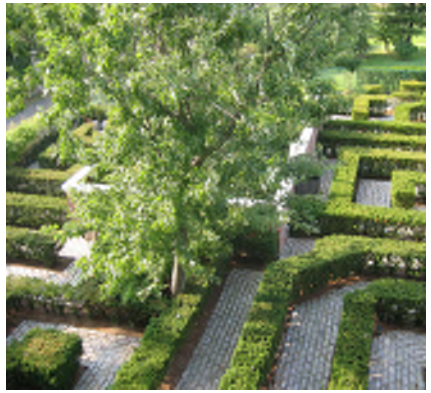
- Maintenance care
- Sunlight
- Variety of plant sizes

VALUE ADDED

- Fun and challenging space
- Visually pleasing
- Peaceful/relaxing environment

PROGRAMMING PARTNERS

- Lucky Plants
- Mercado's Nursery
- Local topiary specialists



Water Garden

DESCRIPTION

For this garden a wide range of different elevations of water should be utilized. Waterfalls, ponds, and streams all play an important part of the water system and should be featured in this garden. A variety of water plants (water lilies, pond weed, water hyacinth) and fish could be used to create a Japanese Water Garden-style space. A reflecting pool could be incorporated to encourage private reflection. The garden should create different spaces and have small streams running throughout it.

REQUIREMENTS

- Irrigation
- Seating
- Shade to relax and rest
- Upkeep of plants and water features

VALUE ADDED

- Educational
- Relaxing
- Social gathering
- Soothing sounds of running water

PROGRAMMING PARTNERS

- California Garden & Landscape History Society
- Fontana Water

Wind Garden

DESCRIPTION

A garden comprised of wind chimes and or windmills. This garden could incorporate prairie grass in order to create a visual effect of wind. The Wind Garden can be tied into the Zen garden because of their peaceful qualities.

REQUIREMENTS

- Generator to capture energy
- Maintenance for wind chimes
- Tall tree species
- Thoughtful placement in order to capture wind

VALUE ADDED

- Educational
- Generate electricity
- Peaceful
- Phytoremediation with prairie grasses

PROGRAMMING PARTNERS

- Fontana Art Association
- Southern California Edison

Zen Garden

DESCRIPTION

The Zen Garden is a style of Japanese garden design that is very simple with Buddhist references. Raked gravel and/or sand in a pattern to look like flowing water is a common element of this style. Rocks that look like islands or mountains with some plants are utilized alone or in groups. Ferns and moss should accompany these other elements to provide some vegetation. Quiet sitting areas are very important to this garden and should be provided where users can rest and observe the garden's elements. Small Japanese-inspired sculptures or water features could be utilized as long as they do not detract from the other artistic elements of the garden.

REQUIREMENTS

- Rakes
- Sand or gravel
- Sitting areas
- Unique rocks

VALUE ADDED

- Education
- Stress release
- Visually pleasing

PROGRAMMING PARTNERS

- Inland Empire Bonsai Society
- Japan America Society of Southern California

This page intentionally left blank.

Appendix C

Infrastructure and Assessment Estimates

C.1 Backbone Infrastructure Costs

Estimated infrastructure costs by development phase (at the time of initial Specific Plan adoption) are detailed in Table C.1, Specific Plan Preliminary Phasing Cost Estimates and are subject to final engineering and city approval.

TABLE C.1 Specific Plan Preliminary Phasing Cost Estimates

Phase 1	Casa Grande Ave.	Duncan Canyon Rd.	Citrus Ave.	Cypress Ave.	Total
Street Improvements	$748,352	$849,651	$1,549,060	$1,012,734	$4,159,797
Sewer Improvements	$262,250	$203,000	$164,000	$260,350	$889,600
Water Improvements	-	-	-	$298,688	$298,688
Storm Drain Improvements	$155,000	$1,944,100	-	$926,455	$3,025,555
Dry Utilities	$497,310	$622,150	$547,880	$607,200	$2,274,540
Landscaping	$537,983	$1,299,133	$369,526	$1,102,417	$3,309,058
Total Phase 1	$2,200,895	$4,918,895	$2,630,466	$4,207,843	$13,957,237
Phase 2	**Casa Grande Ave.**	**Duncan Canyon Rd.**	**Sierra Ave.**	**Arboretum Collector**	**Total**
Street Improvements	$748,352	$849,651	$617,121	$165,174	$2,380,299
Sewer Improvements	$264,782	$203,000	-	$55,500	$523,282
Water Improvements	-	-	-	$39,600	$39,600
Storm Drain Improvements	$155,000	$1,944,100	$1,666,775	$219,500	$3,985,375
Dry Utilities	$497,310	$622,150	$621,000	$207,000	$1,947,460
Landscaping	$537,983	$1,299,133	$404,498	$166,154	$2,407,767
Total Phase 2	$2,203,427	$4,918,034	$3,309,394	$852,928	$11,283,782
Phase 3	**Sierra Ave.**	**Grapeland St.**	**Cypress Ave.**	**Arboretum Collector**	**Total**
Street Improvements	$617,121	$405,877	$1,012,734	$165,174	$2,035,732
Sewer Improvements	-	-	$260,350	$55,500	$260,350
Water Improvements	-	$304,800	$298,688	$39,600	$603,488
Storm Drain Improvements	$1,666,775	-	$926,455	$219,500	$2,593,230
Dry Utilities	$621,000	$446,760	$607,200	$207,000	$1,674,960
Landscaping	$404,498	$354,915	$1,102,417	$166,154	$1,861,829
Total Phase 3	$3,309,394	$1,512,352	$4,207,843	$852,928	$9,029,588

C.2 Homeowner Assessments

At the time of the initial Specific Plan adoption, the annual Community Facility District (CFD) costs for all 3,532 ~~3,526~~ units in the project area are estimated to be $428.37 per unit. Actual fees will be identified after final engineering has been completed and are subject to City approval. Following are estimated monthly Homeowners' Association (HOA) fees (by village). Fees do not include sub-association costs: Meadows Village—$61.75, Gardens Village—$92.50, Resort Village—$140.75.

ORDINANCE NO. 1995

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING A THIRD AMENDMENT TO THE ARBORETUM SPECIFIC PLAN DEVELOPMENT AGREEMENT, PURSUANT TO AN ADDENDUM TO THE ARBORETUM SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT (STATE CLEARINGHOUSE [SCH] NO. 2006071109), AND DIRECT STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, California Government Code Sections 65864 et seq. ("Development Agreement Statutes") and Section 30-322 of the City of Fontana's Zoning and Development Code ("ZDC") authorizes the City Council of the City of Fontana ("City Council") to enter into development agreements with those having a legal or equitable interest in real property in order to establish certain development rights in such property to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic risk of development in connection with the development of real property within its jurisdiction; and

WHEREAS, City of Fontana ("City") has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning reduces the economic costs of development, allows for the orderly planning of public improvements and services, allocates costs to achieve maximum utilization of public and private resources in the development process, and ensures that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, on September 23, 2009, the City adopted the Arboretum Specific Plan through a General Plan Amendment (GPA 06-000006), Zone Change (ZC No. 07-000005), Specific Plan Amendment (SPL No. 04-000006), Tentative Parcel Map (TPM 19-000002), Design Review (DRP 19-000005), and the certification of the Arboretum Specific Plan Environmental Impact Report (EIR) (State Clearinghouse (SCH) No. 200607119); and

WHEREAS, concurrently with the adoption of the foregoing entitlements, the City Council also adopted Ordinance No. 1608 for a Development Agreement (DA No. 09-000001) for the project ("Arboretum DA"); and

WHEREAS, on November 8, 2016, the City Council approved entitlements for the Arboretum Meadows Village Project , a residential development, which forms a portion of the larger Arboretum Project. The Arboretum Madows Village Project included a General Plan Amendment (GPA No. 15-000003), Specific Plan Amendment (SPA No. 15-000001), three Tentative Tract Maps (TTM No. 15-000009, TTM No. 15-000010, and TTM No. 15-000011), and two Administrative Site Plans (ASP No. 15-000035 and ASP No. 15-000037), together with an Addendum to the Arboretum Specific Plan EIR (SCH No. 2006071109) (collective, Arboretum Meadows Village Project); and

WHEREAS, concurrently with approval of the foregoing entitlements, the City Council also adopted Ordinance No. 1753 authorizing an amendment to the Arboretum DA (Development Agreement No. 15-000037); and

WHEREAS, on June 22, 2021, the City Council approved entitlements for the Arboretum Gardens Village Project, a residential development consisting of 278 dwelling units and an approximate 6,610 square foot fitness center/clubhouse and community park, a portion of the larger Arboretum Project. The Arboretum Gardens Village Project included a Specific Plan Amendment (SPA No. 20-000005), two Tentative Tract Maps (TTM No. 20-000026 and TTM No. 20-000010), Tentative Parcel Map (TPM No. 20-000024), four Design Reviews (DRP No. 20-000035, DRP No. 20-000036, DRP No. 20-000037, and DRP No. 20-000038), together with an Addendum to the Arboretum Specific Plan EIR (SCH No. 2006071109); and

WHEREAS, concurrently with approval of the foregoing entitlements, the City Council approved Ordinance No. 1871 authorizing a second amendment to the Arboretum Specific Plan DA; and

WHEREAS, on May 18, 2023, the City received an application for the Arboretum Specific Plan Amendment and Retail Projects, a 69,617 square foot commercial center, a portion of the larger Arboretum Project. The Arboretum Specific Plan Amendment and Retail Projects includes a General Plan Amendment ("GPA No. 23-000002"), Specific Plan Amendment ("SPA No. 23-000002"), Tentative Tract Map ("TTM No. 26-0006"), Tentative Parcel Map ("TPM No. 23-000008"), Design Review ("DRP No. 23-000011"), Conditional Use Permit ("CUP No. 23-000005"); and

WHEREAS, SPA No. 23-000002 was initiated to amend the Arboretum Specific Plan to modify the permitted land uses within the specific plan areas and to reconfigure the planning areas and designated park site; and

WHEREAS, concurrently with the submittal of the foregoing entitlements, the City received an application from for a third amendment to the Arboretum DA ("AGR No. 23-000012") to reflect the changes made in the SPA No. 23-000012 and to provide for associated construction fee credits; and

WHEREAS, the terms and conditions of AGR No. 23-000012 were reviewed by the Planning Commission at a duly noticed public hearing held on June 2, 2026, at which time the Planning Commission recommended that the City Council approve the amendment; and

WHEREAS, the terms and conditions of AGR No. 23-000012 were found to be fair, just and reasonable, and it was further determined that (i) the economic interests of the City's residents, as well as the public health, safety and welfare, will be best served by the amendment; (ii) the amendment is consistent with the General Plan; (iii) the

amendment conforms to public convenience, general welfare and sound land use practices; (iv) the amendment will not be detrimental to the public health, safety and general welfare; and (v) the amendment will not adversely affect the orderly development or the preservation of property values for the subject property or any other property; and

WHEREAS, on July 14, 2026, the City Council held a public hearing on AGR No. 23-000012 where it received evidence and public testimony and documentation from the Planning Commission's public hearing on June 2, 2026; and

WHEREAS, the City Council carefully considered all information pertaining to AGR No. 23-000012 presented at its public hearing on July 14, 2026; and

WHEREAS, all other legal prerequisites to the adoption of this Ordinance have occurred.

THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The above recitals are true, correct and incorporated herein by reference.

Section 2. CEQA. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the City Council has reviewed and considered the Arboretum Specific Plan FEIR and Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The City Council finds that the Addendum and Arboretum Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the proposed project. The City Council further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Arboretum Specific Plan FEIR, the Addendum, and all related information presented to the City Council, the City Council finds that the proposed project necessitates only minor modifications to the Arboretum Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Arboretum Specific Plan FEIR is the appropriate document for the project.

The City Council further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed projects because the project:

A. Will not result in substantial changes that would require major revisions of the Arboretum Specific Plan FEIR due to the involvement of new significant

environmental effects or a substantial increase in the severity of previously identified significant effects; and

B. Will not result in substantial changes with respect to the circumstances under which the proposed project are developed that would require major revisions of the Arboretum Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Arboretum Specific Plan FEIR documents were certified showing any of the following:

   (i) The proposed project would have one or more significant effects not discussed in the EIR;

   (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;

   (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

   (iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Arboretum Specific Plan FEIR and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the proposed project have been addressed within the Arboretum Specific Plan FEIR and the Addendum. The City Council finds that no new or additional mitigation measures or alternatives are required. The City Council further finds that there is no substantial evidence in the administrative record supporting a fair argument that the proposed project may result in any significant environmental impacts beyond those analyzed in the Arboretum Specific Plan FEIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed project and reflects the independent judgment and analysis of the City Council.

Section 5. Adoption of the Addendum to the Arboretum Specific Plan FEIR. The City Council hereby adopts the Addendum to the EIR for the Arboretum Specific Plan Program Environmental Impact Report (SCH No. 2006071109) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The Commission further directs staff to file a Notice of Determination.

Section 6. Public Health, Safety and Welfare. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds that AGR No. 23-000012 promotes the public health, safety and welfare of the community because it will enable needed public improvements at the Property and the economic development of the Property will benefit the citizens of the City.

Section 7. Approval. The City Council hereby approves AGR No. 23-000012, in substantially the form attached hereto as "**Exhibit A"** and incorporated herein by this reference.

Section 8. Effective Date/Publication. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Fontana Herald News, a local newspaper of the general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

Section 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 16860 Valencia Avenue, Fontana, CA 92335. The custodian or records is the City Clerk.

Section 10. Certification. The City Clerk shall cause to be recorded with the San Bernardino County Recorder a copy of the executed Development Agreement at the time and in the manner provided for in the Development Agreement.

Section 11. Severability. If any provision of the Ordinance or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

APPROVED and ADOPTED this ___ day of _____ 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 14th day of July 2026, and was finally passed and adopted not less than five days thereafter on the ____ day of _____ 2026 by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

EXHIBIT "A"
DEVELOPMENT AGREEMENT
(FOLLOWING THIS PAGE)

Recorded at request of
Clerk, City Council
City of Fontana

When recorded return to:

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335
Attention: City Clerk

Exempt from Filing Fees Gov. Code section 6103

THIRD AMENDMENT TO ARBORETUM DEVELOPMENT AGREEMENT

A STATUTORY DEVELOPMENT AGREEMENT

between

CITY OF FONTANA
a California municipal corporation

and

NORTH FONTANA INVESTMENT COMPANY, LLC,
a Delaware limited liability company

THIRD AMENDMENT TO
ARBORETUM DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO ARBORETUM DEVELOPMENT AGREEMENT (hereinafter "**Third Amendment"**) is entered into effective on the date that the ordinance adopting this Third Amendment becomes effective (the "**Effective Date**") and amends that certain Arboretum Development Agreement made by and between the CITY OF FONTANA (hereinafter "**CITY**") and NORTH FONTANA INVESTMENT COMPANY, LLC, a Delaware limited liability company ("**DEVELOPER**"), recorded as Document No. 2009-0501456 on November 19, 2009, as amended by that certain First Amendment to Development Agreement recorded as Document No. 2017-0142267 on April 5, 2017, and that certain Second Amendment to Development Agreement recorded as Document No. 2021-0420491 on September 15, 2021, all in the Official Records of San Bernardino County (collectively, the "**Agreement**" or "**Development Agreement**"). This Third Amendment concerns all of the Property covered by the Agreement described in Exhibit "A" attached hereto.

CITY and DEVELOPER hereby agree to amend the Agreement as set forth herein. All capitalized terms used herein shall have the same meanings given those terms in the Agreement unless otherwise defined herein.

RECITALS

WHEREAS, CITY is authorized to amend the Agreement pursuant to Section 2.5 of the Agreement and Section 65868 of the Government Code; and

WHEREAS, the CITY has determined that there exists no uncured default by DEVELOPER under the Agreement as set forth in Section 2.3(ii) of the Agreement; and

WHEREAS, the CITY has determined that this Third Amendment will not result in any significant effects on the environment not previously analyzed in the Project's EIR (SCH #2006071109) and is not a "Project" as defined in Public Resources Code Section 21065 of the California Environmental Quality Act ("**CEQA**"), and has determined that all requirements of CEQA have been met with respect to this Third Amendment; and

WHEREAS, the CITY has approved an Amendment to the Specific Plan concurrent with its approval of this Third Amendment (the "**SPA Amendment**").

NOW, THEREFORE, CITY and DEVELOPER agree to amend the Agreement as follows:

1. Term. Section 2.3 of the Agreement is deleted in its entirety, and is amended and restated as follows:

> "2.3 Term. The term of this Agreement shall commence on the Effective Date of the Second Amendment which was August 12, 2021, and shall continue for a period of ten (10) years thereafter (the **"Agreement Term**"). The Agreement Term shall extend without modification or amendment of this Agreement for one (1) additional five (5) year period following the expiration of the aforementioned ten

(10) year Agreement Term provided that there exists no uncured default of which DEVELOPER has been given notice as to this Agreement or any other agreement or condition of approval relative to the development of the Property. The Agreement Term shall further extend without modification or amendment of this Agreement for one (1) additional five (5) year period following the expiration of the aforementioned fifteen (15) year Agreement Term provided:

(i) DEVELOPER shall have applied for and obtained building permits for at least forty percent (40%) of the residential DU's in accordance with the Development Approvals by January 1, 2030; and

(ii) There exists no uncured default of which DEVELOPER has been given notices as to this Agreement or any other agreement or condition of approval relative to the development of the Property.

This final additional five (5) year period shall terminate unless DEVELOPER shall have applied for and obtained building permits for at least seventy percent (70%) of the residential DU's in accordance with the Development Approvals by January 1, 2040."

2. Development Impact Fees. Exhibit "E" to the Agreement is deleted in its entirety and replaced by Exhibit "E" attached hereto.

3. Circulation Improvement Fee Credit. The requirement in the former Exhibit "E" to the Agreement for the construction of the Citrus/Duncan Canyon traffic signal has been removed in Exhibit "E" attached hereto by the City resulting in a Circulation Fee adjustment of $114.48 per multi-family dwelling unit (556 DUs at Gardens) and $187.07 per single family dwelling unit (943 DUs at Meadows and Gardens) for a total true up payment obligation of $240,057.89 as set forth in Exhibit "E" attached hereto (the "True Up Payment"). Developer shall pay to City the True-Up Payment upon the earlier to occur of (i) City's issuance of the final dwelling unit building permit within the Resort Village, or (ii) City's issuance of a total of 2,962 building permits within the overall Project. Further, Section 4.2.7 of the Agreement is hereby amended by deleting the first two sentences of Section 4.2.7 in their entirety and replacing them with the following, which shall read as follows and inserting the following in replace thereof:

"DEVELOPER shall construct and dedicate the regional circulation improvements having a value of Eight Million One Hundred Seventy-Five Thousand Two Hundred Sixty-Four and 07/100 Dollars ($8,175,264.07) (the "Circulation Credit") set forth in Exhibit "E" in accordance with the phasing schedule attached hereto as Exhibit "E 1" and shall receive credit against the Project's Circulation Improvement Fee, which is Fourteen Million Four Hundred Forty-

Two Thousand Four Hundred Seventy-Six and 00/100 Dollars ($14,442,476.00), for constructing those improvements in accordance with Exhibit “E”. The remaining Fair Share Obligation of Six Million Two Hundred Sixty-Seven Thousand Two Hundred Eleven and 93/100 Dollars ($6,267,211.93) shall be paid as follows: for the first 1,028 single-family DU’s, $2,488.23 per DU, and for the first 2,436 condominium/townhouse DU’s, $1,522.71 per DU.”

4. Planning Area C-1. A new Section 4.3.5 and new Exhibits “E-3” and “L-1”, attached hereto, are hereby added to Section 4 of the Agreement, which shall read as follows:

“4.3.5. Planning Area C-1/Development Impact Fees/Excess Fee Credits. Notwithstanding anything to the contrary in Section 4.2 of the Agreement, the following shall apply to Planning Area C-1 (“**PA C-1**”) in the Resort Village area of the Project as identified in Exhibit "B” attached hereto:

4.3.5.1 Development Impact Fees. The SPA, in part, modified the Land Use Plan for the Resort Village area of the Project to provide for the commercial development of PA C-1 which the City and Developer agree shall be deemed to contain approximately 65 EDUs (to be determined in accordance with City’s calculation of EDU’s for commercial facilities in the Land Use Regulations). Subject to the “Excess Fee Credits” defined below, DEVELOPER shall pay to CITY the Development Impact Fees labeled “Commercial” in Exhibit “L-1” attached hereto (the “Commercial DIF”) which will be collected for each building permit issued within PA C-1 and paid at the time required for payment in the City’s Land Use Regulations. During the remainder of the Agreement Term, inclusive of all extensions thereof, commencing as of the Effective Date, the Commercial DIF set forth in Exhibit “L-1” shall not be increased with respect to PA C-1, nor shall any new Development Impact Fees be levied upon PA C-1; provided that DEVELOPER shall be subject to any new or increased Pass Through Fees. Any reduction in any Commercial DIF shall apply only to building permits for which the Commercial DIF was not previously paid. Upon expiration of the Agreement Term, inclusive of all extensions thereof, the DEVELOPER shall thereafter pay the amount of Commercial DIF legally adopted and in effect by then-applicable CITY Land Use Regulations.

4.3.5.2 Excess Fee Credits. CITY acknowledges and agrees that the total amount of fee credits received or to be received by DEVELOPER for its construction of certain public improvements under each of Sections 4.2.5 (Storm Drainage), 4.2.6 (Median Landscape), and 4.2.8 (Sewer Connection Credit) of the Agreement exceed the amount of Development Impact Fees payable by DEVELOPER for Storm Drainage, Median Landscape and Sewer

Connection for all of the SFD and MF residential units approved for development in the Project as set forth in Exhibit "E" of the Agreement (the "Excess Fee Credits"). For that eighteen (18) month period commencing on the Effective Date of the Third Amendment to the Development Agreement, the CITY agrees that the Excess Fee Credits may be used by DEVELOPER as credits against the Commercial DIF charged for Storm Drainage, Median Landscape and Sewer Connection and payable by DEVELOPER for development of PA C-1 for commercial use. Exhibit "E-3" attached hereto identifies all of the Excess Fee Credits available for use by DEVELOPER to pay the Commercial DIF. Each application for a building permit within PA C-1 shall identify the type and amount of Excess Fee Credits being applied by Developer to that building permit. If building permits are issued within PA C-1 to the purchaser or lessee of a commercial lot from Developer, Excess Fee Credits necessary to pay the Commercial DIF charged for Storm Drainage, Median Landscape and Sewer Connection for such permits may be assigned by Developer to such purchaser or lessee. Any Excess Fee Credits not used by DEVELOPER during the aforementioned 18-month period shall be forfeited by DEVELOPER.

5. Exhibit B. Exhibit "B" in the Agreement is deleted and replaced by the new Exhibit "B" attached to this Third Amendment.

6. Integration. This Third Amendment reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this Third Amendment, the provisions of the Agreement shall govern the conduct of the parties. To the extent this Third Amendment conflicts with the Agreement, this Third Amendment supersedes such previous document. In all other respects, the parties hereto re-affirm and ratify all other provisions of the Agreement.

SIGNATURES FOLLOWS IMMEDIATELY ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the dates set forth below and this Third Amendment shall be effective on the date that the ordinance adopting this Agreement becomes effective. The term "Effective Date" as used in this Third Amendment means the Effective Date of the Agreement as defined in Section 1.1.13 of the Agreement.

"CITY"

CITY OF FONTANA

By:_____
Name:_____
Title:_____
Dated:_____

ATTEST:

_____
City Clerk, Fontana

_____
City Manager

_____
Deputy City Manager

APPROVED AS TO LEGAL FORM:

BEST, BEST & KRIEGER

By:_____
City Attorney

"DEVELOPER"

NORTH FONTANA INVESTMENT COMPANY, LLC,
a Delaware limited liability company
By: LC NORTH FONTANA, LLC,
a Delaware limited liability company - Its Member

By: LEWIS MANAGEMENT CORP.,
a Delaware corporation - Its Sole Manager

By:_____
Name: John M. Goodman
Its: Sr. EVP/CEO

By: YH SUMMIT LLC,
a California limited liability company - Its Member

By: YH COMMUNITIES, LLC,
a Delaware limited liability company
Its Manager

By:_____
Name: Jack H. Young
Its: Executive Vice President

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

EXHIBIT "A"
TO ARBORETUM DEVELOPMENT AGREEMENT

Description of Property

PARCEL 1:

THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST ONE-QUARTER, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP OFFICIAL GOVERNMENT SURVEY THEREOF.

EXCEPTING FROM THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 50% OF ALL OIL, GAS AND HYDROCARBONS IN AND UNDER SAID LAND, WITHOUT SURFACE RIGHTS, AS RESERVED IN THE DEED FROM LOUISE MATTIS, ET UX, RECORDED JUNE 3, 1964, IN BOOK 6161, PAGE 333, OFFICIAL RECORDS.

APN: 0239-081-04, 0239-081-12, 0239-081-13, 0239-081-14, 0239-081-20 AND 0239-081-21

PARCEL 2:

THE EAST 1/3 OF THE SOUTH 1/2 OF GOVERNMENT LOT 4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1320 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 660 FEET; THENCE WEST 440 FEET; THENCE SOUTH 660 FEET; THENCE EAST 440 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTH 10 FEET THEREOF, AS CONVEYED TO J. P. LARKIN BY DEED DATED MAY 5, 1890, AND RECORDED MAY 16, 1890 IN BOOK 112, PAGE 395 OF DEEDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED TO SOUTHERN CALIFORNIA GAS COMPANY AS TO A 70% INTEREST AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, AS TO A 30% INTEREST, AS TENANTS IN COMMON, IN GRANT DEED RECORDED JANUARY 15, 1960 IN BOOK 5032, PAGE 276, OFFICIAL RECORDS.

APN: 0239-081-31

PARCEL 3A:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 4544, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 69 OF PARCEL MAPS, PAGES 55 AND 56, RECORDS OF SAID COUNTY.

APN: 0239-081-40 THROUGH 0239-081-43

PARCEL 3B:

A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE MOST SOUTHERLY 30 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP

1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE UNITED STATES SURVEYOR GENERAL, DATED OCTOBER 14, 1875 AS CONVEYED TO ANTHONY J. RIZZO, ET UX, BY DEEDS RECORDED CONCURRENTLY ON APRIL 3, 1981 AS INSTRUMENT NOS. 81-072264, 81-072265 AND 81-072267, ALL OF OFFICIAL RECORDS.

PARCEL 4A:

THE SOUTHWEST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

APN: 0239-131-18 THROUGH 0239-131-21

PARCEL 4B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, DESCRIBED IN A DEED RECORDED IN BOOK 4349, PAGE 358 OF OFFICIAL RECORDS, SAN BERNARDINO BASE AND MERIDIAN AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, DESCRIBED IN A DEED RECORDED IN BOOK 4349, PAGE 359 OF OFFICIAL RECORDS, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 5:

THE NORTH 10 ACRES OF THE SOUTH 18 ACRES OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; THE SOUTH 8 ACRES OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTH 2 ACRES OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF.

APN: 0239-131-35, 0239-131-36, 0239-131-38 AND 0239-131-39

PARCEL 6:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST ¼, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 0239-081-15, 029-081-16, 029-081-18 AND 029-081-19

PARCEL 7:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST ¼, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY FILED IN THE DISTRICT LAND OFFICE, OCTOBER 18, 1875.

APN: 0239-081-09, 029-081-28 AND 029-081-29

PARCEL 8:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT TOWNSHIP PLAT THEREOF.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, MINERALS, ASPHALTUM AND HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AS RESERVED BY DEED FROM JAMES R. JOHNSON AND MILDRED E. JOHNSON, HUSBAND AND WIFE, TO A. K. BERRY AND ELIZABETH H. BERRY, HUSBAND AND WIFE, RECORDED NOVEMBER 25, 1957 IN BOOK 4376, PAGE 205, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 80 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED OCTOBER 14, 1875, AS SET OUT IN THAT CERTAIN DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED FEBRUARY 8, 1971 IN BOOK 7605, PAGE 289, OFFICIAL RECORDS OF SAID COUNTY.

SAID 80-FOOT DIMENSION BEING MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 19.

ALSO EXCEPTING THEREFROM THE NORTH 32.88 FEET OF THE SOUTH 112.88 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875, AS SET OUT IN THAT CERTAIN DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED JUNE 30, 1977 IN BOOK 9210, PAGE 1812, OFFICIAL RECORDS OF SAID COUNTY.

APN: 0239-131-43

PARCEL 9:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF.

APN: 0239-131-14 AND 0239-131-22

PARCEL 10:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF.

EXCEPTING THEREFROM THE SOUTH 18 ACRES THEREOF.

APN: 0239-131-09

PARCEL 11:

THE NORTH ½ OF THE FRACTIONAL SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAVING AND EXCEPTING THEREFROM THE NORTH 2 ACRES AND THE SOUTH 8 ACRES THEREOF, RUNNING ACROSS THE ENTIRE TRACT.

APN: 0239-131-06

PARCEL 12A:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875.

APN: 0239-081-36

PARCEL 12B:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 12C:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE EAST 20 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 12D:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE WEST 200 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 13:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED 14, 1875.

APN: 0239-081-11

PARCEL 14A:

THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

APN: 0239-081-06

PARCEL 14B:

A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

PARCEL 15:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF FRACTIONAL NORTHWEST ONE-QUARTER AND THE NORTHEAST 1/4 OF FRACTIONAL NORTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, APPROVED BY THE SURVEYOR GENERAL.

APN: 0239-131-03 AND 0239-131-10

PARCEL 16:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE SOUTH 80 FEET AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTH CALIFORNIA, A PUBLIC CORPORATION, IN DEED RECORDED FEBRUARY 27, 1970, IN BOOK 7395, PAGE 840, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, IN DEED RECORDED MARCH 1, 1977, IN BOOK 9124, PAGE 110, OFFICIAL RECORDS.

APN: 0239-131-45

PARCEL 17:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO

THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED IN A DEED RECORDED AUGUST 18, 2014 AS INSTRUMENT NO. 2014-0298227 OF OFFICIAL RECORDS.

APN: 0239-081-37

PARCEL 18:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 0239-131-23

EXHIBIT "B"
TO ARBORETUM DEVELOPMENT AGREEMENT
OVERALL LAND USE PLAN (UPDATED)

VILLAGE STRUCTURE
FIGURE 4.1

EXHIBIT "E"
TO ARBORETUM DEVELOPMENT AGREEMENT

[SEE ATTACHED]

The Meadows					
PA	Land Use	Acres	MF Units	SF Units	No. of Homes
1	LDR	30.3		259	259
2	LDR	28.2		128	128
3	LDR	21.5		198	198
		80.0	**0**	**585**	**585**

The Gardens					
PA	Land Use	Acres	MF Units	SF Units	No. of Homes
1	MDR	10.1	124	0	124
2	MDR	6.8	90		90
3	MDR	8.6	88		88
4	MDR	8.5	86		86
5	MDR	8.1	99		99
6	MDR	5.1	69		69
7	MDR	12.3		109	109
8	LDR	15.9		86	86
9	LDR	13.7		95	95
10	LDR	14.8		68	68
		103.9	**556**	**358**	**914**

The Resort					
PA	Land Use	Acres	MF Units	SF Units	No. of Homes
1	HDR	7.7	128		128
2	HDR	9.1	168		168
3	MDR	5.8	57		57
4	HDR	8.0	149		149
5	MDR	9.0	106		106
6	HDR	7.5	148		148
7	HDR	9.0	151		151
8	HDR	8.7	154		154
9	LDR	12.2		85	85
10	MDR	5.1	50		50
11	MDR	9.6	132		132
12	HDR	4.4	86		86
C-1	Comm	9.3			0
		105.4	**1,329**	**85**	**1,414**

The Arboretum					
PA	Land Use	Acres	MF Units	SF Units	No. of Homes
1	HDR	5.5	122		122
2	HDR	7.6	172		172
3	HDR	6.1	137		137
4	HDR	5.4	120		120
		24.6	**551**	**0**	**551**

Residential Acres				No. of Homes
Community Total:	**313.9**	**2,436**	**1,028**	**3,464**

***Description of area used for Flood Control Facilities Fee:**

Total Adjusted Gross Acreage per SP	413.2
Less K-8 School in The Meadows [NAP] and Elementary School in The Resort	36.5
Less Activity Center in The Resort [NAP] (Wright)	8.8
Less NAP in The Gardens (Lum)	9.9
Less NAP in The Resort (Baynosa)	3.4
Total Developer Gross Acreage	354.6

Description of area used for Storm Drain Facilities Fee:

Specific Plan Net Acreage	354.6
Parks	-31.1
Arboretum SP w/out parks	323.5
Internal Streets (25%)	-80.9
Arboretum Residential SD Acreage	242.6
Arboretum Park SD Acreage	31.1
Storm Drain Acreage	**273.7**

A. **POLICE FACILITIES IMPACT FEE**

POLICE FACILITIES IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family[1]	1,028	UNIT	$ 472.00	$ 485,216.00
Residential, Multi Family[2] (Note: MF Fee 0-2 Bedrooms $448)	2,436	UNIT	$ 472.00	$ 1,149,792.00
FAIR SHARE OBLIGATION				**$ 1,635,008.00**

B. **LIBRARY FACILITIES IMPACT FEE**

LIBRARY FEES	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 99.00	$ 101,772.00
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms $94)	2,436	UNIT	$ 99.00	$ 241,164.00
FAIR SHARE OBLIGATION				**$ 342,936.00**

C. **FIRE FACILITIES IMPACT FEE**

FIRE FEES	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 164.00	$ 168,592.00
Residential, Multi Family	2,436	UNIT	$ 164.00	$ 399,504.00
FAIR SHARE OBLIGATION				**$ 568,096.00**

D. **SANITARY SEWAGE FACILITIES EXPANSION IMPACT FEE** [IEUA]

SANITARY SEWAGE FACILITY EXPANSION FEE*	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 6,955.00	$ 7,149,740.00
Residential, Multi Family	2,436	UNIT	$ 6,955.00	$ 16,942,380.00
FAIR SHARE OBLIGATION				**$ 24,092,120.00**

E. **SAN BERNARDINO COUNTY FLOOD CONTROL IMPACT FEE**

FLOOD CONTROL IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Total Project	354.6	AC	$ 4,405.00	1,562,013.00
FAIR SHARE OBLIGATION				**$ 1,562,013.00**

G. **SEWER CONNECTION IMPACT FEE**

SEWER CONNECTION IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 876.61	$ 901,155.08
Residential, Multi Family	2,436	UNIT	$ 876.61	$ 2,135,421.96
Subtotal				$ 3,036,577.04
Total Construction Credit				$ (3,511,779.30)

SEWER CONNECTION IMPACT CREDITS	*QUANT.*	*UNIT*	*COST*	*TOTAL*
12" VCP Sewer	6,780	LF	$ 132.00	$ 894,960.00
15" VCP Sewer	6,720	LF	$ 150.00	$ 1,008,000.00
18" VCP Sewer	1,320	LF	$ 185.00	$ 244,200.00
48" Sewer Manhole	69	EA	$ 5,782.00	$ 398,958.00
60" Sewer Manhole				
Adjust Sewer Manhole to grade	69	EA	$ 800.00	$ 55,200.00
Contingency 35%				$ 910,461.30
TOTAL CONSTRUCTION CREDIT				**$ 3,511,779.30**

H. **PUBLIC FACILITIES IMPACT FEE**

PUBLIC FACILITIES FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 445.00	$ 457,460.00
Residential, Multi Family	2,436	UNIT	$ 358.32	$ 872,867.52
FAIR SHARE OBLIGATION				**$ 1,330,327.52**

I. **MUNICIPAL SERVICES IMPACT FEE**

MUNICIPAL SERVICES FACILITIES FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 1,700.00	$ 1,747,600.00
Residential, Multi Family	2,436	UNIT	$ 1,700.00	$ 4,141,200.00
FAIR SHARE OBLIGATION				**$ 5,888,800.00**

J. **TRAFFIC/CIRCULATION IMPACT FEE**

TRAFFIC/CIRCULATION IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 5,734.00	$ 5,894,552.00
Residential, Multi Family	2,436	UNIT	$ 3,509.00	$ 8,547,924.00
Subtotal				$ 14,442,476.00
Arterial Construction Credits (49% of Circulation Fee)		49%	of Circulation DIF	$ (7,076,813.24)
Interchange Component Credit (51% of Circulation Fee)		10%	of Circulation DIF	$ (1,098,450.83)
Total Circulation Construction Fee Credits				$ (8,175,264.07)
FAIR SHARE OBLIGATION				**$ 6,267,211.93**
Residential, Single Family	1,028	41%	$ 2,488.23	$ 2,557,899.81
Residential, Multi Family	2,436	59%	$ 1,522.71	$ 3,709,312.12

Note: Circulation Fee Adjustment for Deletion of Citrus/Duncan Cyn Traffic Signal is $114.48 per MF DU (556 DUs at Gardens) and $187.07 per SF DU (943 DUs at Meadows and Gardens). Total True Up $240,057.89.

Note: Circulation Fee for 19960 et al, 19961 et al, and 19962 et al (Meadows Village) is $1750.08 per SF DU. True Up Payment Addressed herein.

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Casa Grande				
Excavation	0	CY	$ 6.00	$ -
Remove Exist. AC	0	SF	$ 1.25	$ -
6.5" A.C. Pavement	0	TONS	$ 95.00	$ -
Sidewalk	14,280	SF	$ 4.75	$ 67,830.00
Sleeves	0	LF	$ 15.00	$ -
Traffic Signal [Citrus, Cypress]	2	EA	$ 350,000.00	$ 700,000.00
Adjust Manhole to Grade	0	EA	$ 800.00	$ -
TOTAL CASA GRANDE				**$ 807,100.00**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Sierra Avenue				
Excavation	3,709	CY	$ 6.00	$ 22,256.16
Remove Exist. AC	143,580	SF	$ 0.45	$ 64,611.00
6.5" A.C. Pavement	10,414	TONS	$ 95.00	$ 989,330.00
8" PCC Curb Only	4,770	LF	$ 20.00	$ 95,400.00
8" PCC Curb and Gutter	640	LF	$ 16.50	$ 10,560.00
Sidewalk	4,120	SF	$ 4.75	$ 19,570.00
Sleeves	1,200	LF	$ 15.00	$ 18,000.00
Traffic Signal [Grapeland/Segovia, Duncan Canyon]	2	EA	$ 350,000.00	$ 700,000.00
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
Adjust Manhole to Grade	23	EA	$ 800.00	$ 18,400.00
TOTAL SIERRA AVENUE				**$ 2,030,527.16**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Duncan Canyon				
Excavation	3,715	CY	$ 6.00	$ 22,289.88
Remove Exist. AC	11,950	SF	$ 0.45	$ 5,377.50
6.5" A.C. Pavement	8,142	TONS	$ 95.00	$ 773,490.00
8" PCC Curb Only	9,953	LF	$ 20.00	$ 199,060.00
8" PCC Curb and Gutter	1,564	LF	$ 16.50	$ 25,806.00
Sidewalk	9,384	SF	$ 4.75	$ 44,574.00
Sleeves	2,980	LF	$ 15.00	$ 44,700.00
Traffic Signal [Cypress]	1	EA	$ 350,000.00	$ 350,000.00
Signal Interconnect (6-Pack w/96 Strand Fiber)	5,280	LF	$ 35.00	$ 184,800.00
Adjust Manhole to Grade	28	EA	$ 800.00	$ 22,400.00
TOTAL DUNCAN CANYON				**$ 1,672,497.38**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Citrus Avenue				
Excavation	1,560	CY	$ 6.00	$ 9,359.40
Remove Exist. AC	54,890	SF	$ 0.45	$ 24,700.50
6.5" A.C. Pavement	2,426	TONS	$ 95.00	$ 230,470.00
8" PCC Curb Only	2,325	LF	$ 20.00	$ 46,500.00
Sleeves	480	LF	$ 15.00	$ 7,200.00
Traffic Signal		EA	$ 400,000.00	$ -
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
TOTAL CITRUS AVENUE				**$ 421,029.90**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Cypress Avenue				
Excavation	1,249	CY	$ 6.00	$ 7,491.72
Remove Exist. AC	0	SF	$ 1.25	$ -
6.5" A.C. Pavement	8,038	TONS	$ 95.00	$ 763,610.00
8" PCC Curb and Gutter	1,370	LF	$ 16.50	$ 22,605.00
Sidewalk	8,240	SF	$ 4.75	$ 39,140.00
Sleeves	1,010	LF	$ 15.00	$ 15,150.00
Traffic Signal	0	EA	$ 400,000.00	$ -
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
TOTAL CYPRESS AVENUE				**$ 1,068,996.72**

Subtotal - Casa Grande, Sierra Ave, Duncan Canyon, Citrus Avenue, Cypress Ave	$	6,000,151.16
Adjustment for Meadows Improvements at Citrus/Casa Grande & Cypress/Casa Grande Intersections	$	55,600.00
Contingency (35%)	$	2,119,512.91
PROJECT CIRCULATION CONSTRUCTION COMPONENTS	**$**	**8,175,264.07**

K **MEDIAN LANDSCAPE FEE**

MEDIAN LANDSCAPE FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 279.00	$ 286,812.00
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms is $265)	2,436	UNIT	$ 279.00	$ 679,644.00
Subtotal				$ 966,456.00
Total Construction Credit				$ (2,126,312.10)
FAIR SHARE OBLIGATION				**$ (1,159,856.10)**
Residential, Single Family	1,028	30%	$ (334.83)	$ (344,206.72)
Residential, Multi Family	2,436	70%	$ (334.83)	$ (815,649.38)

MEDIAN LANDSCAPING CONSTRUCTION CREDITS	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Median Landscaping [Duncan Canyon, Citrus, Cypress, Sierra]*	143,186	SF	$ 11.00	$ 1,575,046.00
Subtotal				$ 1,575,046.00
Contingency 35%				$ 551,266.10
*Duncan Canyon (Citrus to Sierra); Citrus (between Tr. 16876/-1 and Duncan Canyon); Cypress (Duncan Canyon to Grapeland); Sierra (Duncan Canyon to Grapeland)				
TOTAL MEDIAN CONSTRUCTION CREDIT				**$ 2,126,312.10**

L. **PARK DEVELOPMENT FEE**

PARK DEVELOPMENT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 6,500.00	$ 6,682,000.00
Residential, Multi Family	2,436	UNIT	$ 5,981.70	$ 14,571,421.20
Subtotal				$ 21,253,421.20
Total Construction Credit				$ (24,625,728.85)
FAIR SHARE OBLIGATION				**$ (3,372,307.65)**
Residential, Single Family	1,028	31%	$ (1,031.36)	$ (1,060,241.53)
Residential, Multi Family	2,436	69%	$ (949.12)	$ (2,312,066.12)

PARK CONSTRUCTION CREDITS	*QUANT.*	*UNIT*	*COST*	*TOTAL*
Improvements for The Arboretum Park (10.7-AC)				
Mobilization	1	LS	$ 150,000.00	$ 150,000.00
Clearing & Grubbing	10.7	AC	$ 5,000.00	$ 53,500.00
Excavation	44,000	CY	$ 2.50	$ 110,000.00
Est. 12" to 18" PVC Drain System	4,000	LF	$ 24.00	$ 96,000.00
Arboretum Park Hard/Softscape costs per Sitescapes Est. dated 6/12/08	1	LS	$ 11,176,632.00	$ 11,176,632.00
[Amenities include: Picnic Area w/ BBQs, Community Garden, Children's Play Park, Central Plaza w/ Fountain, etc.]				
SWPPP	1	EA	$ 20,000.00	$ 20,000.00
Subtotal				$ 11,606,132.00

PARK CONSTRUCTION CREDITS				
Improvements for The Meadows Park (4.6-AC)				
Mobilization	1	LS	$ 100,000.00	$ 100,000.00
Clearing & Grubbing	4.7	AC	$ 5,000.00	$ 23,500.00
Excavation	23,000	CY	$ 2.50	$ 57,500.00
Est. 6" to 12" PVC Drain System	1	LS	$ 75,000.00	$ 75,000.00
The Meadows Park Hard/Softscape costs per Sitescapes Est. dated June 2016	1	LS	$ 3,735,255.00	$ 3,735,255.00
[Amenities include: Central Pavilion Shade Structure, Themed Children's Play Area, 2 Half-court Basketball Courts, etc.]				
SWPPP	1	EA	$ 10,000.00	$ 10,000.00
Subtotal				$ 4,001,255.00

PARK CONSTRUCTION CREDITS				
Improvements for Meadows Pocket Park (.7-AC)				
Mobilization	1	LS	$ 40,000.00	$ 40,000.00
Clearing & Grubbing	0.7	AC	$ 5,000.00	$ 3,500.00
Excavation	3,400	CY	$ 2.50	$ 8,500.00
Est. 6" to 12" PVC Drain System	1	LS	$ 15,000.00	$ 15,000.00
The Meadows Pocket Park Hard/Softscape costs per Sitescapes Est. dated June 2016	1	LS	$ 888,304.00	$ 888,304.00
[Amenities include: Tot Lot, Outdoor Picnic Area with BBQs, Shade Structures, and Community Orchard]				
SWPPP	1	EA	$ 4,000.00	$ 4,000.00
Subtotal				$ 959,304.00

Subtotal - Arboretum Park, Meadows Park, and Meadows Pocket Park				$ 16,566,691.00
Contingency 35%				$ 5,798,341.85
Total Park Improvements				$ 21,405,728.85
Park Land Cost(Raw Land)	16.1	AC	$ 200,000.00	$ 3,220,000.00
PARK CONSTRUCTION CREDITS				**$ 24,625,728.85**

M. **STORM DRAINAGE FACILITIES FEE**

STORM DRAINAGE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Arboretum SP	242.63	AC/NET	$ 20,388.00	$ 4,946,638.50
Park	31.10	AC/NET	$ 20,388.00	$ 634,066.80
Subtotal	273.73			$ 5,580,705.30
Total Construction Credits				$ (13,661,885.25)
FAIR SHARE CONTRIBUTION BY DEVELOPER				**$ (8,081,179.95)**
Net Acreage	273.73	AC/NET	$ (29,522.99)	$ (8,081,179.95)

STORM DRAINAGE **CONSTRUCTION CREDITS**	*QUANT.*	*UNIT*	*COST*	*TOTAL*
MASTER PLAN DRAIN SYSTEM				
30" RCP	885	LF	$ 130.00	$ 115,050.00
36" RCP	1,045	LF	$ 240.00	$ 250,800.00
48" RCP	4,210	LF	$ 275.50	$ 1,159,855.00
60" RCP	940	LF	$ 299.00	$ 281,060.00
66" RCP	2,650	LF	$ 323.00	$ 855,950.00
72" RCP	300	LF	$ 387.00	$ 116,100.00
78" RCP	1,160	LF	$ 450.00	$ 522,000.00
84" RCP	4,595	LF	$ 950.00	$ 4,365,250.00
90" RCP	735	LF	$ 1,810.00	$ 1,330,350.00
Manhole	40	EA	$ 20,000.00	$ 800,000.00
Junction Structure	16	EA	$ 8,000.00	$ 128,000.00
Catch Basins	27	EA	$ 6,500.00	$ 175,500.00
Junction Structure	2	EA	$ 10,000.00	$ 20,000.00
Subtotal				$ 10,119,915.00
Contingency 35%				$ 3,541,970.25
SD CONSTRUCTION CREDITS				**$ 13,661,885.25**

[1]The Single-Family DIF is charged when an individual lot is created and will be transferred to a third-party homebuyer in Fee Simple Absolute

[2]The Multi-Family DIF is charged when a condominium lot is created and transferred to a third-party homebuyer.

EXHIBIT "E-3"
TO ARBORETUM DEVELOPMENT AGREEMENT

Excess Fee Credits

G. SEWER CONNECTION IMPACT FEE

SEWER CONNECTION IMPACT FEE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Residential, Single Family	1029	UNIT	$ 876.61	$ 902,031.69	
Residential, Multi Family	2,435	UNIT	$ 876.61	$ 2,134,545.35	
Subtotal				$ 3,036,577.04	
Total Construction Credit				$ (3,511,779.30)	

SEWER CONNECTION IMPACT CREDITS	QUANT.	UNIT	COST	TOTAL	COMMENT
12" VCP Sewer	6,780	LF	$ 132.00	$ 894,960.00	
15" VCP Sewer	6,720	LF	$ 150.00	$ 1,008,000.00	
18" VCP Sewer	1,320	LF	$ 185.00	$ 244,200.00	
48" Sewer Manhole	69	EA	$ 5,782.00	$ 398,958.00	
60" Sewer Manhole					
Adjust Sewer Manhole to grade	69	EA	$ 800.00	$ 55,200.00	
Contingency 35%				$ 910,461.30	
TOTAL CONSTRUCTION CREDIT				$ 3,511,779.30	

Excess Sewer Connection Credits $ 475,202.26

K MEDIAN LANDSCAPE FEE

MEDIAN LANDSCAPE FEE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Residential, Single Family	1029	UNIT	$ 279.00	$ 287,091.00	
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms is $265)	2,435	UNIT	$ 279.00	$ 679,365.00	
Subtotal				$ 966,456.00	
Total Construction Credit				$ (2,126,312.10)	
FAIR SHARE OBLIGATION				$ (1,159,856.10)	
Residential, Single Family	1029	30%	$ (334.83)	$ (344,541.55)	
Residential, Multi Family	2,435	70%	$ (334.83)	$ (815,314.55)	

MEDIAN LANDSCAPING CONSTRUCTION CREDITS	QUANT.	UNIT	FEE	TOTAL	COMMENT
Median Landscaping [Duncan Canyon, Citrus, Cypress, Sierra]*	143,186	SF	$ 11.00	$ 1,575,046.00	
Subtotal				$ 1,575,046.00	
Contingency 35%				$ 551,266.10	
*Duncan Canyon (Citrus to Sierra); Citrus (between Tr. 16876-1 and Duncan Canyon); Cypress (Duncan Canyon to Grapeland); Sierra (Duncan Canyon to Grapeland)					
TOTAL MEDIAN CONSTRUCTION CREDIT				$ 2,126,312.10	

Excess Median Landscape Credits $ 1,159,856.10

M. STORM DRAINAGE FACILITIES FEE

STORM DRAINAGE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Arboretum SP	242.63	AC/NET	$ 20,388.00	$ 4,946,638.50	
Park	31.10	AC/NET	$ 20,388.00	$ 634,066.80	
Subtotal	273.73			$ 5,580,705.30	
Total Construction Credits				$ (13,661,885.25)	
FAIR SHARE CONTRIBUTION BY DEVELOPER				$ **(8,081,179.95)**	
Net Acreage	273.73	AC/NET	$ (29,522.99)	$ (8,081,179.95)	

STORM DRAINAGE CONSTRUCTION CREDITS	QUANT.	UNIT	COST	TOTAL	COMMENT
MASTER PLAN DRAIN SYSTEM					
30" RCP	885	LF	$ 130.00	$ 115,050.00	
36" RCP	1,045	LF	$ 240.00	$ 250,800.00	
48" RCP	4,210	LF	$ 275.50	$ 1,159,855.00	
60" RCP	940	LF	$ 299.00	$ 281,060.00	
66" RCP	2,650	LF	$ 323.00	$ 855,950.00	
72" RCP	300	LF	$ 387.00	$ 116,100.00	
78" RCP	1,160	LF	$ 450.00	$ 522,000.00	
84" RCP	4,595	LF	$ 950.00	$ 4,365,250.00	
90" RCP	735	LF	$ 1,810.00	$ 1,330,350.00	
Manhole	40	EA	$ 20,000.00	$ 800,000.00	
Junction Structure	16	EA	$ 8,000.00	$ 128,000.00	
Catch Basins	27	EA	$ 6,500.00	$ 175,500.00	
Junction Structure	2	EA	$ 10,000.00	$ 20,000.00	
Subtotal				$ 10,119,915.00	
Contingency 35%				$ 3,541,970.25	
SD CONSTRUCTION CREDITS				$ **13,661,885.25**	

Excess Storm Drain Credits $ 8,081,179.95

EXHIBIT "L-1"

TO ARBORETUM DEVELOPMENT AGREEMENT

Arboretum Fee Schedule-Commercial

[As of Effective Date of Third Amendment]

FONTANA
CALIFORNIA

DEVELOPMENT FEES
City of Fontana

BUILDING AND SAFETY

FEE TYPE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
PLAN CHECK & PERMIT: GRADING BUILDING ELECTRICAL MECHANICAL PLUMBING DISABLED ACCESS STATE ENERGY	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054
SMI (min of $.50)	0.00013 X VALUATION OF BLDG	0.00028 X VALUATION OF BLDG	0.00028 X VALUATION OF BLDG
PLANNING PLAN CHECK	$191 PER SUBMITTAL $95 FOR ROOM ADD/ALT	$191 PER SUBMITTAL	$191 PER SUBMITTAL
ENGINEERING PLAN CHECK (ON-SITE REVIEW)	$120 PER SUBMITTAL $60 PER ROOM ADD/ALT	$120 PER SUBMITTAL	$120 PER SUBMITTAL
FIRE PLAN CHECK	$90 PER SUBMITTAL $60 (INCLUDES: ADD/ALT) $130 PER MISC PROJECT $191 PER GRADING	$350 PER SUBMITTAL/NEW CONST $180 PER TENANT IMPROVEMENT $130 PER MISC PROJECT $191 PER GRADING	$350 PER SUBMITTAL/NEW CONST $180 PER TENANT IMPROVEMENT $130 PER MISC PROJECT $191 PER GRADING
BUILDING STANDARDS	$1 PER $25K VALUATION; MINIMUM OF $1	$1 PER $25K VALUATION; MINIMUM OF $1	$1 PER $25K VALUATION; MINIMUM OF $1
COMPUTER FEES	$.05 PER BLDG SF	$.05 PER BLDG SF	$.05 PER BLDG SF
TRAINING FEE	$4 PER PERMIT	$4 PER PERMIT	$4 PER PERMIT
ARCHIVE	$3 PER PLAN PAGE	$3 PER PLAN PAGE	$3 PER PLAN PAGE
MOBILE HOME	PER TITLE 25; CALIFORNIA REGULATIONS	N/A	N/A
NEW CERTIFICATE OF OCCUPANCY:	N/A	$181.00	$181.00
TEMPORARY CERTIFICATE OF OCCUPANCY	N/A	$312.00	$312.00
INCIDENTAL/NUISANCE INSPECTIONS	$152.00	$152.00	$152.00
PLAN CHECK/PERMIT EXTENSION	$123.00	$123.00	$123.00

PLANNING

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER S.F NEW DEVELOPMENT	PER S.F NEW DEVELOPMENT
CIRCULATION	$6,685.00	$4,092.00	$4,092.00	$10.03 - COMM//RETAIL $8.12 - OFFICE	$4.09/BLDG SQ FT
ACTIVE TRANSPORTATION PLAN	$925.00	$878.00	$925.00	$0.253	0.073
LOCAL ARTERIALS	$518.00	$492.00	$518.00	$0.141	0.041
TRAFFIC SIGNALS	$160.00	$154.00	$160.00	$0.044	0.013
LANDSCAPE MEDIAN	$326.00	$310.00	$326.00	$0.089	0.026
PUBLIC FACILITIES	$520.00	$494.00	$520.00	$0.142	0.042
POLICE	$552.00	$523.00	$552.00	$0.150	0.044
LIBRARY	$116.00	$110.00	$116.00	$0.031	0.009
FIRE FACILITIES	$431.00	$409.00	$431.00	$0.118	0.034
FINAL PLANNING INSPECTION	$90.00	$90.00	$90.00	$566.00	$566.00

Update of User Fees 09/01/2024 Per Resolution 2024-054
Last Revised:10/07/2024

FONTANA
CALIFORNIA

DEVELOPMENT FEES
City of Fontana

PLANNING CONTINUED

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER SF OF NEW DEVELOPMENT	PER SF OF NEW DEVELOPMENT
	*Residential: Applies to development of 5 or more units only			*Non Residential: Applies to development greater than 5,000 s.f.	
INCLUSIONARY*	$1,574.00	$768.00		$1.31 - OFFICE $1.61 - HOSP/MEDICAL $0.80 - HOTEL/MOTEL $1.88 - RETAIL/ENTERTAINMENT	$0.14 – MANUFACTURING/INDUSTRIAL $0.15 – WAREHOUSE/DISTRIBUTION
PARK DEVELOPMENT:	$7,733.00	$7,347.00	$7,733.00	N/A	N/A
MUNICIPAL SERVICES BASED ON FISCAL ANALYSIS	$2,630.00	$2,630.00	$2,630.00	N/A	
LANDSCAPE PLAN CHECK	$203.00 PER SFD (1) $1,474.00 5 ACRES OR LESS $2,835.00 MORE THAN 5 ACRES				
LANDSCAPE PERMIT ISSUANCE FEE	$43.00				
LANDSCAPE INSPECTION FEE	$67.00 PER SFD (1)				
MISCELLANEOUS FEES	$286 X NO. OF SHEETS FOR REVISIONS TO CITY APPROVED PLANS $54 X NO. OF SHEETS FOR GIS ARCHIVE (CFD & PUBLIC PARKS ONLY)				

ENGINEERING

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER SF OF NEW DEVELOPMENT	PER SF OF NEW DEVELOPMENT
SEWER EXPANSION **Equivalent Dwelling Unit	$8,620.00 PER DWELLING UNIT			$8,620.00 PER EDU**	
SEWER CONNECTION MASTER	$1,023.00 PER DWELLING UNIT			$1,023.00 PER EDU**	
SEWER CONNECT PERMIT	$25 PER CONNECTION				
SEWER DEPOSIT	N/A	$60.24 PER BILLING ACCT		$60.24 PER BILLING ACCT	$60.24 PER BILLING ACCT
STORM WATER PLAN CHECK (SWQMP) & INSPECTION	$3,349 PRELIMINARY & FINAL REVIEW $ 1,020 AMENDMENT				
ENGINEERING FINAL INSP	$37.00				
FLOOD CONTROL FEE: *	PER NET ACRE				
A. ETIWANDA	$9,790.00	$9,790.00		$9,790.00	$9,790.00
STORM-DRAIN FEES: *					
A. DECLEZ NORTH	$27,182	$27,182		$27,182	$27,182
B. DECLEZ SOUTH	$32,274	$32,274		$32,274	$32,274
C. FONTANA EAST	$16,550	$16,550		$16,550	$16,550
D. UPPER ETIWANDA	$10,508	$10,508		$10,508	$10,508
E. MIDDLE ETIWANDA	$ 8,102	$ 8,102		$ 8,102	$ 8,102
F. LOWER ETIWANDA	$ 9,713	$ 9,713		$ 9,713	$ 9,713
G. I-10 NORTH	$23,768	$23,768		$23,768	$23,768
H. I-10 SOUTH	$ 5,827	$ 5,827		$ 5,827	$ 5,827
I. I-15 NORTH	$22,226	$22,226		$22,226	$22,226
J. PROJECTS 3-4	$19,492	$19,492		$19,492	$19,492

ENVIRONMENTAL

STORM WATER COMPLIANCE FEE	ALL NEW CONSTRUCTION (INSPECTION)
LOW PRIORITY: Less than 5 acres	$396.00
MEDIUM PRIORITY: 5 acres, but less than 50 acres	$793.00
HIGH PRIORITY: Greater than 50 acres	$1,587.00
NON-COMPLIANCE RE-INSPECTION FEE	$113.00/hr

: Check with Environmental Health for all other applicable fees

School: See School District for all applicable fees

Etiwanda Unified District	(909) 899-2451	6061 East Ave. Etiwanda Ave. Etiwanda, CA.*
Cucamonga Unified School District	(909) 987-8942. x 238	8776 Archibald Ave. Rancho Cucamonga, CA.*
(*Certificates from these districts must also be accompanied by a certificate form the Chaffy Union H.S. District)		
Chaffey Union High School District	(909) 988-8511	211 W. Fifth St. Ontario, CA.*
(*Certificates from the Chaffey Union H.S. District must also be accompanied by a certificate from the Etiwanda or Cucamonga District)		
Colton Unified School District	(909) 580-5000, x6642	325 N. Hermosa Avenue, Colton, CA.
Fontana Unified School District	(909) 357-7528, x 29456	9851 Catawba Ave. Fontana, CA.
Rialto Unified School District	(909) 421-7555	625 W. Rialto Ave. Rialto, CA.

Update of User Fees 09/01/2024 Per Resolution 2024-054
Last Revised 10/07/2024

**** Approximately 65 EDUs (To be determined in accordance with City calculation of EDU's for commercial facilities in the Land Use Regulations)**

File #: 26-1019
Agenda #: PH-A

Agenda Date: 6/2/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report.

RECOMMENDATION:
Based on information on the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-___ and forward a recommendation to the City Council to adopt the following:

1. A Resolution adopting the Addendum to the Arboretum Specific Plan Environmental Impact Report (SCH No. 2006071109) and direct staff to file a Notice of Determination;
2. A Resolution approving General Plan Amendment (GPA) No. 23-000002;
3. Adopt an Ordinance approving Specific Plan Amendment (SPA) No. 23-000002;
4. Adopt a Resolution approving Tentative Tract Map No. 20646 (TTM No. 26-0006);
5. Adopt a Resolution approving Tentative Parcel Map No. 20851 (TPM No. 23-000008);
6. Adopt a Resolution approving Design Review (DRP) No. 23-000011;
7. Adopt a Resolution approving Conditional Use Permit (CUP) No. 23-000004; and,
8. Adopt an Ordinance approving Development Agreement No. 23-000012.

APPLICANT:
Specific Plan Amendment:
Daniel Wozniak
North Fontana Investment Company

1156 North Mountain Avenue
Upland, CA 91786

Commercial Center:
Rick Manners
Lewis Retail
1156 North Mountain Avenue
Upland, CA 91786

LOCATION:
Specific Plan Amendment: Arboretum Village (approximately 72 acres) and Resort Village (approximately 159.5 acres) of the Arboretum Specific Plan area - generally bound by Grapeland Street to the north, Casa Grande Avenue to the south, Sierra Avenue to the east and Citrus Avenue to the west.

New commercial center: Northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52)

REQUEST:
Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement No. 23-000012 - A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan

PROJECT PLANNER:
Cecily Session-Goins, Associate Planner

BACKGROUND INFORMATION:
History:

- The Arboretum Specific Plan was adopted on October 14, 2009.
- The Arboretum Specific Plan was amended on November 8, 2016 to modify the residential designation of the Meadows planning area from multi-family residential to single-family residential.
- The Arboretum Specific Plan was amended on June 22, 2021 to allow a density transfer within

the Gardens planning area and to modify development standards.

PROJECT DESCRIPTION:
The proposed project is an amendment to the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive from Residential Planned Community (R-PC) to General Commercial (C-G), an amendment to the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, and a tentative parcel map to reconfigure and parcelize the remaining planning areas in the specific plan area. Additionally, the project includes site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development, for a conditional use permit for alcohol sales in conjunction with the proposed grocery store and for a tentative parcel map to subdivide the retail center. The project also includes a request for an amendment to the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan.

ANALYSIS:
The applicant is requesting that the Planning Commission review and forward a recommendation of approval to the City Council for a general plan amendment specific plan amendment, tentative tract map, tentative parcel map, design review, conditional use permit, and development agreement amendment.

General Plan Amendment (GPA) No. 23-000002:

The current general plan land use designation of Residential Planned Community (R-PC) for the proposed retail center site does not allow the proposed land use. The project would amend the general plan land use designation of R-PC to General Commercial (C-G) to accommodate the proposed development of a retail center.

Additionally, the change to the General Plan land use designation is supported by General Plan goals, as seen below:

Chapter 13, Goal 3: Plan Fontana as a “complete community” with a balance of diverse neighborhoods, amenities, services, and infrastructure that supports a qualified workforce and attracts business. The applicant is proposing to construct a new retail center, which will provide amenities and services to residents in and around the Arboretum Specific Plan area.

Additionally, the retail center will promote business attraction with a range of retail, restaurant and service businesses.

Specific Plan Amendment (SPA) No. 23-000002:

The applicant is requesting to amend the Arboretum Specific Plan land uses and map to facilitate the development of a retail center. The amendment will include general commercial land uses at the northwest corner of Sierra Avenue and Terra Vista Avenue that previously had a residential designation. Additionally, the amendment will redistribute residential units allocated to the proposed commercial area to other undeveloped planning areas and modify the planning area and recreational amenity map.

Tentative Tract Map No. 20646 (TTM No. 26-0006):

The applicant is requesting a tentative tract map to parcelize the remaining undeveloped planning areas of the Arboretum Specific Plan. The tentative map will be parcelized to reflect the updated street and planning area layout as indicated in modified Arboretum Specific Plan. The map will facilitate future residential, commercial and recreational development in the undeveloped areas of the Arboretum Specific Plan.

Tentative Parcel Map No. 20851 (TPM No. 23-000008)

The applicant is proposing to parcelize the area of the proposed retail center for ownership purposes, as is typical for retail center developments. The parcels will meet the minimum size and dimension requirements from the Zoning and Development Code. Reciprocal access easements will be required among the parcels to allow open circulation throughout the site/among the parcels. The parcels being created are of a sufficient size for the proposed commercial buildings, parking, landscaping, and other onsite improvements.

Design Review No. 23-000011:

Project Data:

A. Site Area: 9.2 acres

B. Building Analysis:

Anchor Building (Grocery Store):	49,362 square feet
Inline Shops:	13,017 square feet
Pad Shops:	9,544 square feet
Drive-Restaurant:	3,694 square feet
Total:	69,617 square feet

C. Parking Analysis:

Vehicle Spaces Required: 477 spaces
Vehicle Spaces Provided: 477 spaces

D. Landscape Area

Minimum Required:	15%
Proposed:	18.2%

Site Plan and Architecture:

The proposed retail center consists of a 49,362 square foot anchor building, 13,017 square foot inline shops building, 9,544 square foot pad shops building and a 3,694 square foot drive-thru restaurant. An additional parcel will be developed at a later date and will remain vacant and fenced until a proposed development has been entitled and permitted.

The proposed buildings feature the Santa Barbara architecture with an exterior white and neutral color palette, black metal wall sconces, and clay tile roof materials. Spanish tile, arches, metal window awnings, stone will be used as accents throughout all buildings and will exemplify the architectural style. Development of the vacant parcel will be required to incorporate all architectural elements to be consistent with and complimentary to the other building in the retail center.

Associated on-site improvements include landscaping, paving (including decorative pavers at driveways), and bicycle and vehicle parking as part of the development. Landscaping will be enhanced around the corner of Sierra Avenue and Terra Vista Drive to heavily screen the drive-thru lane and to create an entry statement for the commercial development.

Grading/Walls:

The site is vacant and undeveloped. The grade slopes gradually from north to south. Site walls will be constructed on the northern and western property lines to separate the site from future residential development. The drive-thru restaurant at the southeastern portion of the site will be screened from view from the public right-of-way with landscaping and low decorative walls, as required by the Zoning and Development Code. The remainder of the property lines will not incorporate fences or walls.

Site Access/Circulation/Parking:

Site access will be provided from Sierra Avene and Terra Vista Drive. Two driveways for vehicular traffic will be provided on Terra Vista Drive and on Sierra Avenue. While the retail center site will be parcelized for ownership purposes, circulation will be provided throughout the site for vehicles and pedestrians. Pedestrian path of travel throughout the site will be provided through marking crossings and sidewalks. Additionally, a paved path with landscaping and trellises will be provided east and west through the central portion of the site leading to the grocery store.

The project site is physically suitable in size and shape to support the development of the proposed commercial project. Applicable building codes, fire codes and standards will be met and will make for a safe, attractive, and well-designed project. The project design incorporates safety measures for automobiles and pedestrians in the areas.

Conditional Use Permit No. 23-000004:

The applicant is requesting the review and approval of a conditional use permit for a new Alcoholic Beverage Control (ABC) License Type 21 (Off-Sale, General) for the sale of alcohol for off-site consumption in connection with the grocery store in the proposed project. According to the floor plan, alcohol products will be displayed in both refrigerated and regular shelves in the grocery store.

In addition to the City of Fontana's Zoning and Development Code requirements, staff has reviewed the subject location in particular consideration to the physical relationship and proximity of the proposed use to that of similar uses in the surrounding neighborhood. Staff found that there are no existing sensitive receptors within 600 feet of the proposed grocery store that is requesting to sell alcohol.

Finding of "Public Convenience or Necessity"

According to the California State Department of ABC, a total of two (2) off-sale license are allowed within Census Tract No. 27.09 before being categorized as over-concentrated. Staff identified five (5) existing off-sale establishments within the census tract, which is depicted on the table below. New license may be issued by ABC where a tract is over-concentrated, provided that a finding of public convenience of necessity mis made by the local jurisdiction. A census tract information matrix is attached. The approval of this application will allow the off-sale of beer, wine and distilled spirits.

The Planning Commission may recommend that the City Council find that this application would be considered a "public benefit" and therefore meets the definition of Public Convenience and Necessity. The finding of Public Convenience and Necessity can further be met if a large number of the general population chooses to obtain alcohol within walking distance.

The grocery store would provide an additional off-site alcohol consumption retail location for the residents who live in the Arboretum and Sierra Crest residential areas. Additional residential development is anticipated in both Arboretum and Sierra Crest, and the proposed grocery store and associated alcohol sales will provide convenience to those residents as well.

Development Agreement No. 23-000012:

A development agreement was approved for the Arboretum Specific Plan in 2009 and was amended in 2016 and 2021. Development agreements are discretionary actions allowed by State law with several basic functions. This agreement vests the right of the applicant to develop the property per the Arboretum Specific Plan and limits the City's ability to amend the Specific Plan without consent of the applicant. This development agreement was updated to reflect the updated land uses for this project area and applicable construction fee credits.

Environmental Review Finding:

Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines an Addendum to the Arboretum Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 2006071109) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on September 23, 2009, and it adequately identified any potential impacts associated with this project. This Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

The Final Arboretum Specific Plan Program EIR (SCH No. 2006071109) and the Addendum are posted on the City's website. The Arboretum Specific Plan EIR can be found at <https://www.fontanaca.gov/1278/Arboretum-Specific-Plan>. The Addendum to the Arboretum EIR can be found at <https://www.fontanaca.gov/2137/Environmental-Documents>.

MOTION:
Approve staff's recommendation

ATTACHMENTS:

Attachment No. 1 - Vicinity Map
Attachment No. 2 - General Plan Amendment Exhibit Project Plans
Attachment No. 3 - Revised Specific Plan Document
Attachment No. 4 - Tentative Tract Map
Attachment No. 5 - Retail Center Project Plans
Attachment No. 6 - Draft Development Agreement Amendment
Attachment No. 7- Planning Commission Resolution
Attachment No. 8 - Notice of Determination
Attachment No. 9 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT

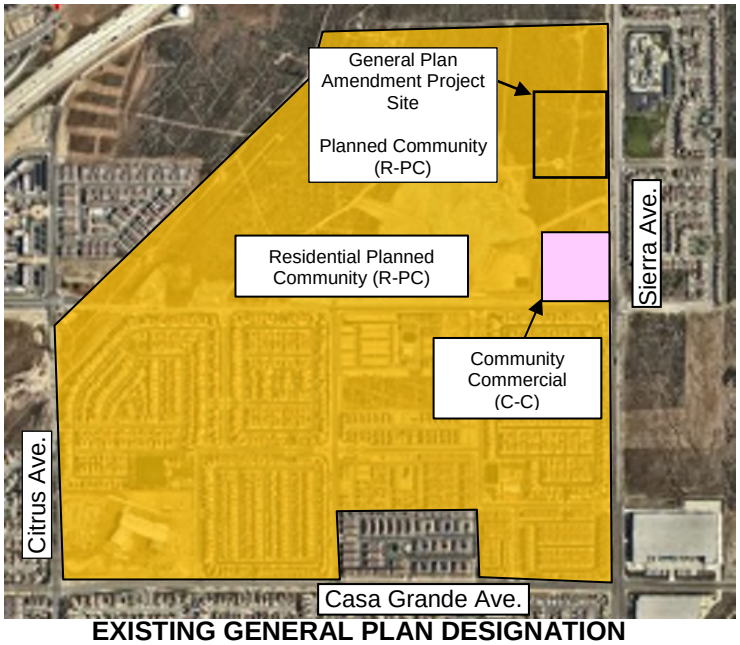
N

VICINITY MAP

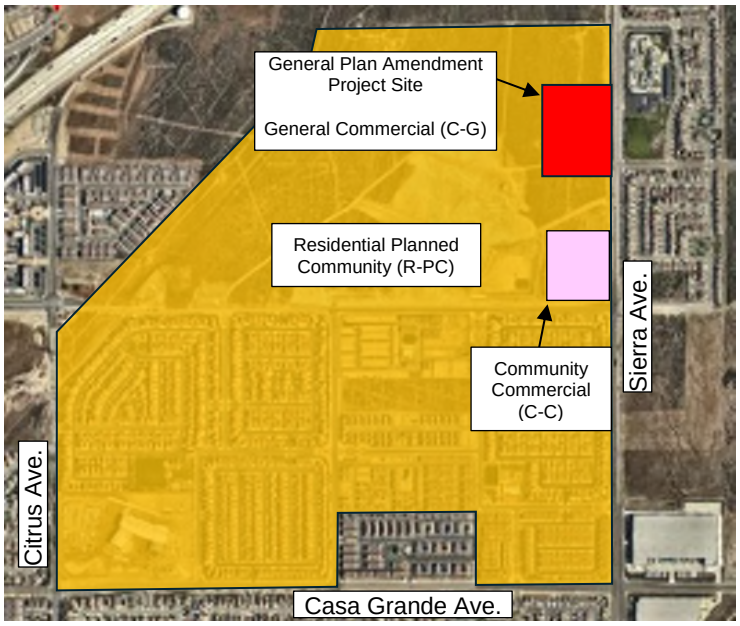
DATE: June 2, 2026

CASE: Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement No. 23-000012

CITY OF FONTANA PLANNING DEPARTMENT



EXISTING GENERAL PLAN DESIGNATION
RESIDENITAL PLANNED COMMUNITY (R-PC)



PROPOSED GENERAL PLAN DESIGNATION
GENERAL COMMERCIAL (C-G)

GENERAL PLAN AMENDMENT EXHIBIT

DATE: June 2, 2026

CASE: Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement No. 23-000012

CITY OF FONTANA PLANNING DEPARTMENT

EXISTING SPECIFIC PLAN LAND USE MAP

N

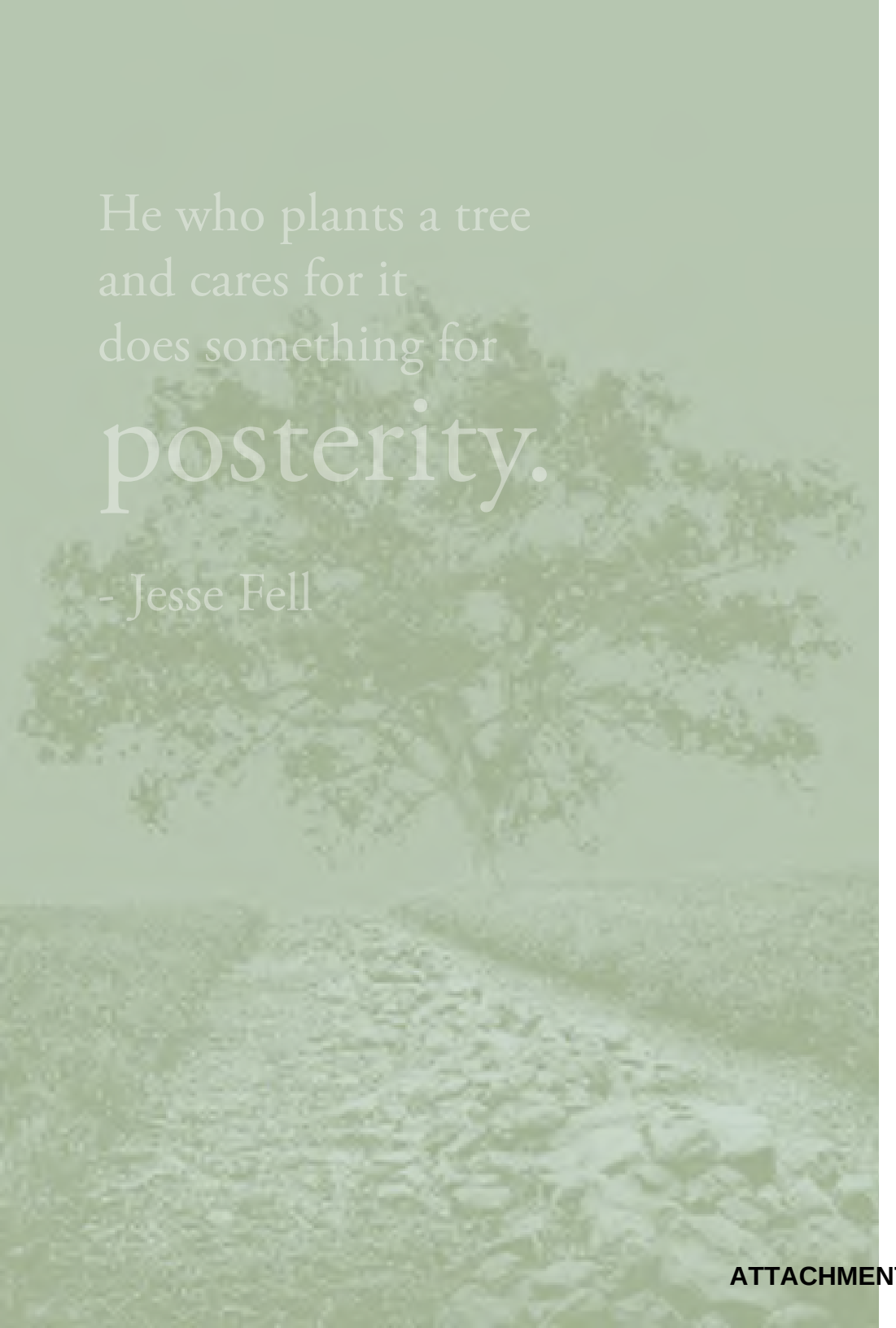
PROPOSED SPECIFIC PLAN LAND USE MAP

SPECIFIC PLAN AMENDMENT EXHIBIT

DATE: June 2, 2026

CASE: Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement No. 23-000012

ATTACHMENT NO. 3



The Arboretum Specific Plan

ADOPTED OCTOBER 14, 2009 | AMENDED MARCH 2026
~~MAY 2023 & JUNE 2021~~

CITY OF FONTANA, CALIFORNIA

This page intentionally left blank.

Prepared For:

City of Fontana
8353 Sierra Avenue
Fontana, California 92335
(909) 350-6717

Mayor
Acquanetta Warren

City Council
Phil Cothran Jr.
John Roberts
Jesus "Jessie" Sandoval
Peter Garcia

Planning Commission
~~Cathline Fort~~
~~Raj Sangha~~
~~Ralph Thrasher~~
~~Matthew Gordon~~
Idilio Sanchez
Ricardo Quintana
Joseph Armendarez
Dylan Keetle
Torrie Lozano

City Manager
~~Mark Denny~~
Matthew Ballantyne

Submitted by:

North Fontana Investment Company, LLC
1156 North Mountain Avenue
Upland, California 91786
(909) 985-0971
Contact: Stacey Sassaman

Prepared by:

PlaceWorks
3 MacArthur Place
Suite 1100
Santa Ana, California 92707
(714) 966-9220
Contact: Randal Jackson

Amended by:

Kimley-Horn
1100 Town and Country Rd
Suite 700
Orange, California 92868
(714) 786-6111
Contact: Nick Chen, AICP

The Arboretum Specific Plan

ADOPTED OCTOBER 14, 2009 | AMENDED MARCH 2026 ~~MAY 2023 JUNE 2021~~
CITY OF FONTANA, CALIFORNIA

This page intentionally left blank.

The Arboretum Specific Plan

ADOPTED OCTOBER 14, 2009 | AMENDED MARCH 2026 ~~MAY 2023~~ ~~JUNE 2021~~

CITY OF FONTANA, CALIFORNIA

This page intentionally left blank.

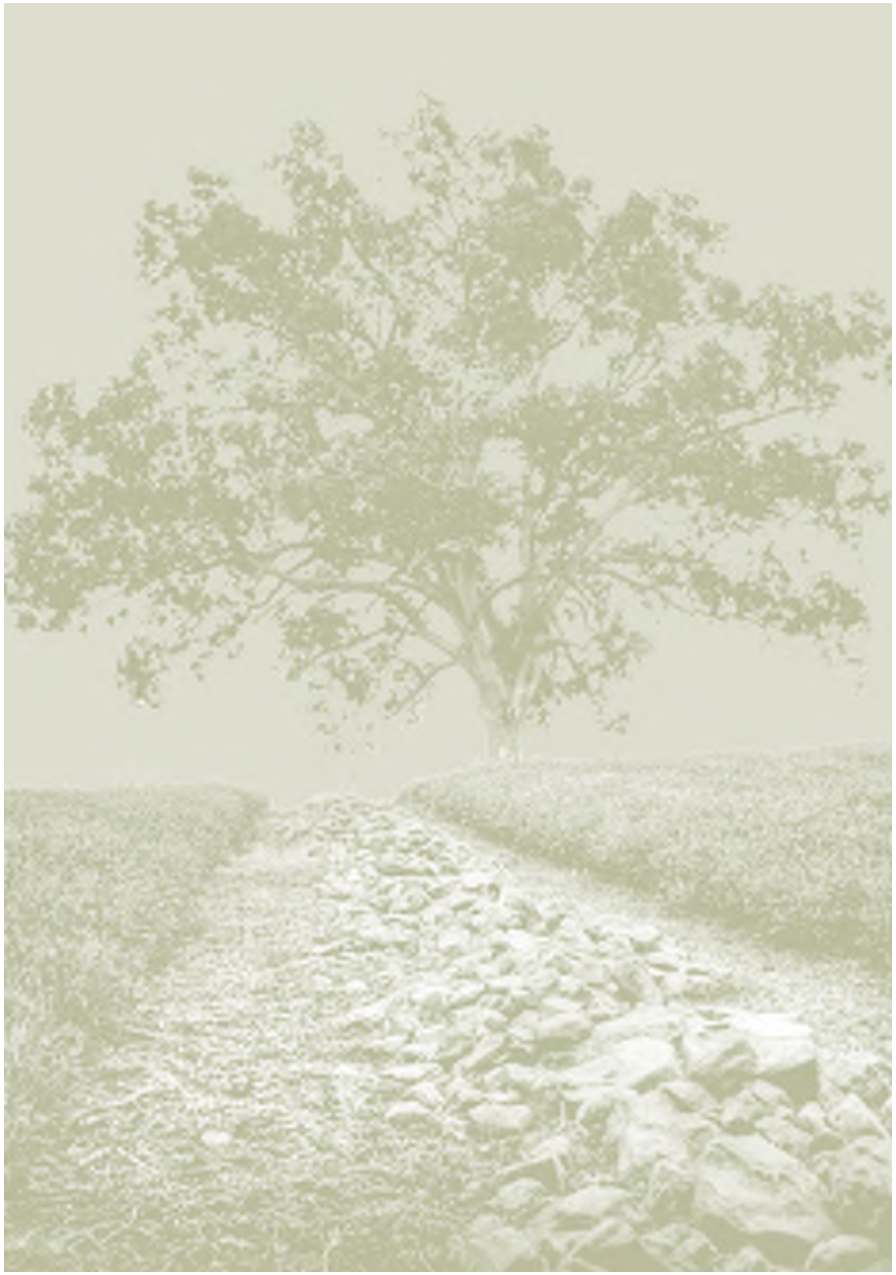


TABLE OF CONTENTS

1	VISION	1-1
2	INTRODUCTION	2-1
3	CONTEXT AND CONDITIONS	3-1
4	COMMUNITY STRUCTURE	4-1
5	PARKS AND AMENITIES	5-1
6	CIRCULATION AND STREETSCAPE DESIGN	6-1
7	DESIGN GUIDELINES AND LANDSCAPE	7-1
8	DEVELOPMENT STANDARDS AND LAND USES	8-1
9	PHASING AND INFRASTRUCTURE	9-1
10	ADMINISTRATION	10-1
A	GENERAL PLAN CONSISTENCY	A-1
B	COMMUNITY GARDENS	B-1
C	INFRASTRUCTURE AND ASSESSMENT ESTIMATES	C-1

LIST OF FIGURES

FIGURE	TITLE	PAGE
FIGURE 2.1	EXISTING GENERAL PLAN LAND USE PRIOR TO ORIGINAL SPECIFIC PLAN APPROVAL	2-3
FIGURE 2.2	PROPOSED GENERAL PLAN LAND USE	2-4
FIGURE 3.1	REGIONAL LOCATION	3-3
FIGURE 3.2	LOCAL VICINITY	3-5
FIGURE 3.3	PROPERTY OWNERSHIP	3-7
FIGURE 3.4	EXISTING TOPOGRAPHY	3-9
FIGURE 4.1	VILLAGE STRUCTURE	4-3
FIGURE 4.2	OVERALL LAND USE PLAN	4-7
FIGURE 4.3	THE MEADOWS LAND USE PLAN	4-9
FIGURE 4.4	THE GARDENS LAND USE PLAN	4-11
FIGURE 4.5	THE RESORT LAND USE PLAN	4-13
FIGURE 4.6	THE ARBORETUM LAND USE PLAN	4-15
FIGURE 5.1	PARKS & OPEN SPACE PLAN	5-3
FIGURE 5.2	PUBLIC VERSUS PRIVATE PARKS	5-4
FIGURE 5.3	THE MEADOWS COMMUNITY PARK	5-9
FIGURE 5.4	THE GARDENS COMMUNITY PARK	5-11
FIGURE 5.5	THE RESORT - PRIMARY RECREATION CENTER	5-15
FIGURE 5.6	THE RESORT - SECONDARY RECREATION CENTER	5-16
FIGURE 5.7	PRIVATE 0.3-ACRE NEIGHBORHOOD PARKS	5-18
FIGURE 5.8A	THE ARBORETUM PARK	5-20
FIGURE 5.8B	THE ARBORETUM PARK	5-21
FIGURE 6.1	CIRCULATION PLAN	6-3
FIGURE 6.2	STREET SECTIONS KEY MAP	6-9
FIGURE 6.3A	PERIMETER STREETS	6-10
FIGURE 6.3B	PERIMETER STREETS	6-11
FIGURE 6.4A	PERIMETER STREETS - OPTION A (SPECIMEN TREES)	6-12
FIGURE 6.4B	PERIMETER STREETS - OPTION B (VINEYARDS)	6-13
FIGURE 6.5A	DUNCAN CANYON ROAD/CITRUS AVENUE AT EASEMENT	6-14
FIGURE 6.5B	DUNCAN CANYON ROAD/CITRUS AVENUE AT EASEMENT	6-15
FIGURE 6.6A	COLLECTOR STREETS	6-16
FIGURE 6.6B	COLLECTOR STREETS	6-17

LIST OF FIGURES (cont.)

FIGURE	TITLE	PAGE
FIGURE 6.7A	LOCAL STREETS	6-18
FIGURE 6.7B	LOCAL STREETS	6-19
FIGURE 6.8A	ARBORETUM TRAIL AT PERIMETER STREETS - WITH OPTIONS	6-20
FIGURE 6.8B	ARBORETUM TRAIL AT COLLECTOR STREETS	6-21
FIGURE 6.9	PUBLIC VERSUS PRIVATE STREETS	6-23
FIGURE 6.10	ENTRIES AND MONUMENTATION	6-25
FIGURE 6.11A	PRIMARY GATED ENTRY	6-30
FIGURE 6.11B	PRIMARY GATED ENTRY	6-31
FIGURE 6.12	PRIMARY NONGATED ENTRY	6-32
FIGURE 6.13	SECONDARY GATED ENTRY	6-33
FIGURE 6.13A	SECONDARY GATED ENTRY - TERRA VISTA ENTRY	6-34
FIGURE 6.14	SECONDARY NONGATED ENTRY	6-35
FIGURE 6.15A	TYPICAL COMMUNITY ENTRY MONUMENTATION	6-36
FIGURE 6.15B	TYPICAL COMMUNITY ENTRY MONUMENTATION	6-37
FIGURE 6.15C	ENTRY MONUMENTATION - CITRUS & DUNCAN CANYON	6-38
FIGURE 6.16A	ICON MONUMENTATION	6-39
FIGURE 6.16B	ICON MONUMENTATION	6-40
FIGURE 6.17A	ROAD ALIGNMENT - SIERRA/GRAPELAND	6-41
FIGURE 6.17B	ROAD ALIGNMENT - CITRUS/CASA GRANDE	6-42
FIGURE 6.17C	ROAD ALIGNMENT - SIERRA/CASA GRANDE	6-43
FIGURE 6.17D	ROAD ALIGNMENT - CITRUS/DUNCAN CANYON	6-44
FIGURE 6.17E	ROAD ALIGNMENT - SIERRA/DUNCAN CANYON	6-45
FIGURE 6.17F	ROAD ALIGNMENT - CYPRESS/DUNCAN CANYON	6-46
FIGURE 6.17G	ROAD ALIGNMENT - CYPRESS/NEIGHBORHOOD STREET	6-47
FIGURE 6.17H	ROAD ALIGNMENT - CYPRESS/CASA GRANDE	6-48
FIGURE 6.17I	ROAD ALIGNMENT - GRAPELAND/CYPRESS	6-49
FIGURE 6.17J	ROAD ALIGNMENT - SIERRA/TERRA VISTA	6-50
FIGURE 6.18	PEDESTRIAN CIRCULATION, BIKEWAYS AND TRAIL PLAN	6-52
FIGURE 6.19	COMMUNITY FENCING PLAN	6-55
FIGURE 6.20	COMMUNITY FENCING ELEVATIONS	6-56

LIST OF FIGURES (cont.)

FIGURE	TITLE	PAGE
FIGURE 7.1	TIERED PLANTING	7-35
FIGURE 7.2	LANDSCAPE DISTRICTS	7-39
FIGURE 8.1	CONCEPTUAL PARKING LOCATIONS	8-18
FIGURE 9.1	PHASING PLAN	9-3
FIGURE 9.2	CIRCULATION PHASING PLAN	9-5
FIGURE 9.3	GRADING PLAN AND PHASING	9-7
FIGURE 9.4	WATER PLAN AND PHASING	9-9
FIGURE 9.5	MASTER PLAN OF SEWER	9-11
FIGURE 9.6	DRAINAGE PLAN AND PHASING	9-13
FIGURE 9.7A	STORM DRAIN CONNECTION TO SIERRA LAKES INFILTRATION SYSTEM	9-14
FIGURE 9.7B	WATER QUALITY MANAGEMENT PLAN AND BEST MANAGEMENT PRACTICES	9-15
FIGURE 9.8	RELATIONSHIP TO OFF-SITE PUBLIC SERVICES & FACILITIES	9-19

LIST OF TABLES

TABLE	TITLE	PAGE
TABLE 2.1	GENERAL PLAN LAND USE DESIGNATIONS	2-5
TABLE 4.1	OVERALL STATISTICAL ANALYSIS	4-6
TABLE 4.2	THE MEADOWS STATISTICAL ANALYSIS	4-8
TABLE 4.3	THE GARDENS STATISTICAL ANALYSIS	4-10
TABLE 4.4	THE RESORT STATISTICAL ANALYSIS	4-12
TABLE 4.5	THE ARBORETUM STATISTICAL ANALYSIS	4-14
TABLE 7.1	GENERAL TIERED LANDSCAPING REQUIREMENTS	7-34
TABLE 7.2	SPECIFIC TIERED LANDSCAPING REQUIREMENTS	7-36
TABLE 7.3	STREETSCAPE LANDSCAPING REQUIREMENTS	7-37
TABLE 7.4	PLANT PALETTE	7-48
TABLE 8.1	RESIDENTIAL DEVELOPMENT STANDARDS	8-20
TABLE 9.1	UTILITY PROVIDERS	9-16
TABLE 9.2	TIMING FOR PRIVATE AND PUBLIC PARKS	9-17
TABLE 10.1	GREEN POINTS CHECKLIST	10-8
TABLE C.1	SPECIFIC PLAN PRELIMINARY PHASING COST ESTIMATES	C-1

Chapter 1.0

Vision

There is a vast difference between development and community building. Development may or may not lead to the emergence of a community—community building leads to a complete integration into the physical and social fabric of a city. This is where the vision comes in; it describes what a community will look like—and feel like—and memorializes how it will work as a living environment. Vision for a community is the mental picture of its future that is created by anticipating or conceiving important desired community characteristics.

Vision statements serve to:

- Guide the planning process
- Facilitate consensus and unify direction
- Build traditions and establish lasting community values
- Organize action and involve the people or partners that can make it happen
- Sustain commitments during the community building process

This vision provides guidance to The Arboretum Specific Plan by indicating those broad objectives that must be translated into plans, regulations, and guidelines. The Vision Statement declares a commitment to a high quality of living. It will enable future community leaders and citizens to recall and endorse the intent of the Specific Plan and maintain diligence in carrying out its intent.

Many people will play a role in the achievement of the Vision and it will most likely take many years to complete. How can those who inherit decision-making responsibilities many years from now know what was envisioned by this effort? How can they understand what values and priorities drove the provisions that are included in this Specific Plan? The Vision Statement serves this very important role.

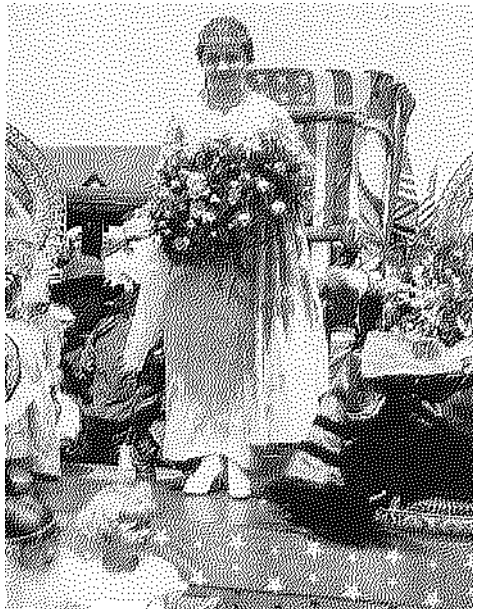
1.1 Honoring the City's Heritage

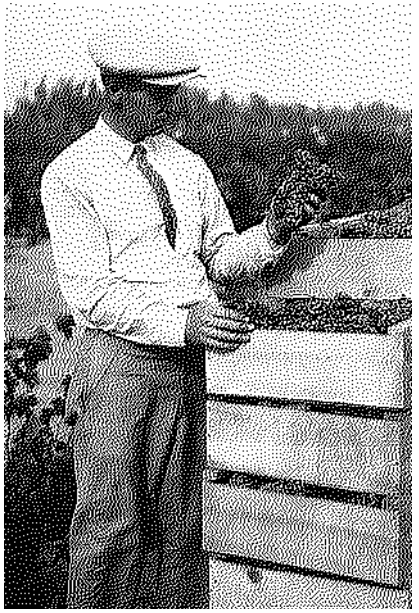
Every idea begins with a vision—the inspiration for all things associated with a particular undertaking. Historically, The Arboretum Specific Plan area was known for its citrus orchards—a vision that became the legacy of A.B. Miller.

In 1905 A. B. Miller arrived in Fontana. He saw opportunity where others saw adversity; many claimed "he will blow away in six months." By 1920, A.B. Miller was successfully farming 5,000 acres of citrus in Northern Fontana, the largest individual citrus grove in the world.

One of the largest remaining undeveloped and unentitled areas in the City, The Arboretum Specific Plan is the capstone residential community of north Fontana—providing the opportunity to bring full circle the master planning efforts of this rapidly developing area of the City.

Taking clues from the area's historic role as a successful citrus empire, there is a new vision for The Arboretum—a vision to "bring the land to life" through the creation of a new community developed with an arboretum theme. This vision captures the essence of the community's heritage and translates it into a community that will continually evolve over time and grow with the needs of its residents, and in doing so, create a new legacy for the City of Fontana.





A.B. Miller

Photos and information courtesy of the Fontana Historical Society

1.2 The Arboretum Lifestyle

The Arboretum is not only a ***place*** to live—it embodies a ***way*** of living. The foundation of The Arboretum is the creation of community that maintains a harmonious balance between the natural and built environment—a complementary and lasting relationship between the landscape and the residents who reside in the community.

The Arboretum provides a lifestyle that is enhanced by social programs; strong ties to business, educational, and nonprofit partnerships; commitment to lifelong learning opportunities; and application of practices that support the sustainability of the community and the well-being of its residents. Please see Section 1.7, *Social Infrastructure*, for further details on The Arboretum's community building programs.

1.3 The Arboretum Image

The development of The Arboretum will enhance the image of the area with the provision of new roads and signature landmark landscaping, landscaped parkways, and entry monuments. The parkway landscaping will be unique to this area, generating a sense of arrival and association with this special place in the City. The Arboretum's main ~~major~~ thoroughfares—Citrus Avenue, Sierra Avenue, Grapeland Street, Duncan Canyon Road, Casa Grande Avenue, and Cypress Avenue—will contain landmark landscaping that will clearly define the community edges and establish a visual impression of the significance of this project in relation to other developments nearby. The Arboretum's landscape will continue to mature as the community does, giving the sense that the community there was built within an arboretum setting. Please see Chapter 6, *Circulation and Streetscape Design* and Chapter 7, *Design Guidelines and Landscape*, for further detail on The Arboretum's parkways and landscaping program.

Another factor affecting the landscape design of The Arboretum is the fact that the site lies within a High Fire Hazard Severity Zone which has a signficant impact on the selection of plant material and the treatment of community edge conditions. The *Fire Protection Master Plan for The Arboretum* supercedes this Specific Plan and contains pertinent information regarding the landscape design of the community (this document is not contained within this Specific Plan).

1.4 Collection of Villages

The Arboretum will be developed to accommodate residents of varying life stages and lifestyles and will therefore accommodate a broad range of residential housing types and amenities that respond to the needs of its residents.

Four villages—The Meadows, The Gardens, The Resort, and The Arboretum—compose the foundation of The Arboretum Specific Plan area. These villages will provide housing opportunities that will respond to the community's ever-changing needs and lifestyles. The Arboretum will appeal to first-time home buyers, families, young professionals, and emptynesters. The villages have also incorporated recreational amenities customized to the unique needs of each of these groups. Chapter 4, *Community Structure*, provides a detailed description of The Arboretum's four villages.

1.5 A Community of Trees and Gardens

The Arboretum will establish a green system of parks and trails embodied within an arboretum landscape concept. Recreation centers, parks and gardens, including the community's focal point—the Arboretum Park—will link the community's four villages together. Figure 6-1, *Circulation Plan*, provides further detail on the community's parks and trails system.

The Arboretum park serves as the community icon—creating a distinguishing landmark amenity that is not only known to nearby residents, but a place that is recognized citywide. It is this space that embodies the principles of The Arboretum Specific Plan and inspired the theming and way of living for an entire community. Over time, as The Arboretum matures, it is envisioned that The Arboretum and its interconnected network of gardens, parks, and natural open spaces will be recognized as a regional amenity as well. Please see Chapter 5, *Parks and Amenities*, for further information on The Arboretum's interconnected trail and park system.

The collection of gardens and amenities envisioned for The Arboretum serves as an integral component of the community. It supports the principles of the City's "Healthy Fontana" program by providing recreational opportunities that promote the health benefits of exercise by inspiring people to get out of their homes and experience their neighborhoods.

Not only do The Arboretum's trails and gardens support the overarching principles and arboretum theme, the community's corridors and roadways also serve this purpose. The Arboretum's ~~major~~ main community serving roadways—Sierra, Cypress, Citrus and Casa Grande Avenues as well as Duncan Canyon Road and Grapeland Street—will serve as a collection of signature tree species and plant varieties typically found in Arboretums. For more information on this concept please see Section 6.1.1, *Perimeter Streets*.

1.6 Sustainability

The uses of sustainable and "green" practices will become more and more prevalent in developing communities. The longevity and success of a community is not only based upon timeless architecture and a comprehensive landscape plan, it is also based upon how a community evolves and sustains itself over time.

Sustainability is generally defined as a community's ability to meet the needs of the present without compromising the ability of future generations to meet their own needs. Through careful, thoughtful, planning and design, The Arboretum can be infused with sustainable practices that can be applied to residential and commercial uses, landscaping, and school facilities.

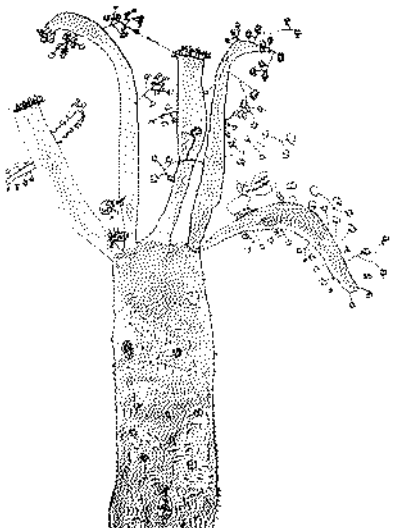
Throughout the Specific Plan document, guidelines and regulations promoting sustainable development and green practices have been included in the text. These guidelines are strongly encouraged, but not required, and are distinguished by the use of the leaf symbol, further emphasizing the environmental stewardship envisioned as part of The Arboretum. Practices and principles of sustainability and green design are presented in further detail in Chapter 7, *Design Guidelines and Landscape*.

1.7 Social Infrastructure

Community building goes beyond the application of creative place-making techniques in the built environment. The Arboretum will foster strong and enduring social ties to the community created by the interactions facilitated through activities and programming, schools, and civic institutions integrated into each village. Providing a means for social interaction in The Arboretum fosters a sense of community and encourages social reinvestment into The Arboretum neighborhoods and serves as one of the principle objectives of this project.

In the tradition of Fontana's decades of innovation, The Arboretum will change the quality and character of the physical and social environment. It is envisioned that The Arboretum will serve as a focal point for the City's Arboretum and Earth Day Activities as well as ongoing social programs that could include floral arranging classes, walking groups, "mommy and me" activities, or gardening clubs. Farmers Markets are also envisioned in the Arboretum Park.

The social infrastructure of The Arboretum will be financed in part through the establishment of a Homeowner's Association (HOA) and in part through a Community Service Organization Fund (CSO), in which 0.25 percent of the sale or resale value of homes in The Arboretum will be set aside specifically for community activities and programs. These programs will be in place prior to the first Certificate of Occupancy. Chapter 10, *Administration*, contains further details regarding financing mechanisms.



1.8 Lifelong Learning

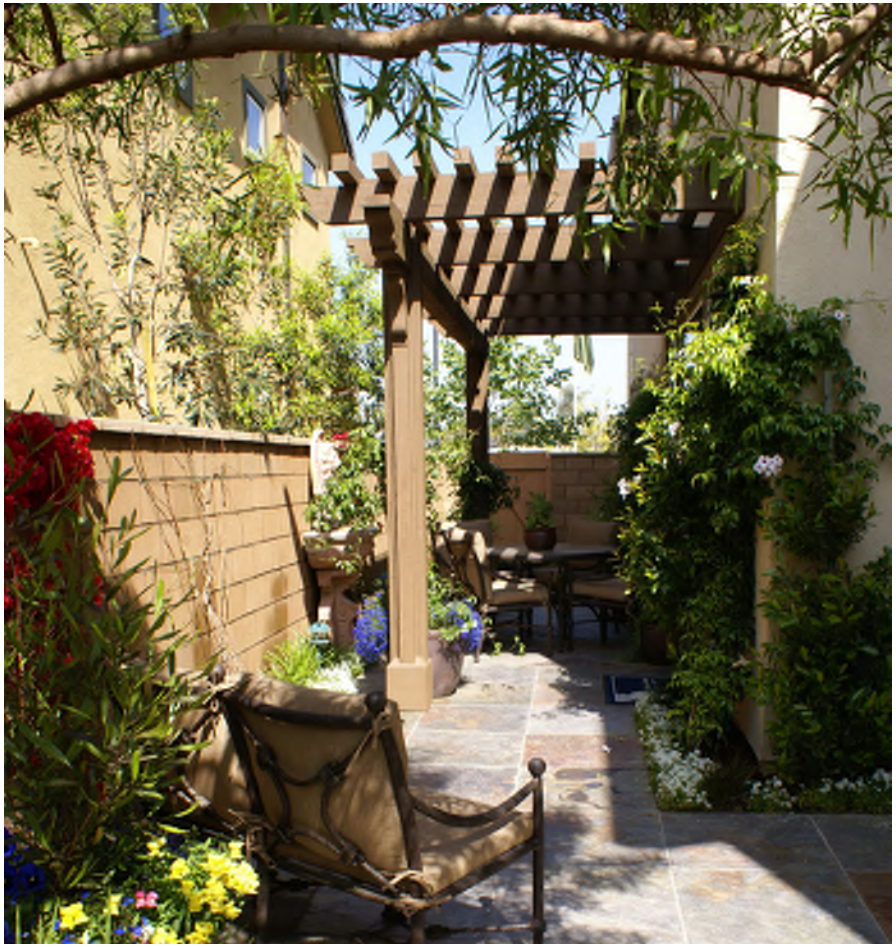
Educational opportunities are a cornerstone of The Arboretum community. Schools are a part of a community's social fabric at many levels, serving as centers of learning, employment, and social interaction. The integration of new school facilities is envisioned for The Arboretum and will be linked to the surrounding neighborhoods not only physically, through the community trails network, but also through extended educational opportunities.

Lifelong learning opportunities are envisioned to extend beyond the confines of the school yard and into the community gardens. Students may experience ongoing educational programs such as tree planting programs or nature walks that teach them about the living environment surrounding them and environmental stewardship. Older community members attend landscape or gardening seminars held at the Arboretum Park, while other classes benefiting the community may be held at one of the community's several recreation centers. See Chapter 5, *Parks and Amenities* and Appendix B, *Community Gardens*, for details on The Arboretum's gardens.

Lifelong learning programs will be primarily developed and funded through the joint efforts of the HOA, CSO, and the City of Fontana. These programs and events may also be financed by local businesses. Please see Section 1.7, *Social Infrastructure*, for additional community building programs envisioned for The Arboretum.

1.9 Community Partnerships

Community partnerships are essential to complement the social infrastructure, lifelong learning opportunities, and civic links established in The Arboretum. The transformation of the Arboretum community cannot occur unless ideas in the Specific Plan maintain momentum. They are most effective if they are supported by many different groups at a variety of different levels, so community partnerships will be actively pursued as part of the community structure. During the development of The Arboretum community, stakeholders can actively attempt to engage agencies or businesses that have the most to contribute to, and benefit from, the creation of a new community in this area.



Chapter 2.0

Introduction

2.1 Purpose and Intent

This Specific Plan document encapsulates the City's long range plan for the development of The Arboretum and serves as the regulatory mechanism that guides all future development proposals within the Specific Plan area. This document will facilitate the build-out of The Arboretum in a manner that is consistent with City and state policies and standards and assures that the various community elements identified in the Specific Plan will be developed in a coordinated manner.

This Specific Plan provides detailed text and exhibits, which describe the various land uses, amenities, and infrastructure improvements that are envisioned to occur in the community. For example, Chapter 4 of this document sets forth the master development plan, including the community structure and land use concept. The project's parks, amenities, and corresponding landscape will be described in Chapter 5. Chapter 6 will detail the circulation plan for the project, in addition to enhanced intersection treatments, entries, and monumentation. Design guidelines, including those for the Arboretum's landscape, and development standards, contained in Chapters 7 and 8, respectively, will guide site planning, architectural design, and landscaping to create a cohesive, signature community identity. Chapter 9 will provide plans for phasing, infrastructure, and public services.

2.2 Authority and Scope

The Arboretum Specific Plan has been prepared pursuant to the provisions of California Government Code, Section Title 7, Division 1, Chapter 3, Article 8 (Sections 65450 through 65457), which grants local government agencies the authority to prepare specific plans of development for any area covered by a General Plan, for the purpose of establishing systematic methods of implementation of the agency's General Plan. A Specific Plan, as the name implies, is designed to address site-specific issues and to create a bridge between the City's General Plan and a specific development proposal. While a General Plan examines an entire City or County, a Specific Plan concentrates on the individual development issues of a particular project or region.

The City of Fontana Zoning and Development Code, Sections 30-61 and 30-62, specifies the purpose, requirements, regulations, and procedures for preparation of a Specific Plan in the City of Fontana. California Government Code, Sections 65450–65454, establishes the authority to adopt a Specific Plan, identifies the required contents of a Specific Plan, and mandates consistency with the General Plan.

2.3 General Plan Consistency

The California Government Code states that a "Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan", and further, "that it may not be adopted or amended unless found to be consistent with the General Plan." Consistency of the Arboretum Specific Plan with the City of Fontana General Plan is addressed in Appendix A of this document.

2.4 Relationship to City Plans

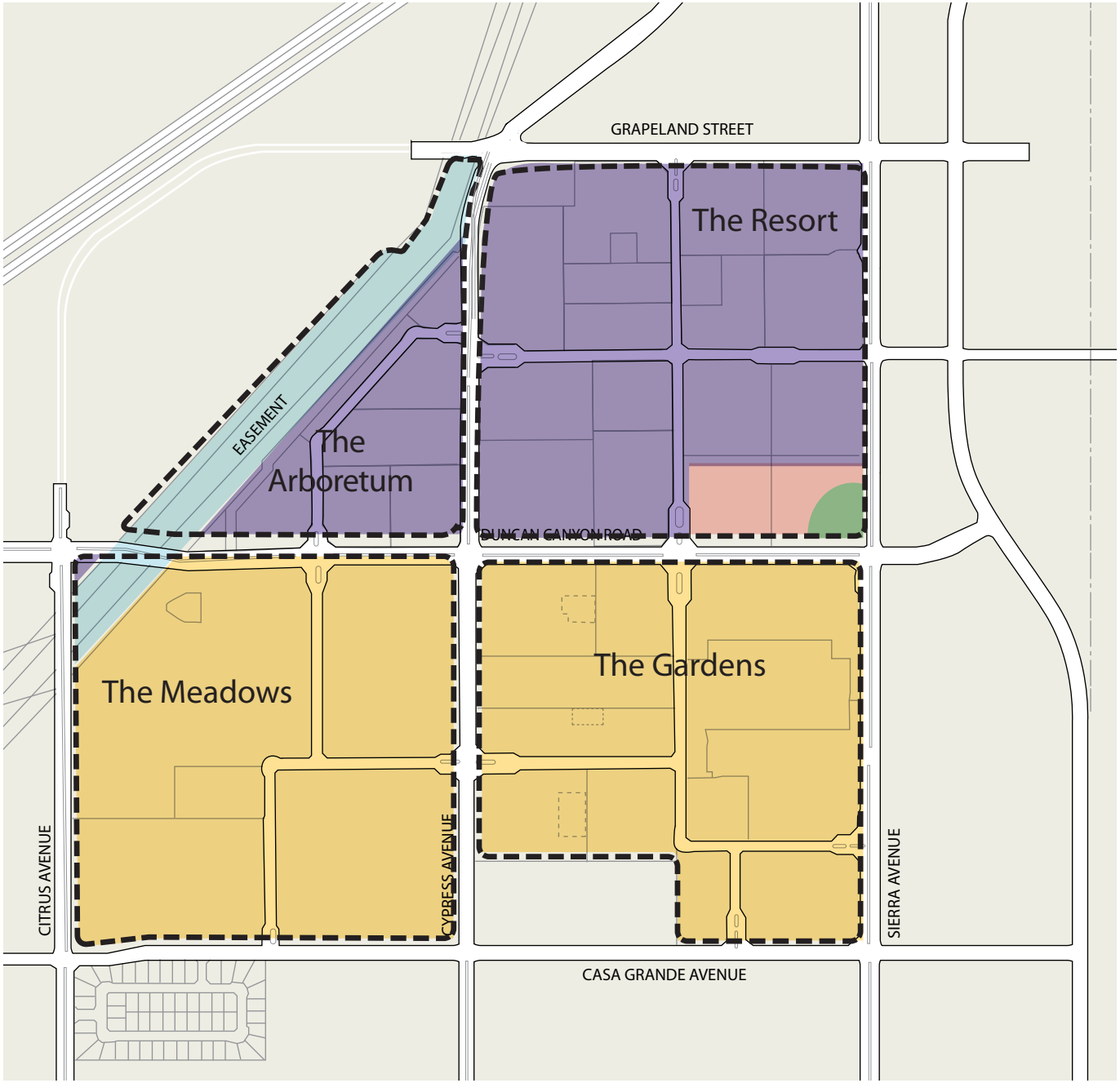
In response to government requirements, this Specific Plan has been prepared to provide the essential link between City of Fontana General Plan policies and actual development in the Specific Plan area. By functioning as a regulatory document, the Arboretum Specific Plan provides a means of implementing the City of Fontana's General Plan and detailing a specific development proposal for the property. In this regard, all future development plans, tentative parcel and/or tract maps, or other similar entitlements shall be consistent with regulations set forth in this document and with all applicable City regulations.

2.4.1 Fontana General Plan Land Use

The City of Fontana General Plan Land Use Map shows several existing land use categories within The Arboretum Specific Plan project area. Existing land use designations found within The Arboretum property include: R-PC, Residential Planned Community; RMU, Regional Mixed Use; and C-C, Community Commercial. In addition, the Fontana General Plan identifies a local "activity center" as an overlay to the C-C (Community Commercial) designation along the eastern border of the Arboretum Specific Plan area, at the northwest ~~and southwest~~ corners of Sierra Avenue and Duncan Canyon Road. These centers are intended to accommodate residential-serving retail and entertainment development with an emphasis on pedestrian-oriented amenities and links to adjacent residential areas as well as provision of public gathering and open spaces and accessibility to multiple modes of transportation. The utility easement on the northwestern portion of the property is designated as a P-UC, Public Utility Corridor. Figure 2.1, *Existing General Plan Land Uses*, shows the current configuration of these land uses.

Four ~~Three~~ different General Plan Land Uses will be applied to the Specific Plan area: Residential Planned Community (R-PC) ~~Residential Multi-Family (R-MF)~~, Community Commercial (C-C), General Commercial (C-G), and Public Utility Corridor (P-UC). The R-PC ~~R-MF~~ land use designation will be applied to all areas within the Specific Plan except 18.1 ~~8.8~~ acres in the Resort Village (which will include 8.8 acres ~~be~~ designated as C-C and 9.3 acres designated as C-G) and 31.2 acres reserved for the Southern California Edison easement. Figure 2.2, *Proposed General Plan Land Use*, identifies the locations of each of the land use designations identified in this section.

A general plan amendment will be required to remove the existing C-C designation from the existing General Plan Land Use Map for the Garden Village area and to add the R-PC ~~R-MF~~ designation to the rest of the Specific Plan.



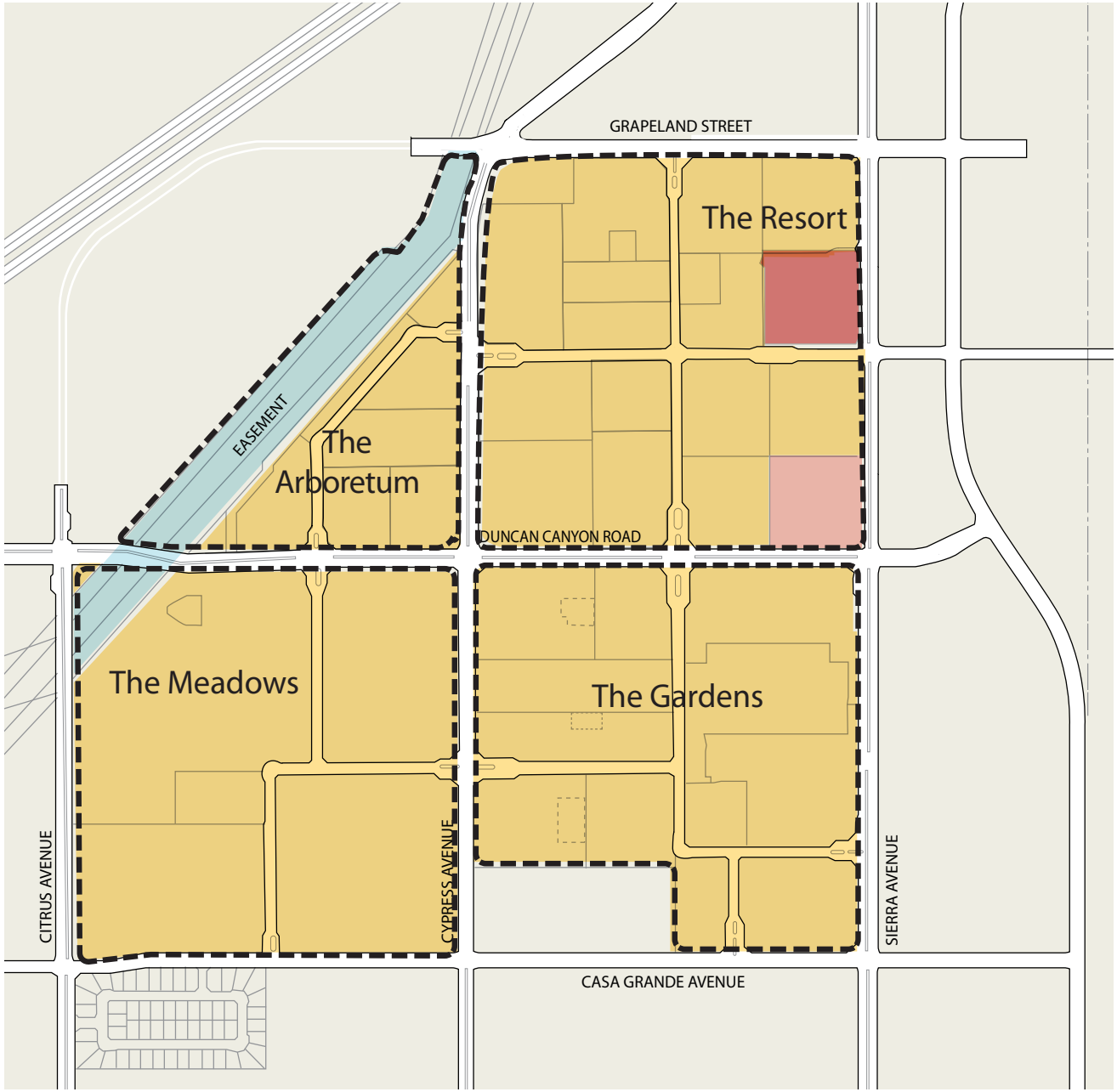
EXISTING GENERAL PLAN LAND USE PRIOR TO ORIGINAL SPECIFIC PLAN APPROVAL

FIGURE 2.1

LEGEND

- RMU (Regional Mixed Use) 0.1-1.0 FAR for non-residential; 12.0-24.0 du/ac
- R-PC (Residential Planned Community) 3.0-6.4 du/ac
- C-C (Community Commercial) 0.1-1.0 FAR
- Activity Center Overlay 0.1-1.0 FAR for non-residential uses; 7.7-24.0 du/ac
- P-UC (Public Utility Corridor)

Note: Medians are conceptual in nature and any median breaks shall be identified in future construction documents.



GENERAL PLAN LAND USE

FIGURE 2.2

LEGEND

- R-PC (Residential Planned Community)
- C-C (Community Commercial with Activity Use Overlay) 0.1-1.0 FAR
- C-G (General Commercial with Activity Use Overlay) 0.1-1.0 FAR
- P-UC (Public Utility Corridor)

Note 1 : Medians are conceptual in nature and any median breaks shall be identified in future construction documents.

TABLE 2.1
GENERAL PLAN LAND USE DESIGNATIONS

LU	CURRENT ACREAGE PRIOR TO ORIGINAL SP APPROVAL	PROPOSED ACREAGE	CHANGE IN ACREAGE
RMU	181.3	-	-181.3
~~R-MF~~	-	- ~~474.9~~ ~~484.2~~	- ~~+474.9~~ ~~-484.2~~
R-PC	275.7	474.9	+199.2 ~~-275.7~~
C-C	36.0	8.8 ~~18.1~~ ~~8.8~~	-27.2 ~~-17.9~~ ~~27.2~~
C-G	-	9.3	+9.3
P-UC	31.2	31.2	-
Total	**524.2**	**524.2**	**-**

LU: Land Use Designations
RMU: Regional Mixed Use
~~R-MF: Residential Multifamily~~
R-PC: Residential Planned Community
C-C: Community Commercial
C-G: General Commercial
P-UC: Public Utility Corridor

2.4.2 Fontana Zoning Designations

~~The following City of Fontana zoning designations are existing within the Specific Plan area: R-PC, Residential Planned Community; R-MU, Regional Mixed Use; C-1 Community Commercial; and C-2 General Commercial. An Activity Center Overlay area and a Utility Corridor Overlay area are also found within the Specific Plan boundary. With adoption of this Specific Plan, the project site's zoning will be changed from R-PC, R-MU, C-1, and C-2 to SP (Specific Plan). Development standards are contained in Chapter 8 of this document.~~

The R-PC ~~R-MF General Plan~~ land use designation will allow development of all residential densities up to, but not exceeding 24.0 dwelling units per acre ~~as identified in the General Plan~~. The R-PC ~~R-MF~~ designation includes the development of lower density residential uses so long as the proposed densities do not exceed the maximum allowable density in the R-PC ~~R-MF~~ land use category, which is 24.0 dwelling units per acre. It should be noted that the R-PC ~~R-MF General Plan~~ designation does not entitle the entire specific plan area to be developed at a density of 24.0 dwelling units per acre; residential densities must be consistent with the land use plan identified in Figure 4.2, *Overall Land Use Plan*, which provides a mix of low, medium and high density residential planning areas. In addition, any development proposed must not exceed the maximum dwelling units permitted for the entire specific plan area (3,532 total).

2.5 Relationship to Other City Programs

2.5.1 North Fontana Redevelopment Project

The Arboretum Specific Plan falls within the purview of the 8,900-acre North Fontana Redevelopment Project Area. Originally adopted in 1982, the North Fontana Redevelopment Area was established to improve the social and economic condition of the area, which, as a whole, is impacted by flooding concerns due to the Lytle Creek Wash and a lack of major infrastructure. The Fontana Redevelopment Agency has been replaced by the Successor Agency which has authority over the North Fontana Redevelopment Project.

2.5.2 Capital Improvement Program

A Capital Improvement Program (CIP) is a long-range plan of proposed transportation and utility infrastructure projects with single and multiple-year capital expenditures. Construction of the Interstate 15 / Duncan Canyon Road Interchange was completed Fall 2015. This intersection is situated west of the Arboretum Specific Plan project area and will have a significant impact on overall local circulation.

2.6 Environmental Assessment

An Environmental Impact Report (EIR) has been prepared as a companion document to this Specific Plan, and will provide California Environmental Quality Act (CEQA) review for approval of The Arboretum Specific Plan.

2.7 Action Expectations

Numerous statements occur in this plan in the form of policies, standards, and guidelines that define action expectations to successfully implement the plan. The following terms clarify the level of commitment intended in the plan and reflect the expectation or desired outcome. The application of each term to a particular policy or action is a deliberate application of these definitions.

Shall This type of policy will always be followed. Shall represents an absolute commitment to the guidance expressed in the policy. (Similar action words: require, enforce, must, ensure)

May This type of policy will be followed in most cases and exceptions or degrees of implementation are acceptable with valid reasons. (Similar action words: should)

Allow Permit someone else's initiative and support it unless there is a very good reason not to. (Similar action words: permit)

Restrict This type of policy sets specified limits within which action and/or implementation will occur. (Similar action words: control, limit, contain)

Prohibit This type of policy requires steps to actively prevent a specified condition or decision from occurring. (Similar action words: forbid, ban)

2.8 Specific Plan User's Guide

This Specific Plan is organized as detailed below:

Chapter 1 – Vision Identifies the guiding principles of The Arboretum and provides a discussion of the relationship of the project to surrounding uses and adjacent developments.

Chapter 2 – Introduction Includes the document's purpose and intent, authority and scope, relationship to the Environmental Impact Report, and the relationship to the City of Fontana General Plan and Zoning Designations.

Chapter 3 – Context and Conditions Provides general information about the property location, existing site conditions, and opportunities for and constraints on development.

Chapter 4 – Community Structure Describes in detail the community, village, and neighborhood levels of The Arboretum and provides a description of land uses and associated densities by village.

Chapter 5 – Parks and Amenities Describes community-wide parks and amenities programming, conceptual parks and gardens by village, and their corresponding landscape program.

Chapter 6 – Circulation and Streetscape Design Sets forth plans for circulation, enhanced intersection treatments, and entries and monumentation.

Chapter 7 – Design Guidelines and Landscape Contains design guidelines which will define the community character including architecture, walls and fences, and signage, as well as guidelines for the project's arboretum and activity center. This chapter also details the project's landscape design guidelines.

Chapter 8 – Development Standards Includes zoning criteria for the Specific Plan area. These criteria will be applied in the same manner as the Fontana Zoning and Development Code applies to other properties within the City.

Chapter 9 – Phasing and Infrastructure Describes project infrastructure, such as sewage, water, drainage, grading and solid waste, as well as public services and phasing.

Chapter 10 – Administration Sets forth administrative procedures for implementing the Specific Plan.

Appendix A – General Plan Consistency Details the consistency of the Specific Plan with the goals and policies in the City of Fontana General Plan.

Appendix B – Community Gardens Provides a guide to potential thematic garden opportunities for The Arboretum.

Appendix C – Infrastructure and Assessment Estimates Delineates infrastructure and assessment estimates associated with the Arboretum Specific Plan.

This page intentionally left blank.

Chapter 3.0

Context and Conditions

The Arboretum Specific Plan area is located in the northern portion of the City of Fontana, in west San Bernardino County, approximately 50 miles east of the City of Los Angeles and 16 miles north of the City of Riverside. Interstates 10 (I-10) and 15 (I-15) and Highway 210 provide regional access to The Arboretum and to the City of Fontana. Figure 3.1, ***Regional Location***, shows the regional location of the Arboretum community.

3.1 Regional Context

Situated within an area containing a mixture of developed properties and undeveloped natural areas, The Arboretum is a substantial component of the remaining development context of northern Fontana. The Arboretum Specific Plan area is located adjacent to established residential neighborhoods in northern Fontana, eastern Rancho Cucamonga, and western Rialto. Undeveloped hills and single-family residential properties characterize the majority of surrounding land uses. Northwest of the Specific Plan area are the foothills of the San Gabriel Mountains and to the northeast lie the foothills of the San Bernardino Mountains—both major landforms in northern Fontana as well as Southern California. The Lytle Creek Wash is another major geographical feature northeast of the project area.

3.2 Local Context

Figure 3.2, ***Local Vicinity***, shows the property boundaries of the Arboretum community and the local vicinity. The property encompasses approximately 531.3 gross acres bounded on the northwest by a utility easement corridor, on the east by Sierra Avenue, on the south by Casa Grande Avenue, on the west by Citrus Avenue, and on the north by Grapeland Street.

3.3 Existing Circulation and Site Accessibility

Access to individual development areas within The Arboretum Specific Plan area will be made possible predominantly from existing roads, including Citrus Avenue, Sierra Avenue, Duncan Canyon Road and Casa Grande Avenue, and the completion of new collector streets. Grapeland Street also runs to the northwest of the project area.

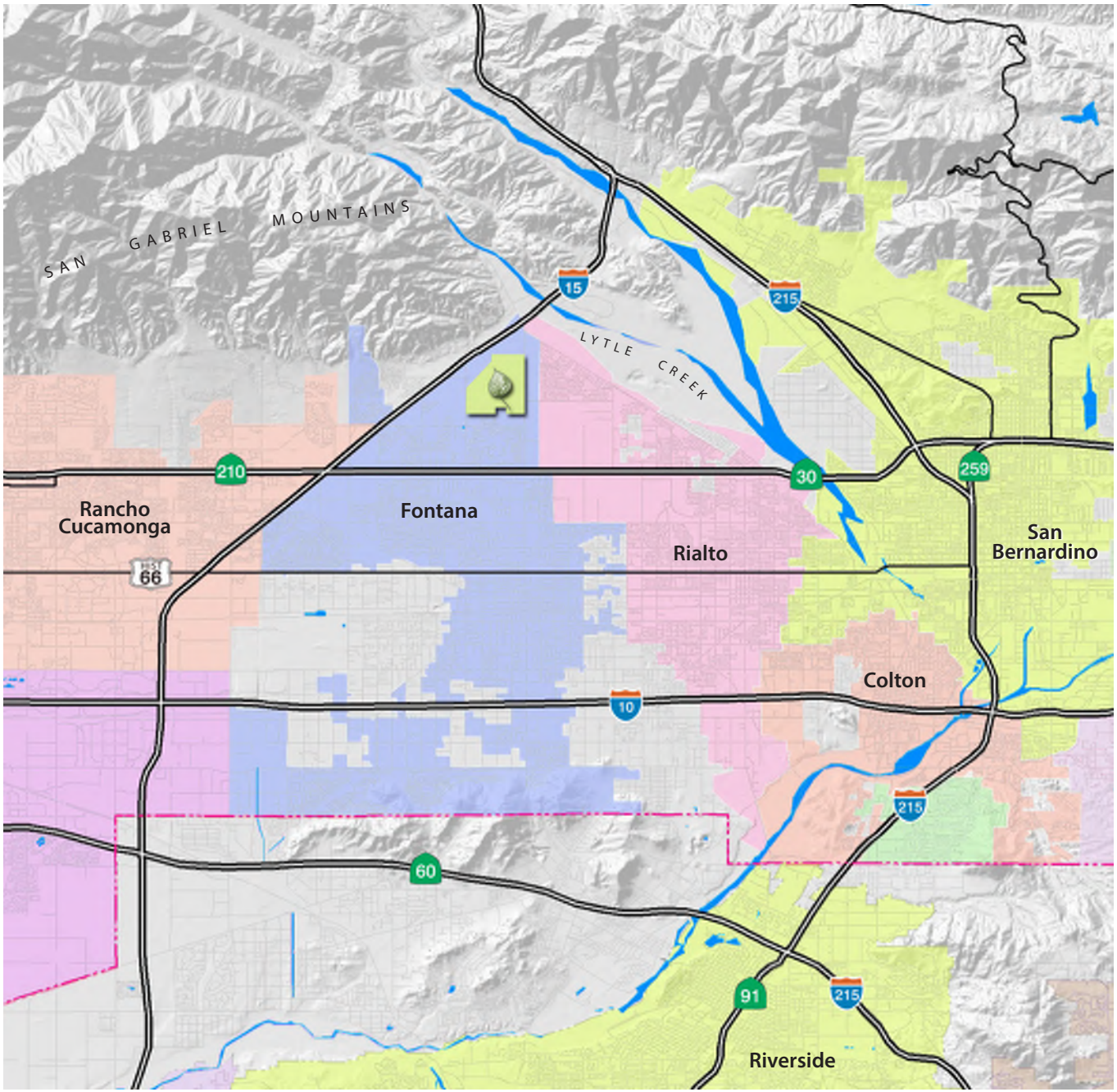
Views of the existing project area

3.4 Surrounding Land Uses and Development

The foothills of the San Gabriel and San Bernardino Mountains provide a striking natural backdrop to the north and east of the Arboretum site. Surrounding residential properties are characterized primarily by single-family detached homes. Other uses surrounding The Arboretum include a water reservoir tank located southwest of the project site near the intersection of Citrus Avenue and Summit Avenue, and two utility corridors, one gas and one electric, forming the northwestern border of the project area. An existing Southern California Gas facility is situated within the project area northeast of the intersection of Duncan Canyon Road and Citrus Avenue.

3.4.1 Nearby Specific Plans

Several specific plans are located near the Arboretum Specific Plan area, as shown on Figure 3.2, ***Local Vicinity***. The Ventana at Duncan Canyon Specific Plan is located directly to the west of the Arboretum Specific Plan project area and is approximately 103 acres. The Ventana project provides for the development of a mixed-use community with 842 residential condominium units and approximately 387,500 square feet of retail commercial uses. In addition, 187,000 square feet of business park, corporate office, hotel, restaurant, and research and development uses are proposed along the northwestern boundary of the site, north of Duncan Canyon Road. The Citrus Heights North Specific Plan (now called Shady Trails)



REGIONAL LOCATION

FIGURE 3.1

is located to the southwest of the Arboretum Specific Plan and is 210 acres. This community contains approximately 1,100 homes, several parks, and a recreation center. The Summit at Rosena Specific Plan is located adjacent to the Arboretum Specific Plan project area and is 185 acres. The Summit at Rosena project shares a common boundary with the Arboretum Specific Plan along the southeastern edge of the site and includes 900 homes, a 19-acre passive park, a 750-student elementary school, and an 8-acre mixed-use community commercial area. The Sierra Lakes Specific Plan is located south of the Summit at Rosena project and is approximately 700 acres. This community contains 1,850 homes surrounding a golf course and clubhouse, 62 acres of retail, and a 20-acre park.

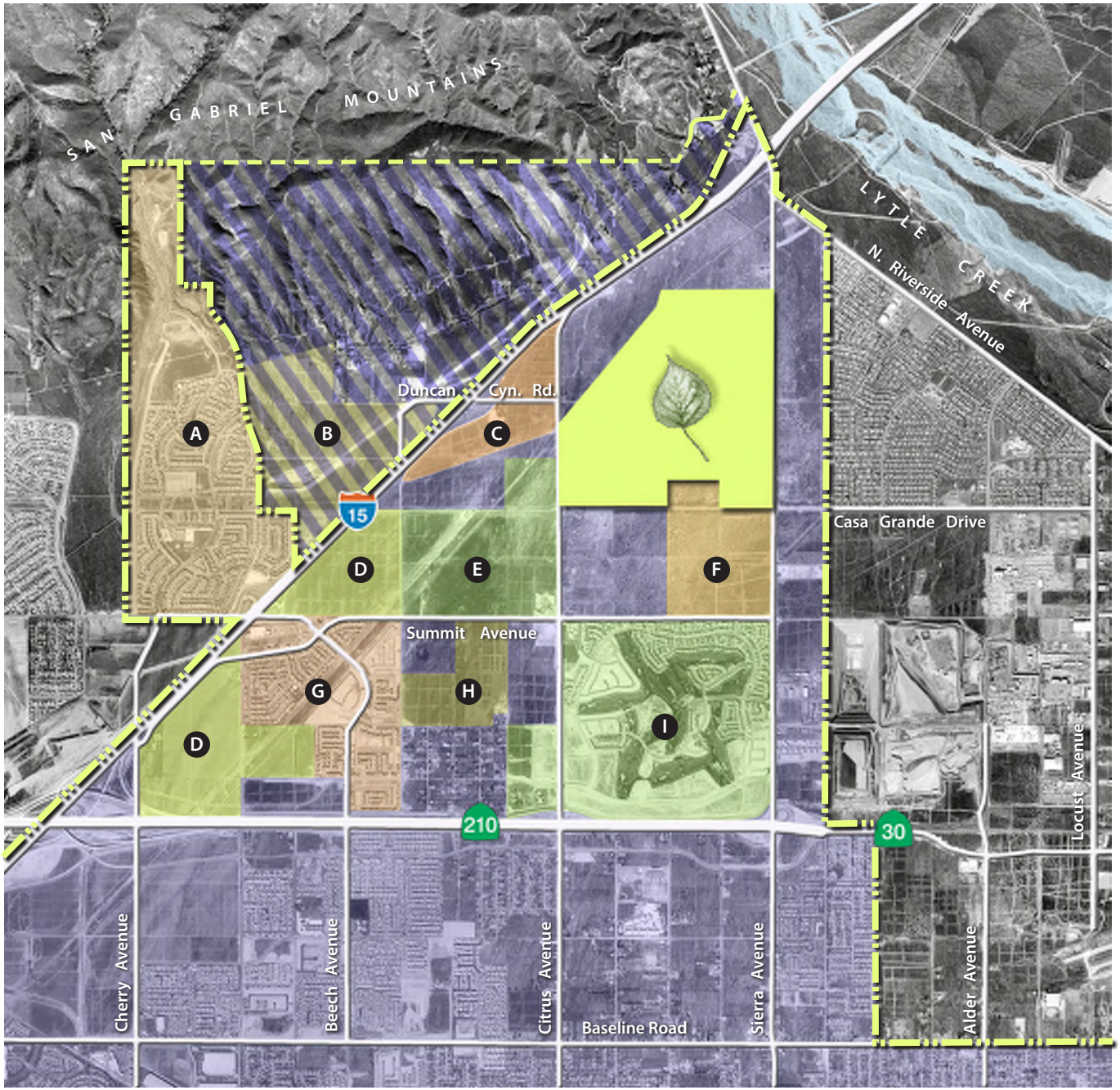
The Arboretum represents the largest remaining unentitled area in northern Fontana. The land uses proposed within the Arboretum are compatible with and complementary to the land uses identified within the specific plans mentioned above.

3.4.2 Proximity to Future Corporate Corridor

Located in the area between the Arboretum site and I-15, the Corporate Corridor is envisioned by City leaders as a collection of signature office and industrial uses. With high visibility from the freeway, the Corporate Corridor will promote the economic strength and employment base of the City. Residential uses in The Arboretum would provide housing opportunities near the Corporate Corridor, and the Corporate Corridor will provide local jobs and possibly retail commercial uses for the Arboretum community. In essence, rooftops are needed to support new jobs in the area and the proximity of the The Arboretum to the Corporate Corridor provides an opportunity to create an optimal jobs-housing balance within the City and region.

3.4.3 Nearby Parks and Recreation

Located just southwest of The Arboretum is a public park called Fontana Park. Bounded by Lytle Creek Road on the west, Summit Avenue on the south and Knox Avenue on the east, the Fontana Park and Community Center provides 40 acres of recreational amenities to the Fontana community at large. This regional amenity will offer a skate park, state-of-the-art aquatic center, community center, and large formal park, all within close proximity to The Arboretum. These amenities also provide additional recreational opportunities that complement the project-specific amenities proposed in The Arboretum Specific Plan. Since the Fontana Park site is located adjacent to the same SCE easement that borders the Arboretum project area, The Arboretum provides a trail, located within the SCE easement, connecting the park to the community. Please see Figure 5-1, *Parks and Open Space Plan*, for further details.



LOCAL VICINITY

FIGURE 3.2

LEGEND

- Arboretum Project Area
- City of Fontana
- Fontana Sphere of Influence
- A — Hunter's Ridge Specific Plan
- B — Coyote Canyon Specific Plan
- C — Ventana Specific Plan
- D — Westgate Specific Plan
- E — Citrus Heights North S.P.
- F — Summit at Rosena S.P.
- G — Summit Heights Specific Plan
- H — Citrus Heights S.P.
- I — Sierra Lakes Specific Plan

View of the existing project area

3.5 Existing Project Area

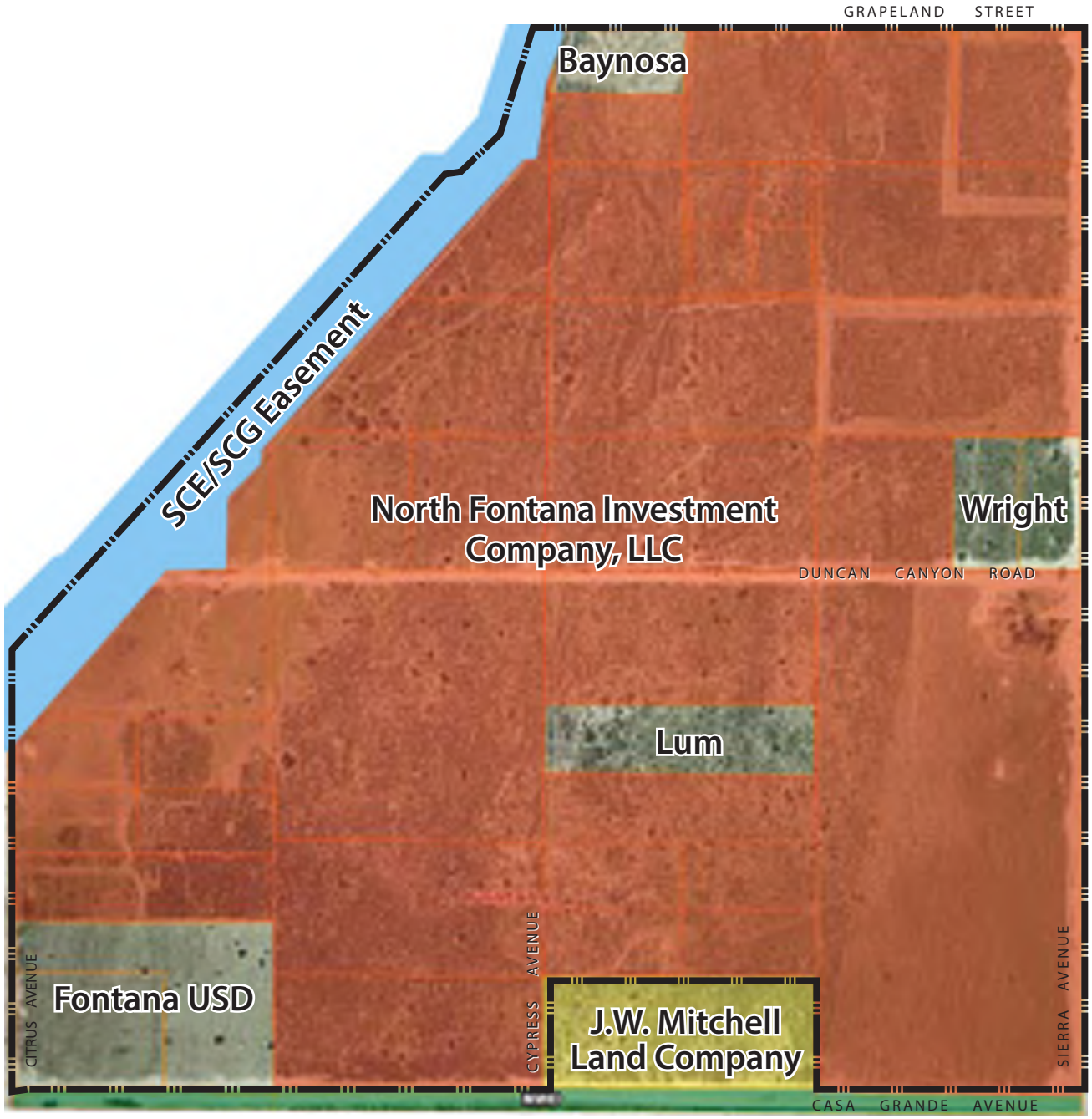
Located at the foothills of the San Gabriel Mountains, the Arboretum Specific Plan site is, for the most part, characterized by the gently sloping alluvial plain on which it is situated. Mostly vacant and undeveloped, the site contains a few mature trees that dot the landscape as well as some areas containing scattered rocks, which are envisioned to be reused where feasible in landscape or park areas. These rocks were deposited by the Lytle Creek Wash that once extended into the site before it was diverted for agricultural and flood control reasons. Several opportunities enjoyed by the Arboretum project location are discussed below.

The backdrop of the Arboretum project area is defined by the views of the San Gabriel and San Bernardino Mountains. The mountains provide a dramatic setting for the community and a rich visual experience for its residents.

The Arboretum Specific Plan area is highly accessible within the development context of North Fontana. With access to Interstate 15 provided by main ~~major~~ corridors that bound the project area, such as Citrus and Sierra Avenues, a circulation hierarchy already exists on a local scale that connects the project to the local and regional circulation network. Thus, existing roadways serve as the project boundaries for the four easily identifiable villages within the project, and create an efficient roadway network. In addition, the size of the villages framed by the existing circulation pattern allow for walkability and efficient pedestrian circulation within each village. Figure 6.1, *Circulation*, identifies the boundaries and circulation system for The Arboretum.

3.6 Property Ownership

There are seven different property entities in The Arboretum project area. Figure 3.3, *Property Ownership*, displays the ownership pattern as of April 2008.



PROPERTY OWNERSHIP

FIGURE 3.3

Prepared: 4/9/08 Source: North Fontana Investment Company, LLC

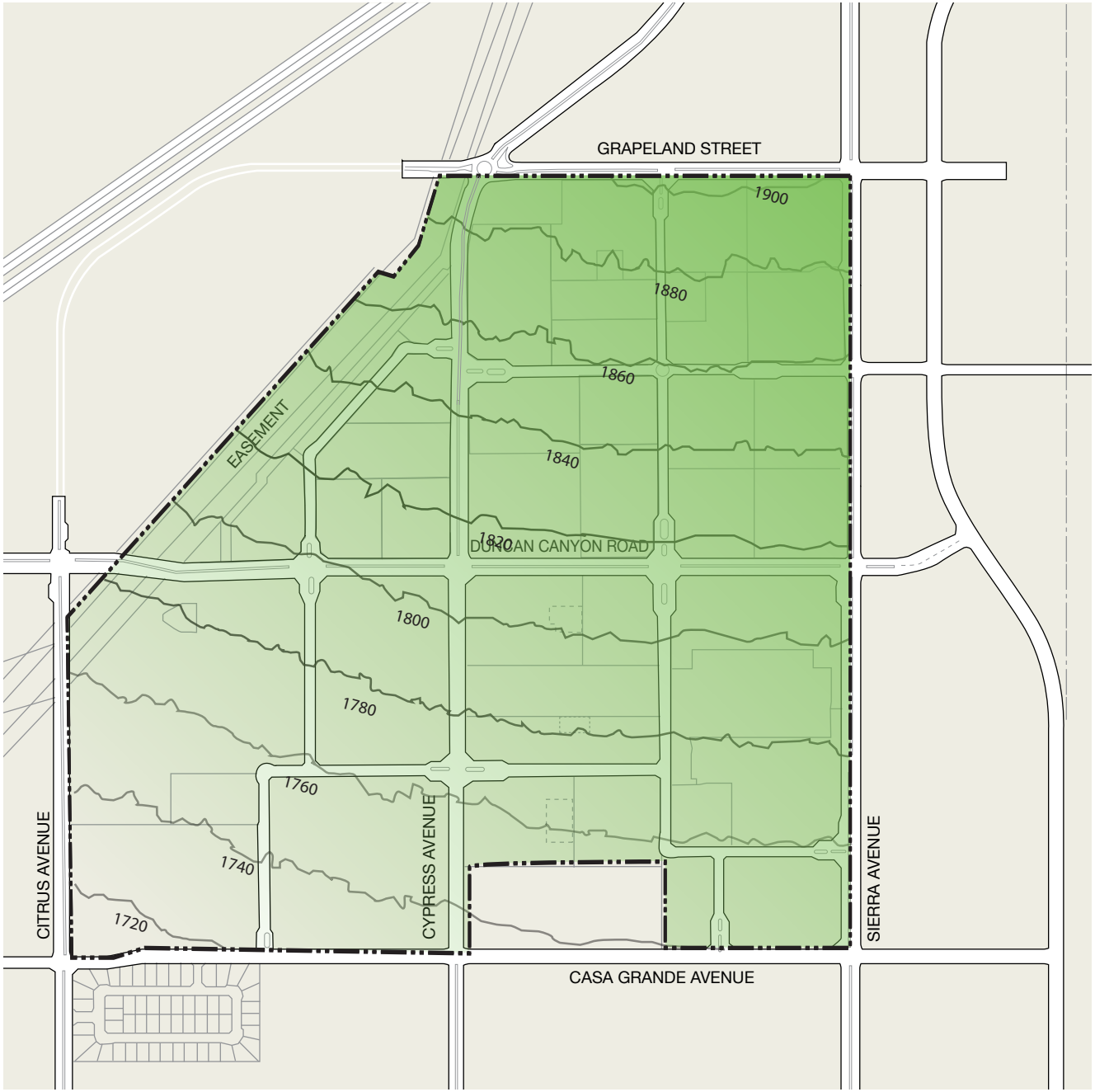
3.7 Topography and Hydrology

The topography of the site slopes gently at approximately 3.2 percent north to south, as shown in Figure 3.4, ***Existing Topography,*** and is part of a flat to gently sloping alluvial plain. The elevation of the site ranges from approximately 1,710 feet to 1,905 feet above mean sea level. No significant surface water resources cross the site and stormwater generally drains down-gradient from the northeast to the southwest following the gently sloping topography. No active faults cross the property and there are no areas within the site that are susceptible to rockfalls, small slides, slumps, or liquefaction.

Soils and geologic conditions present no significant constraints to grading. Grading is expected to balance on-site and will not require import or export of materials. Thus, the topography of the Arboretum site can be seen as an opportunity, as stable development pads for residential structures and amenities will be easily accomplished. For more detailed information on grading within the Arboretum, see Chapter 9, ***Phasing and Infrastructure***.

3.8 Geology and Soils

According to the City of Fontana General Plan, the Arboretum site is situated on geologically young alluvium emanating from the San Gabriel Mountains and forming the Lytle Creek Fan. These young sediments are underlain by older alluvial fan deposits, and at great depth, by crystalline bedrock similar to that exposed in the nearby mountains. Scattered, slightly elevated remnants of the older fans are exposed at the surface where they have not been buried by the younger sediments and consist primarily of poorly to crudely stratified sand, gravel, and small boulders. The geology and soils of the Arboretum project site do not present risk for slope instability, collapse, settlement, expansion, or subsidence. However, according to the Fontana General Plan, portions of development at the base of the San Gabriel mountains may be susceptible to runoff, sedimentation, and small slope failures from adjacent hills. Thus, the site may be subject to mountain drainages that, under the right geologic and climatic conditions, can produce destructive debris flows, especially in winters following wildfires.



EXISTING TOPOGRAPHY

FIGURE 3.4

View of the existing project area with the foothills of the San Gabriel Mountains in the background.

3.9 Biological Resources

The Arboretum site is primarily vacant or undeveloped with a few mature trees and rocks scattered throughout the project area. As identified in the City of Fontana General Plan, the majority of the property contains Riversidean alluvial fan sage scrub (RAFSS). RAFSS vegetation grows on the sandy, rocky deposits of streams that experience infrequent episodes of flooding at the base of the San Gabriel Mountains. Typical plant types found within RAFSS include California sagebrush, California buckwheat, yerba santa, yucca, cholla cactus, white sage, and scalebroom. The RAFSS plant communities or habitats found within the City and its sphere of influence are considered a sensitive biological resource by several regulatory and conservation agencies, including USFWS, CDFG, and CNPS. The foothills of the San Gabriel and San Bernardino Mountains to the northwest and northeast of the property contain some Riversidean sage scrub (RSS); however, no RSS is found within the project area.

Other portions of the property contain nonnative annual grasslands, which are disturbed areas in which the native plant species have been replaced over time with opportunistic, nonnative plants. These species include wild oat, brome, and Mediterranean schismus, as well as some native wildflowers, such as popcorn flower and fiddleneck. This habitat is particularly valuable as foraging area for several species of bird, such as Northern harriers, burrowing owls, horned larks, red-tailed hawks, ferruginous hawks, loggerheaded shrikes, and Western tanagers.

The City has developed a Multiple Species Habitat Conservation Plan (MSHCP) for north Fontana to address possible impacts to federally listed species potentially occurring on vacant lands in north Fontana. USFWS has designated Critical Habitat for SBKR and the California Gnatcatcher that includes portions of north Fontana. The proposed MSHCP will include most of the vacant lands north of Summit Avenue, including lands designated as open space within the City's Sphere of Influence north of the Coyote Canyon Specific Plan area. The project shall be in accordance with the City's Interim Program until the MSHCP has been adopted.

3.10 Environmental Considerations

There are several environmental considerations for the Arboretum project site. The following issues are addressed in more detail, where appropriate, within the Arboretum Specific Plan Environmental Impact Report (EIR).

3.10.1 100-year Flood Hazard Area

Due to the project area's proximity to the Lytle Creek Wash, a large portion of the Arboretum property is located within a 100-year flood hazard area as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps (FIRM). A Letter of Map Revision (LOMR) was obtained for this project in December of 2007.

3.10.2 Potential Habitat for Sensitive Wildlife

As identified in the City of Fontana General Plan, the Arboretum project area is designated as critical habitat by the California Natural Diversity Database (CNDDB) for both California Gnatcatcher and San Bernardino Kangaroo Rat. Respective studies were completed on June 12, 2007, and June 19, 2007, which found that there was no occurrence of these two species within the Specific Plan area. The site is also listed as potential habitat for sensitive wildlife for raptors.

3.10.3 Earthquake Faults

As identified in the City of Fontana General Plan, an inferred fault or groundwater barrier, known as Barrier J, runs along the north east portion of the site. Barrier J is not a known active earthquake fault nor does it have surface expression. However, is it important to note that the presence of Barrier J is characteristic of the overall seismic character of the north Fontana area, referred to as the "Fontana Seismic Trend" in the Fontana General Plan. Implications for development are discussed in more detail within the Arboretum Specific Plan EIR.

3.10.4 Wind

The Arboretum site experiences occasional strong, gusty winds from the Cajon pass north of the project site. Design techniques such as landscape plantings in the form of windrows and building orientation can help to offset the impact of the strong winds.

3.11 Program and Partnership Opportunities

Many opportunities to establish programs and partnerships exist in conjunction with the Arboretum project. Programs and grassroots community health initiatives, such as the Norton Neighborhoods program of Loma Linda Medical Center (formerly known as Healthy Cities, Healthy Communities) and the Healthy Fontana program directly align with the project's objectives of creating a sustainable community. Additional programmatic opportunities that support recreation, lifelong learning, and community involvement will be encouraged.

There are also numerous partnership opportunities that can be explored to provide unique community features within The Arboretum. Examples of potential community partners include groups and businesses such as: The Fontana Unified School District; Rain Bird; Sunset Magazine; The Red Cross; Boys & Girls Club; Library Services; and Fontana Community Services and Recreation Department. In addition, the Master Developer will coordinate with SCE for recreational and other community-serving uses within the existing utility corridor that borders the project site on the northwest. Partnerships with entities such as Monrovia Nursery or organic farming operations are envisioned in this area.

This page intentionally left blank.

Chapter 4.0

Community Structure

The Arboretum will be developed to accommodate residents of varying life stages and lifestyles and will accommodate a broad range of residential housing types and amenities that respond to the needs of its residents. The array of residential products will serve many facets of the residential market, such as families, single professionals, first-time homebuyers, those looking for move-up housing, emptynesters looking to downsize, and active adults. The villages have also incorporated recreational amenities customized to the unique needs of different groups, laying the foundation for a harmonious balance between the natural and built environment, and an enhanced quality of life for residents, achieved by living and caring for the landscape. It is this relationship between people and environment, affected through a system of parks, gardens, and trails, that ties the community structure of The Arboretum together.

The community structure of The Arboretum is comprised of three levels of community design: the community, village, and neighborhood. The design guidelines and development standards of this Specific Plan are crafted to address the different scales of community structure inherent in this three-tiered approach. The land use concept discussed in detail in this chapter is also a result of careful consideration of the interaction of these three levels of community design.

4.1 Community

The Arboretum is envisioned as a master-planned community on 524.2 ~~525.7 524.2~~ gross acres and will contain a maximum of 3,532 residential units; 8.8 ~~9.2~~ acres of community commercial; 9.3 acres of general commercial; two school district sites; private and public recreational facilities; and an activity center. The overall design of The Arboretum land use plan was intended to achieve a collection of villages embodied within an arboretum landscape, as discussed in Chapter 1, ***Vision***. The Arboretum land use plan is crafted to take advantage of the scenic mountainous backdrop of the San Bernardino and San Gabriel Mountains and the proximity to the City's future Corporate Corridor located just to the north and west of the Arboretum project area.

Several overarching themes of The Arboretum contribute to the comprehensive community structure; sustainability, social infrastructure, lifelong learning, and community partnerships are all core components of the Vision for The Arboretum (and are discussed in more detail in Chapter 1, ***Vision***, of this Specific Plan). These themes are carried throughout each village and, ultimately, neighborhood to create a unified, cohesive community structure. Thus, community level elements of this Specific Plan address development throughout the entire project area.

4.2 Village

The Arboretum community is composed of four villages, roughly defined by the existing circulation pattern of arterials that divide the Arboretum property into four quadrants. As shown on Figure 4.1, ***Village Structure***, The Meadows, The Gardens, The Resort, and The Arboretum are four distinct areas within The Arboretum project area. Each village will provide different housing opportunities within the community.

The architectural styles and assortment of gardens included in each village will be reflective of the residential product types and associated lifestyles found there. However, community-level theming and design will be incorporated throughout each village, responding to the villages' residential product type while still carrying through the elements of the Arboretum Vision that comprise the community structure. In essence, each village will offer a distinct character while retaining an overall community identity.

4.3 Neighborhood

Individual neighborhoods will be created within each village; this is the third level of The Arboretum Specific Plan, which contains individual development areas, referred to as "planning areas."

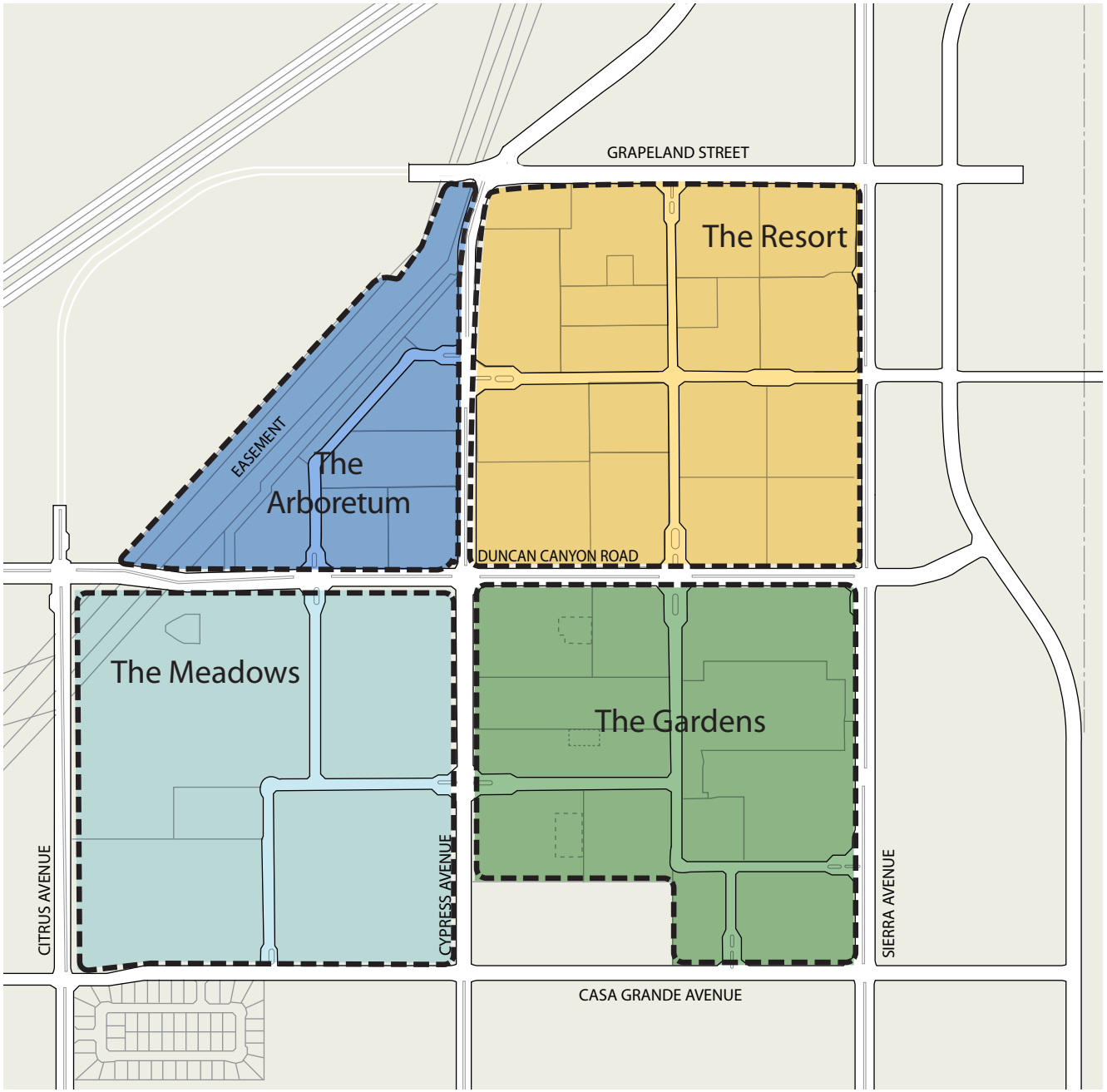
These planning areas were formed on the basis of clustering development. Each planning area will have unique characteristics, but will be integrated into the broader, cohesive collection of residential villages. Collectively, the various planning areas will form the interlinked Arboretum community through complementary architectural and landscape themes, a network of community trails, and common recreational amenities strategically positioned throughout the community, as seen in Figure 4.2, ***Overall Land Use Plan*** and Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan***.

Neighborhoods within The Arboretum will be formed in part by individual land uses, the composition of residential product types, and internal street patterns. However, these neighborhood-level delineations are not absolute; this level of detail will be more thoroughly fleshed out at the tentative tract map stage of the development process. Likewise, actual residential lotting and selection of specific recreational amenities will not be determined until the tentative tract map stage. Given that the development areas and specific product types are not identified in the specific plan, fencing/gating requirements for each residential development which has a density of seven (7) units per acre or greater, or is being developed at multi-family standards shall be at the discretion of the Director of Planning or their designee ~~Community Development~~. The Director of Planning or their designee ~~Community Development~~ shall also have discretion as to the nature or extent of gating at the Gardens Village. The Design Guidelines and Development Standards contained in Chapters 7 and 8 of this Specific Plan, respectively, will ensure uniformity of use and design as it pertains to zoning and community character.

Although individual neighborhoods will not be delineated or discussed within this document, they are integral to the overall Arboretum Plan. For instance, the intimate spaces created through this Plan's emphasis on indoor/outdoor living are dependent upon an individual development's compliance with the standards and guidelines contained in this document. As a result, the community structure of The Arboretum extends all the way to the neighborhood level.

VILLAGE STRUCTURE

FIGURE 4.1



4.4 Land Use Objectives

The Arboretum Specific Plan provides for a long-range comprehensive planning approach that cannot be accomplished solely by designing the site at a parcel level. To achieve this goal, a number of important issues were considered during the preparation of this Specific Plan document, including the City of Fontana's Zoning and Development Code, General Plan and other regulatory policies, as well as engineering feasibility, environmental constraints, market acceptance, economic viability, development phasing, and local community goals. To ensure the functional integrity, economic viability, environmental sensitivity, and positive aesthetic contribution of the Specific Plan to the north Fontana area, this extensive analysis was used to establish the following list of project objectives. The Arboretum project intends to:

- Set forth a comprehensive development plan that implements the applicable portions of the City of Fontana General Plan and achieves the City's development goals for this portion of northern Fontana.
- Provide a balance of compatible and complementary residential and recreational land uses in a well-designed master-planned community.
- Provide a community design that establishes four unique residential villages with housing options for diverse ages, lifestyles, and income levels.
- Provide recreational facilities and amenities to meet the needs of the community by incorporating public and private parks, public and private recreation centers, and a pedestrian paseo and bicycle circulation system.
- Contribute to the range of existing housing choices in the north Fontana area by providing both attached and detached housing options in one master-planned community.
- Anticipate marketing needs and public demand by providing homes that will be marketable within the evolving economic profile of north Fontana and the surrounding region.
- Create an aesthetically pleasing and distinct community identity ("sense of place") through the establishment of design criteria for architecture, landscaping, walls, street improvements, signs, entry monuments, and other planning and design features.
- Create a sense of internal community connectivity and enhance the relationship of buildings to the street within the Specific Plan area.
- Create a strong sense of arrival into the project.
- Create a community that has a timeless character, with amenities, architecture, and landscaping that evolves as the community ages.

4.5 Land Use Plan Overview

The Arboretum Specific Plan area will contain a high quality and aesthetically pleasing community composed of residential homes, ~~community~~ commercial, an activity center and recreational land uses on ~~525.7 gross~~ 524.2 acres. Recreational amenities will include public and private gardens and parks, recreation centers, community paseos, and a pedestrian and bicycle circulation system. Actual density (residential uses) and Floor Area Ratio (FAR) (non-residential uses) ranges are determined on a parcel specific basis. Density and FAR are based on adjusted gross acreage, which takes out the area for collector streets and above, public facilities (excluding schools), and open space (excluding parks).

The Land Use Plan for The Arboretum community is illustrated on Figure 4.2, ***Overall Land Use Plan***, and includes 33 ~~32~~ planning areas. Specific information on each of the planning areas is provided in statistical summaries provided in Tables 4.3–4.6, which focus on individual villages within The Arboretum.

4.5.1 Residential Land Uses

Residential planning areas contain 3,532 dwelling units. The overall adjusted gross density of the project will be 8.4 dwelling units per adjusted gross acre. In conformance with project goals, a variety of single-family detached and high-density attached residential housing styles, sizes, and values are proposed, appealing to a wide range of future Arboretum residents. The housing mix may include homes on traditional single-family lots, detached small-lot and cluster homes, and attached residential homes.

4.5.2 Nonresidential Land Uses

Nonresidential land uses account for 85.7 ~~76.4~~ acres of the Specific Plan and are comprised of several public and private parks, public and private recreation centers and trails, the signature Arboretum park and gardens, school sites, ~~community~~ commercial and retail uses, an activity center, and local streets. Please see Figure 6.1, *Circulation Plan*, for specific street classifications.

PARKS AND RECREATION CENTERS

As shown in Figures 4.2–4.6, there are several public and private parks and recreation areas within The Arboretum. See Chapter 5, ***Parks and Amenities,*** for a detailed description of the park amenities in The Arboretum community. Timing for the Arboretum's parks and recreation centers can be found in Chapter 9, ***Phasing and Infrastructure***.

The Meadows

The Meadows Village contains a 24.4-acre school site~~,~~ and a total of 5.9 acres community parkland. As The Meadows is not a gated village, these parks and recreation facilities are open to residents of The Arboretum and the City of Fontana at large.The Meadows will have a minimum of three community gardens which can be integrated into the village's planned parks (see Appendix B, *Community Gardens*). Please see Chapter 5 regarding proposed uses for The Meadows' parks and recreational facilities.

The Gardens

The Gardens Village contains a 3.6-acre private community recreation center and a total of 2.4 acres of private neighborhood parks. While it is the intent that the Gardens Village will be gated, discretion is given to the Director of Planning or their designee ~~Community Development~~ as to the implementation since there are parcels in the village that are not owned by the Developer. The Gardens will have a minimum of five community gardens which can be integrated into the village's planned parks (see Appendix B, *Community Gardens*). Please see Chapter 5 regarding proposed uses for The Gardens' parks and recreational facilities.

The Resort

The Resort Village contains ~~a 3-acre private recreation center~~ 5.7-acre and 2-acre private village parks ~~and a 2-acre private village park connected by a 0.9-acre "Resort Village Paseo"~~. The Resort also includes one ~~three~~ ~~0.7~~ 0.8-acre private neighborhood parks~~, and one 0.5-acre private neighborhood park~~. Because the Resort is gated, these parks and recreation facilities are intended to service The Resort Village exclusively. The Resort will have a minimum of five community gardens which can be integrated into the village's planned parks (see Appendix B, *Community Gardens*). Please see Chapter 5 regarding proposed uses for The Resort's parks and recreational facilities.

The Arboretum

The Arboretum Village contains the 10.7-acre signature Arboretum Park that forms the heart of the overall Arboretum community. Each of the four planning areas within the Arboretum Village will be gated and have a private 0.3-acre neighborhood park. Please see Chapter 5 regarding proposed timing for The Arboretum's parks and recreational facilities.

SCHOOLS

The Arboretum will be served by the Fontana Unified School District (FUSD). Students from the Arboretum will attend the proposed 24.4-acre school (grades served to be determined) at the northeast corner of Citrus Avenue and Casa Grande Avenue in the Meadows Village. The development of a 12.1-acre Elementary School #37 adjacent to the Resort Village is planned for the northeast corner of Duncan Canyon Road and Cypress Avenue. In the event that a school is not developed in this second site, it is envisioned that residential units will be developed in its place. For more discussion on the implementation of residential uses in lieu of proposed school sites within The Arboretum, see Chapter 10, ***Administration***.

ACTIVITY CENTER

An 8.8-acre activity center will be located at the northwest corner of Sierra Avenue and Duncan Canyon Road. The activity center is intended to serve north Fontana residents and will provide a variety of commercial retail and neighborhood services. An ~~8.6-acre~~ additional 9.3-acre Activty Center will be located on the ~~northern~~

~~side of the mid-block local road off of the Sierra Avenue located at the~~ northwest corner of Terra Vista and Sierra Avenue as an entrance to the The Resort Village. This area will provide retail shopping and other commercial opportunities for residents.

4.5.3 Other Land Uses

"Other" land uses account for 97.9 ~~105.9~~ acres of the Specific Plan and are comprised of perimeter streets, collector streets, and easements. Please see Figure 6.1, *Circulation Plan*, for specific street classifications.

UTILITY EASEMENT

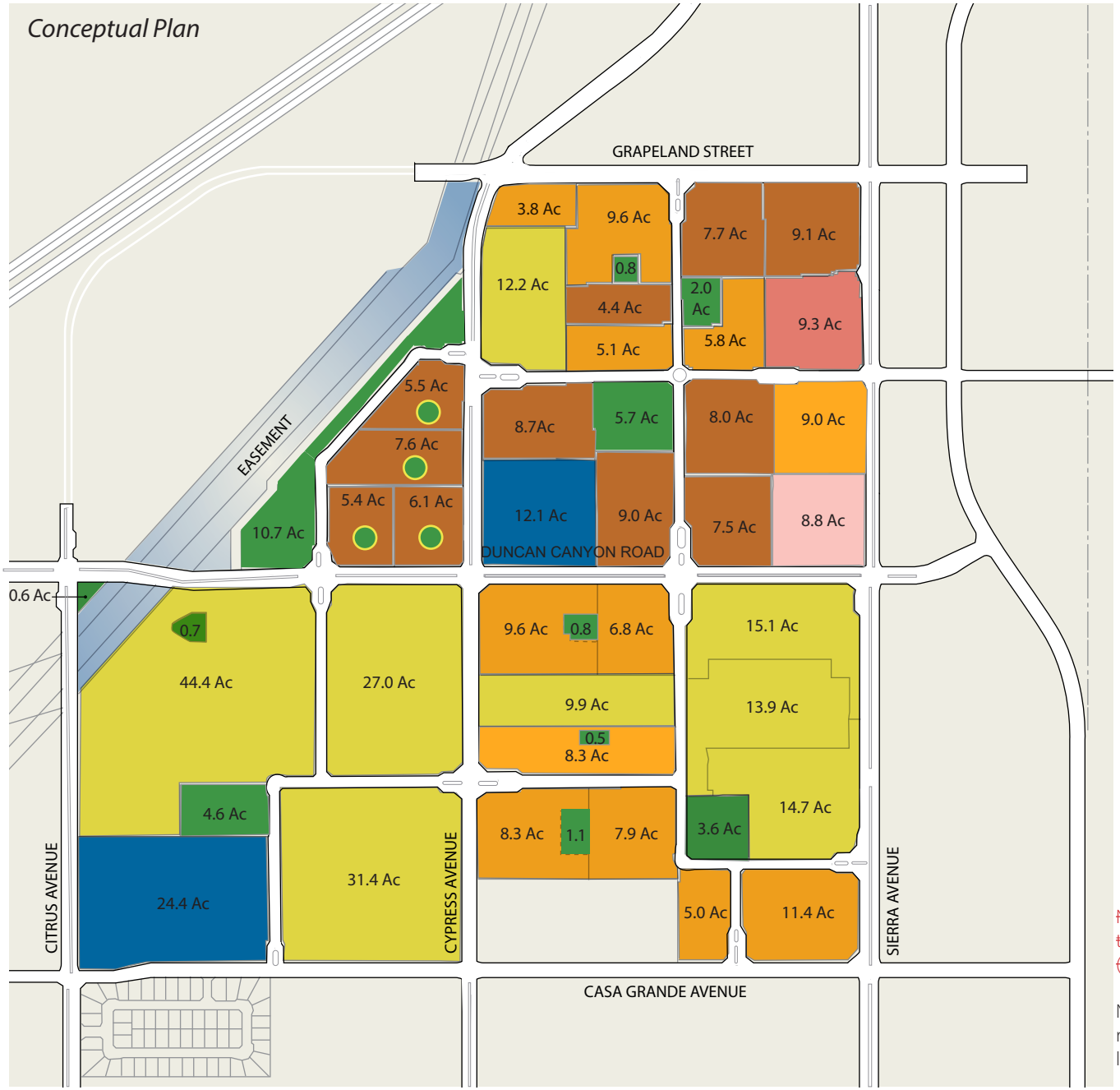
SCE and SCG utility easements comprise 31.2 acres and traverse along the northwestern edge of The Meadows and The Arboretum Villages. Improvements within the utility easements may include partnerships with local businesses, such as organic farming or community nurseries. Any community features or access points proposed within the easement will require coordination with the appropriate utility provider. The Master Developer will propose the improvements to be made in the SCE corridor.

4.6 Land Uses by Village

As the community structure of The Arboretum Specific Plan is for the most part defined by the character of its four individual villages—The Meadows, The Gardens, The Resort and The Arboretum—a breakdown of the land uses contained within each village is provided in this section.

TABLE 4.1 OVERALL STATISTICAL ANALYSIS

LAND USE	ACREAGE	DEN-SITY RANGE	MAX. UNITS
RESIDENTIAL			
R-PC ~~R-MF~~ 3.0–8.0	168.6 ~~169.3~~	3.0–8.0	953
R-PC ~~R-MF~~ 8.1–16.0	90.6 ~~107.9~~	8.1–16.0	1,189 ~~1,243~~
R-PC ~~R-MF~~ 16.1–24.0	79.0 ~~66.2~~	16.1–24.0	1,412 ~~1,336~~
NON-RESIDENTIAL			
Elementary School (Resort)	12.1	–	–
Jr High/High School (Meadows)	24.4	–	–
Neighborhood Parks	6.5 ~~6.3~~	–	–
General Commercial with Activity Center Overlay	9.3	-	-
Community Commercial with Activity Center Overlay	8.8		
Community Parks	13.9 ~~14.1~~	–	–
The Arboretum Park	10.7	–	–
~~Activity Center~~	~~8.8~~	~~=~~	~~=~~
Subtotal	85.7 ~~76.4~~	–	–
TOTAL ADJ. GROSS	423.9 ~~419.8~~	12.9 ~~8.4~~	3,532
OTHER			
Perimeter Streets	43.9	–	–
Collector Streets	26.7 ~~30.8~~	–	–
Utility Easement	31.2	–	–
Subtotal	101.8 ~~105.9~~	–	–
TOTAL GROSS	525.7	–	3,532



OVERALL LAND USE PLAN

FIGURE 4.2

LEGEND

- R-PC (Residential Planned Community) ~~R-MF (Residential Multi-Family)~~ 3.0-8.0 du/ac
- R-PC (Residential Planned Community) ~~R-MF (Residential Multi-Family)~~ 8.1-16.0 du/ac
- R-PC (Residential Planned Community) ~~R-MF (Residential Multi-Family)~~ 16.1-24.0 du/ac
- C-C (Community Commercial with Activity Use Overlay)
- G-C (General Commercial with Activity Use Overlay)
- School
- Park
- Private 0.3-acre Neighborhood Park[2]

~~Note 1: The east-west paseo connections to the north-south paseo axis may be offset (north or south) depending on product lotting.~~

Note ~~2~~1: See Chapter 5 for further information regarding the 0.3-acre neighborhood parks located within the Arboretum Village.

4.6.1 The Meadows

The 155.2 acre Meadows Village includes 102.8 acres for residential use, 24.4 acres for a school (grades served to be determined), 5.9 acres of parks and recreation, and 5.3 acres of utility easement. The average adjusted gross density of The Meadows is 4.4 du/ac.

Density in The Meadows is concentrated around a 4.6 acre community park and a 0.7 acre neighborhood park. A 0.6 acre neighborhood park at the intersection of Citrus Avenue and Duncan Canyon Road will include an identifying corner statement. As envisioned, residential product types may include traditional single-family lots of 4,000, 4,500, 5,000, 5,500, and 6,000-square feet.

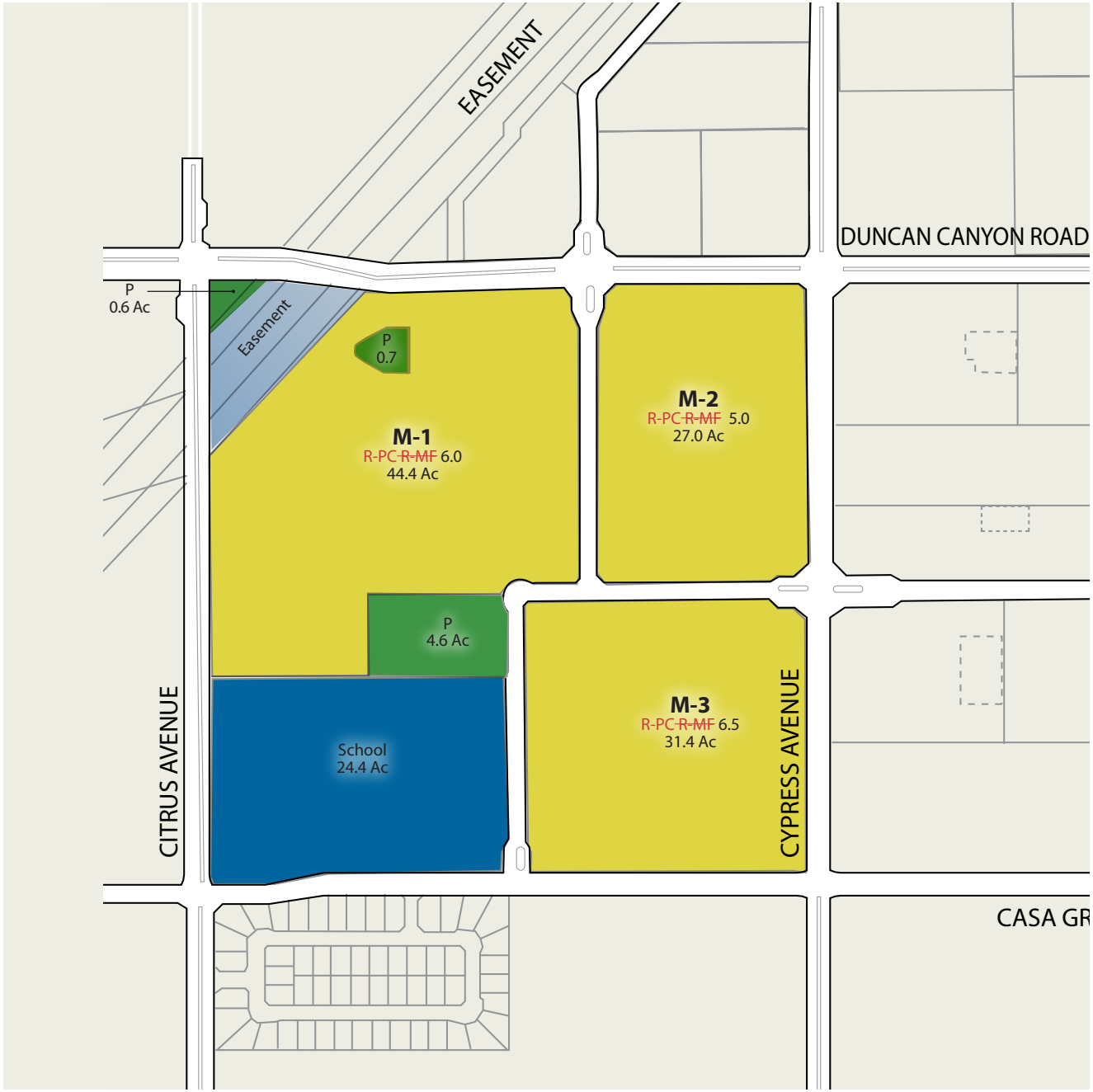
The Meadows is not a gated village. Two primary entries, which are located on Cypress Avenue and Duncan Canyon Road, and one secondary entry, which is located on Casa Grande Avenue, will provide resident and visitor access.

The Meadows will offer a community with education at the heart of the experience, with a school comfortably within walking distance and education through the use of landscape. In addition, community gardens located throughout the village will further promote education through the landscape with child-oriented amenities that may include informative placards, butterfly gardens, rock gardens, sound gardens, and tree planting areas. Additional discussion on these and associated programs can be found in Chapter 5, ***Parks and Amenities***.

TABLE 4.2 THE MEADOWS STATISTICAL ANALYSIS

PA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	MAX. UNITS
RESIDENTIAL					
M-1	R-PC ~~R-MF~~ 6.0	44.4	4-6	6.0	~~261~~
M-2	R-PC ~~R-MF~~ 5.0	27.0	4-6	5.0	~~129~~
M-3	R-PC ~~R-MF~~ 6.5	31.4	6-8	6.5	~~199~~
NON-RESIDENTIAL					
	School	24.4	–	–	–
	Neighborhood Parks	1.3	–	–	–
	Community Parks	4.6			
Subtotal		30.3	–	–	–
TOTAL ADJ. GROSS		133.1	–	4.4	589[1]
OTHER					
	Perimeter Streets	10.5	–	–	–
	Collector Streets	6.3	–	–	–
	Utility Easement	5.3	–	–	–
Subtotal		22.1	–	–	–
TOTAL GROSS		155.2	–	–	589

[1] Note: Proposed development in the Meadows Village ~~Resort Village~~ may allow for the transfer of dwelling units between planning areas in the village area, but must not exceed the maximum gross unit count per village ~~and maximum unit count per planning area~~ without a density transfer.



THE MEADOWS LAND USE PLAN

FIGURE 4.3

4.6.2 The Gardens

The 138.9-acre Gardens Village includes 114.2 acres for residential use and 6.0 acres of parks and recreation. The average adjusted gross density of The Gardens is 7.8 du/ac.

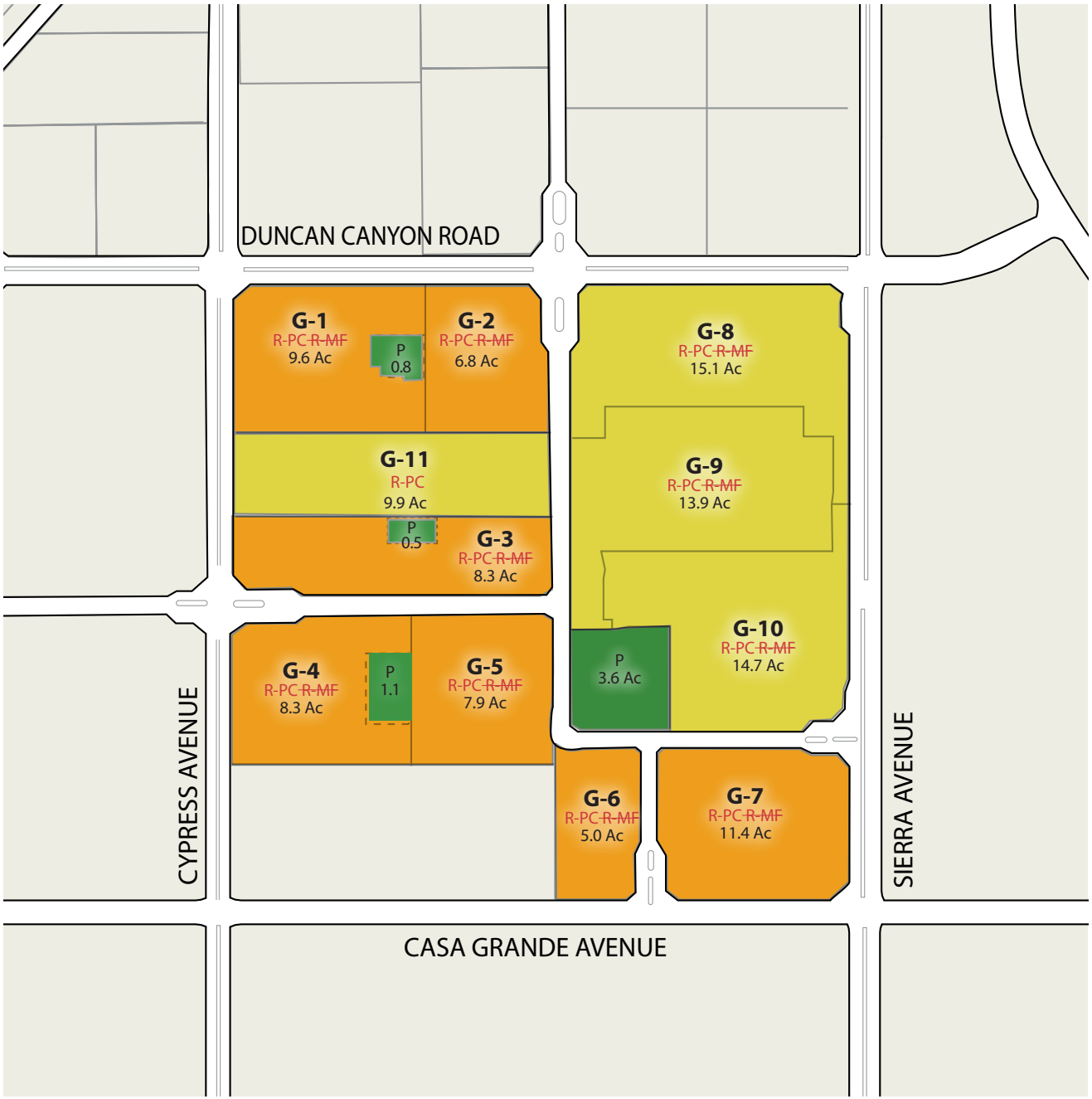
Density is concentrated on the west side of the village, with high and medium density residential flanking the Cypress Avenue entry into the village and surrounding the community park, and low density residential situated around the periphery of the village. Residential product types may include traditional single family lots of 4,000 to 7,000 and 10,000 square feet, as well as detached cluster homes and attached townhomes.

The Gardens is intended to be a gated village.

TABLE 4.3 THE GARDENS STATISTICAL ANALYSIS

PA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	MAX. UNITS
RESIDENTIAL					
G-1	R-PC ~~R-MF~~ 9.5	10.1	8 - 12	9.5	~~100~~
G-2	R-PC ~~R-MF~~14.0	6.8	10 - 15	14.0	~~98~~
G-3	R-PC ~~R-MF~~ 10.0	8.6	8 - 12	10.0	~~90~~
G-4	R-PC ~~R-MF~~ 10.0	8.5	8–12	10.0	~~85~~
G-5	R-PC ~~R-MF~~ 12.0	8.1	10 - 15	12.0	~~99~~
G-6	R-PC ~~R-MF~~ 13.5	5.1	10–15	13.5	~~69~~
G-7	R-PC ~~R-MF~~ 9.0	12.3	8 - 12	9.0	~~109~~
G-8	R-PC ~~R-MF~~5.5	15.9	4 - 6	5.5	~~86~~
G-9	R-PC ~~R-MF~~ 7.0	13.7	6 - 8	7.0	~~95~~
G-10	R-PC ~~R-MF~~ 4.5	14.8	4 - 6	4.5	~~68~~
G-11	R-PC ~~R-MF~~ 3.0	9.9	2–4	3.0	~~30~~
NON-RESIDENTIAL					
	Neighborhood Parks	2.4	–	–	–
	Community Parks	3.6	–	–	–
Subtotal		6.0	–	–	–
TOTAL ADJ. GROSS		119.8	–	7.8	930[1]
OTHER					
	Perimeter Streets	12.7	–	–	–
	Collector Streets	6.4	–	–	–
Subtotal		19.1	–	–	–
TOTAL GROSS		138.9	–	–	930

[1] Note: Proposed development in the Gardens Village ~~Resort Village~~ may allow for the transfer of dwelling units between planning areas in the village area, but must not exceed the maximum gross unit count per village ~~and maximum unit count per planning area~~ without a density transfer.



THE GARDENS LAND USE PLAN

FIGURE 4.4

4.6.3 The Resort

The 159.6-acre Resort Village includes 99.9 ~~101.6~~ acres for residential use, 18.1~~8.8~~ acres of ~~the Community~~ General Commercial land use category, 12.1 acres reserved for an elementary school, and 8.5 acres of parks and recreation facilities. The average adjusted gross density of The Resort is 10.5 ~~11.2~~ du/ac.

Generally, in this village, high density residential product surrounds high-amenity and high-activity areas, such as the community commercial retail area and recreational facilities and activity center ~~while lower density residential product surrounds the elementary school site.~~ Residential product types may include medium and high density townhomes, 4,000-square-foot-lot single-family homes, and detached cluster homes.

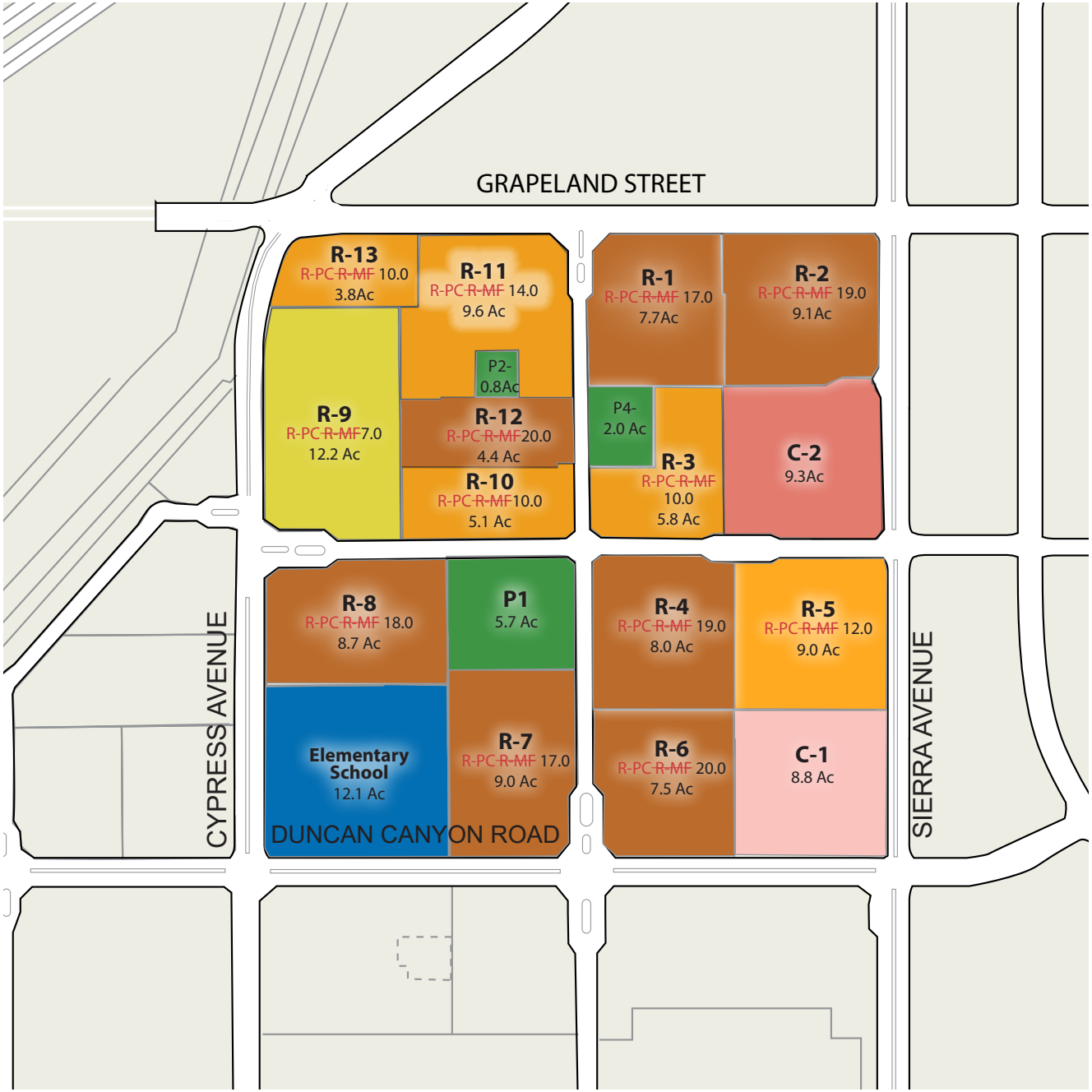
All access to the 12.1 acre elementary school shall be public and no private access points will be provided. If the elementary school site is not ultimately developed, it will have the potential to develop with a land use of medium density residential. See Chapter 10, ***Administration***, for more detailed information on development of school sites within The Arboretum community.

The Resort is a gated village. Two primary gates, which are located on Cypress Avenue and Duncan Canyon Road, will provide resident and visitor access. Two secondary gates, which are located on Grapeland Street and Sierra Avenue, will also provide access.

[1] Note: Proposed development in the Resort Village may allow for the transfer of dwelling units between planning areas in the village area, but must not exceed the maximum gross unit count per village ~~and maximum unit count per planning area~~ without a density transfer.

TABLE 4.4 THE RESORT STATISTICAL ANALYSIS

PA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	MAX. UNITS
RESIDENTIAL					
R-1	R-PC ~~R-MF10.0~~ 17.0	7.7 ~~10.1~~	16-20 ~~8–12~~	17.0 ~~10.0~~	~~131~~ ~~101~~
R-2	R-PC ~~R-MF10.0~~ 19.0	9.1 ~~9.5~~	16-20 ~~8–12~~	19.0 ~~10.0~~	~~173~~ ~~95~~
R-3	R-PC ~~R-MF 12.0~~ 10.0	5.8 ~~11.7~~	10–15	10.0 ~~12.0~~	~~58~~ ~~140~~
R-4	R-PC ~~R-MF 20.0~~ 19.0	8.0 ~~8.3~~	16–20	19.0 ~~20.0~~	~~152~~ ~~166~~
R-5	R-PC ~~R-MF 18.0~~ 12.0	9.0 ~~5.5~~	8-12 ~~16–20~~	12.0 ~~18.0~~	~~108~~ ~~99~~
R-6	R-PC ~~R-MF 7.0~~ 12.0	7.5 ~~5.6~~	16-20 ~~6–8~~	20.0 ~~7.0~~	~~150~~ ~~39~~
R-7	R-PC ~~R-MF 7.0~~ 17.0	9.0 ~~6.6~~	16-20 ~~6–8~~	17.0 ~~7.0~~	~~154~~ ~~46~~
R-8	R-PC ~~R-MF 16.0~~ 18.0	8.7 ~~8.1~~	16-20 ~~14–16~~	18.0 ~~16.0~~	~~157~~~~130~~
R-9	R-PC ~~R-MF 14.0 Attached~~ 7.0	12.2 ~~9.0~~	5-10 ~~14–16~~	7.0 ~~14.0~~	~~85~~ ~~126~~
R-10	R-PC ~~R-MF18.0 Attached~~ 10.0	5.1 ~~7.7~~	8-12 ~~16–20~~	10.0 ~~18.0~~	~~51~~~~138~~
R-11	R-PC ~~R-MF 19.0~~ 14.0	9.6 ~~7.5~~	10-15 16–20	14.0 ~~19.0~~	~~135~~ ~~143~~
R-12	R-PC ~~R-MF~~ 20.0	4.4 ~~6.0~~	16–20	20.0	~~88~~ ~~120~~
R-13	R-PC ~~R-MF~~ 10.0	3.8	8-12	10.0	~~38~~
~~R-13~~	~~R-MF 20.0 - Attached~~	~~6.0~~	~~16–20~~	~~20.0~~	~~120~~
NON-RESIDENTIAL					
C-1	Community Commercial with Activity Center Overlay	8.8			
C-2	General Commercial with Activity Center Overlay	9.3			
	Elementary School	12.1	–	–	–
	Neighborhood Parks	~~2.6~~ 2.8	–	–	–
	Community Parks	5.7 ~~5.9~~	–	–	–
	~~Activity Center~~	~~8.8~~	–	–	–
Subtotal		38.7 ~~29.4~~	–	–	–
TOTAL ADJ. GROSS		13 ~~1~~8. ~~0~~6	–	10.5 ~~11.2~~	1,463[1]
OTHER					
	Perimeter Streets	14.0	–	–	–
	Collector Streets	7.01 ~~14.6~~	–	–	–



THE RESORT LAND USE PLAN

FIGURE 4.5

4.6.4 The Arboretum

The 72.0-acre Arboretum Village includes ~~25.2~~ 24.6 acres for residential use, 10.7 acres of The Arboretum Park, and 25.9 acres of utility easement. The average adjusted gross density of The Arboretum Village is 15.6~~15.3~~ du/ac.

Each of the four planning areas in the Arboretum Village shall be gated. Two primary entries, which are located on Cypress Avenue and Duncan Canyon Road, will provide resident and visitor access.

The Arboretum Village will offer a unique quality of life, with homes in close proximity to ~~oriented around~~ the signature Arboretum Park. Out of the four villages that comprise The Arboretum community, The Arboretum Village provides the highest density residential environment, with proposed housing product including attached townhomes and condominiums and other high-density residential homes. In addition, the residential uses in The Arboretum Village will enjoy connectivity to the utility easement, along which will run a proposed pedestrian and cycling trail that will connect to a larger regional trail system.

Each of the four planning areas within the Arboretum Village will have a private 0.3-acre neighborhood park. Please see section 5.1.5, *The Arboretum - Parks and Amenities*, for possible park amenities.

TABLE 4.5 THE ARBORETUM STATISTICAL ANALYSIS

PA	LAND USE	ACREAGE	DENSITY RANGE	TARGET DENSITY	MAX. UNITS
RESIDENTIAL					
A-1	R-PC ~~R-MF~~ 22.5	5.5 ~~7.4~~	20–24	22.5	~~123167~~
A-2	R-PC ~~R-MF~~ 23.0	7.6 ~~5.0~~	20–24	23.0	~~174116~~
A-3[1]	R-PC ~~R-MF 19.0~~22.5	6.1 ~~5.9~~	20-24 ~~16 - 20~~	22.5 ~~19.0~~	~~138112~~
A-4	R-PC ~~R-MF~~22.5	5.4 ~~6.9~~	20–24	22.5	~~121155~~
NON-RESIDENTIAL					
	The Arboretum Park (AP)-1	6.3 ~~10.7~~	–		–
	AP-2	2.1			
	AP-3	2.3			
Subtotal		10.7	–		–
TOTAL ADJ. GROSS		35.39	–	15.6~~15.3~~	551[2]
OTHER					
	Perimeter Streets	6.7	–	–	–
	Collector Streets	4.1 ~~3.5~~	–	–	–
	Utility Easement	25.9			
Subtotal		36.1	–	–	–
TOTAL		72.0	–	–	551

[1] Note: Planning Area A-3 was originally entitled for 136 units and a target density of 23.0. A density transfer occurred as part of the 2021 Specific Plan Amendment to the max units/target density shown in Table 4.5.

[2] Note: Proposed development in the Arboretum Village ~~Resort Village~~ may allow for the transfer of dwelling units between planning areas in the village area, but must not exceed the maximum gross unit count per village ~~and maximum unit count per planning area~~ without a density transfer.

THE ARBORETUM LAND USE PLAN

FIGURE 4.6

This page intentionally left blank.

Chapter 5.0

Parks and Amenities

Homes in The Arboretum are situated within a system of parks and trails centered around an arboretum landscape concept. Recreation centers, parks and gardens, including the community's focal point—The Arboretum Park—will link the community's four villages together.

Not only do The Arboretum's trails and gardens support the overarching principles and arboretum theme, the community's corridors and roadways also serve as a compilation of various tree species and an extension of the community's established collection of plant varieties. In addition, the single-family attached and detached residential units envisioned for this project will have an emphasis on indoor/outdoor living, further supporting interaction with the environment.

The community features and facilities (streetscapes, ~~paseos,~~ parks, entries, recreation facility) of The Arboretum shall be designed in materials and styles that evoke feelings of a growing landscape.

The four villages of The Arboretum—The Meadows, The Gardens, The Resort, and The Arboretum—will provide recreational amenities customized to the unique needs and lifestyles of their residents. Please see Chapter 7, *Design Guidelines and Landscape*, for further information regarding the landscape program for the entire Arboretum Community.

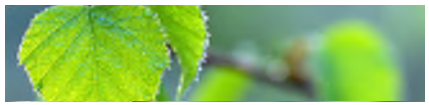
5.1 Parks and Amenities Program

The primary open space element and focal point of the community is The Arboretum Park. The proposed Arboretum Park, with its thematic gardens, botanical garden and trails, is a landmark amenity and will be open to the public and enjoyed by residents and visitors citywide.

A primary goal in designing these parks and gardens in The Arboretum is to provide activities suitable for a variety of ages and activity levels, thereby supporting many life stages. All residential development with densities of 8.1-24.0 and all alley loaded products shall be within a 3-minute walk (800 feet assuming a walking pace of 3 miles per hour) of a barbecue and tot lot facility. Neighborhood parks provide access to recreation opportunities for nearby residents. The size of these neighborhood parks varies from approximately 0.3 to 1.0 acre in size. Some may include tot lots and play spaces for young children, and some may include pools or spa facilities designed for young (or young-at-heart) adults. Other parks may be more passive with family picnic and seating pavilions. For further information on community gardens, please see Appendix B, *Community Gardens*.

Recreational parks and amenities presented in this Specific Plan are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. Final park site plans must be approved by the City of Fontana's Police and Public Works departments. See Figure 5.1, *Parks and Open Space Plan*, for the location and size of parks and open space provided in The Arboretum, Figure 5.2 for the identification of public versus private parks, and Figures 5.3 through 5.9 for conceptual parks and amenities plans. Also see Section 9.5.6, *Public and Private Parks*, for the timing of The Arboretum community's parks.

Examples of themed gardens



PARKS & OPEN SPACE PLAN

FIGURE 5.1

LEGEND

- Parks and Arboretum
- Private 0.3-acre Neighborhood Park [1]
- Arboretum Trail
- Community Trail
- Arboretum Trail - Community Trail Pedestrian Connection [2]

Note 1: See Section 5.1.5 for further information regarding the 0.3-acre neighborhood parks located within the Arboretum Village.

Note 2: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.

Note 3: Note 2 : Medians are conceptual in nature and any median breaks shall be identified in future construction documents.

PUBLIC VERSUS PRIVATE PARKS

FIGURE 5.2

LEGEND

- Public Parks
- Private Parks

5.1.1 Community-Wide Parks and Amenities

TYPICAL PARKS 1.0-ACRES OR LESS

These parks create spaces where neighbors can visit at a park space near their home. Typical neighborhood parks will be up to 0.8 acres in size. Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. Please see Section 5.1.5 for details on 0.3-acre neighborhood parks.

Amenities for 0.5 and 0.7-acre typical parks will include, but are not limited to:

- Barbecue area
- Family picnic area
- Tot Lot
- Open play turf area

Amenities for 0.8 and 1.0-acre typical parks may include, but are not limited to:

- Sports court
- Pool/spa
- Tot Lot
- Barbecue area
- Family picnic area
- Open space

Additional typical amenities for typical parks 1.0-acre or less may include, but are not limited to:

- Walking paths
- Seating areas
- Shade trees
- Thematic gardens
- Shade structures

The above lists provide a general indication of the level of amenities envisioned for typical parks based on park size. At the typical park level, it is intended that one pool will be provided in the Resort Village, and two in the Gardens Village.

Example of shade structure and family picnic tables appropriate for neighborhood parks and recreation areas

PEDESTRIAN PASEOS, TRAILS AND BICYCLE CIRCULATION

The Arboretum Trail and Community-Wide Pedestrian ~~Paseos and~~ Trails

Community-wide pedestrian ~~paseos and~~ trails will be provided throughout The Arboretum, as well as Class II bicycle lanes. All pedestrian ~~paseos and~~ trails will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. As shown in the coming section and in Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan***, a 6-foot-wide pedestrian walk will run on the project sides of all perimeter streets, and a 10-foot-wide Arboretum Trail will connect the major parks and recreation facilities of all four villages and will serve as the pedestrian's wayfinding tool for walking or jogging throughout the community. Pedestrian walkways that are 6 feet wide (collector streets) or 5 feet wide (local streets) will also be located throughout the community to provide safe pedestrian circulation throughout The Arboretum. Class II bicycle lanes will be located on both sides of Duncan Canyon Road and Cypress Avenue, as well as on the project sides of Sierra and Citrus Avenues, Casa Grande Avenue and Grapeland Street.

Community Trail Along Easement and Buffer

A 12-foot-wide community trail is provided along the edge of the utility easement that parallels the western project boundary. Connections to neighborhoods will be provided along this buffer zone, as well as a pedestrian connection to the Arboretum. Larger trees are planned along the easement edge to provide a visual barrier at the perimeter of the residential edge. Trees with a maximum height of 20 feet or less are allowed in the easement. Uses that may occur within this easement are such things as trails, gardens, growing grounds, or organic demonstration fields.

The following apply:

- SCE buffer along edge of easement
- 10-foot-wide landscape buffer, adjacent to trail
- Windrow buffer trees – 15-gallon minimum (See Overall Arboretum Plant Palette)
- 12-foot-wide community pedestrian path
- 28-foot-wide landscape zone between the trail and residential edge
- Trail connections to residential neighborhoods
- Trail connection to the Arboretum
- Randomly spaced trees
  - 50% 15 gallon (minimum)
  - 50% 5 gallon
  - Select From Overall Arboretum Plant Palette
- Native and drought-tolerant shrubs
  - 50% 5 gallon (minimum)
  - 50% 1 gallon
  - Select From Overall Arboretum Plant Palette

Example of community trail in SCE Easement

5.1.2 The Meadows – Parks and Amenities

PUBLIC PARK

A community-wide recreational element is provided in The Meadows in the form of a Public Park. This park will not only be used by the residents of The Arboretum, but will be available for all Fontana residents to enjoy. This park is surrounded by public streets and parking is provided within the park. This park is intended to provide something for everyone. As shown on Figure 5.3, the program for the Public Park is as follows:

- Parking within the park
- Large open turf area, informal ball play
- Walking/jogging Paths
- Demonstration Garden
- Park restroom/storage building
- Shade structures with family picnic
- Children's adventure play area
- Small children tot lot area with seating
- Central planter w/ seating and focal element
- One basketball court
- Interactive gardens
- Park shade trees
- Orchard garden
- Focal fountain w/trellis
- BBQ

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. The design should not be considered as the Final Park Plan.

This park will be accessible to the public and will be City maintained and will meet all City specifications and regulations.

Examples of a shade structure and tot lot found in The Meadows

THE MEADOWS COMMUNITY PARK

FIGURE 5.3

5.1.3 The Gardens – Parks and Amenities

RECREATION CENTER

In addition to the Recreation Center located in The Resort and the public park in the Meadows, The Gardens also contains a major 6,610-square-foot recreation center, which is easily accessible to all residents of this community. This Recreation Center and sports facility is located in the center of the community.

As indicated on Figure 5.4, the following programs are provided.

- Resort pool & spa
- Lap swimming area
- Pool restroom
- Indoor kitchen
- Fitness Center
- Meeting Rooms
- Event lawn area/open play areas
- Central shade pavilion
- Picnic facilities with shade structures
- Tot lot/children's play area
- Barbecue area
- Terrace Patio
- Dog Park
- 2 half-court basketball courts
- Pickleball Court

The Recreation Center Plan and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. The design should not be considered as the Final Park Plan.

THE GARDENS COMMUNITY PARK

FIGURE 5.4

5.1.4 The Resort – Parks and Amenities

PRIMARY RECREATION CENTER

The Resort ~~35.7~~-acre Primary Recreation Center also provides active and passive uses. This Recreation Center is located in the center of the community.~~at the south end of the resort community central paseo and features similar amenities to the 2-acre Recreation Center.~~ This Recreation Center contains a 15,000-square-foot clubhouse facility, a pool complex, and a parking area.

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. This Park design should not be interpreted as a final Park design.

As shown in Figure 5.5, typical amenities shall include, but are not limited to:

- Junior Olympic pool
- Spa
- Wading pool
- Pool sun deck
- 15,000-square-foot clubhouse facility
- Demonstration kitchen
- Theatre
- Fitness Center
- Meeting Rooms
- Multipurpose Room
- Fireplace
- Tot Lot area
- One-half basketball court
- Cabanas, shade structures, or trellises
- 60’ x 90’ great lawn
- Turf terrace
- Parking Lot
- Lookout garden and pavilion
- Paseo connection
- Outdoor lounge
- Outdoor fireplace
- Outdoor kitchen
- Picnic tables
- Barbecues
- Pavilion garden
- Putting green
- Thematic landscaping

Examples of typical amenities found in The Resort

SECONDARY RECREATION CENTER

The Resort 2-acre Secondary Recreation Center provides both active and passive activities for all residents of the Resort to enjoy. ~~A pedestrian connection is also provided to the adjacent paseo, which links this Recreation Center to The Resort primary Recreation Center.~~

Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. This park design should not be interpreted as a final park design.

As shown in Figure 5.6, typical amenities shall include, but are not limited to:

- Resort Pool
- Spa
- Wading pool
- Pool sun deck
- Open turf play areas
- Tot lot area
- Overlook garden with pavilion
- Paseo connection
- Thematic landscaping
- Outdoor lounge
- Outdoor fireplace
- Pedestrian plaza area with enriched paving, benches and a pavilion
- Pool building with restroom, showers, and storage
- Picnic tables
- Barbecues
- Garden seating
- A 1/2 basketball court
- One tennis court
- Themed gardens
- Benches
- Rose Garden

An outdoor fireplace (above) and central lawn (below) are examples of typical amenities found in The Resort

~~THE RESORT COMMUNITY PASEO~~

~~The Resort Community Paseo provides for pedestrian connections between both Recreation Centers and to adjacent residential developments. The paseo ranges between 40 feet and 50 feet in width between buildings and will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. As illustrated in Figure 5.7, typical amenities shall include, but are not limited to:~~

- ~~Major north/south pedestrian connection~~
- ~~Several focal plazas~~
  - ~~Thematic pottery~~
  - ~~Seating areas~~
  - ~~Shade trees~~
  - ~~Thematic landscaping~~
- ~~Paseo connections to neighborhoods~~
- ~~Residential front yard entry courts generating from the central paseo~~
- ~~Central grand fountain plaza~~
  - ~~Thematic Tree grove~~
  - ~~Seating~~
  - ~~Fountain~~
  - ~~Thematic Pottery~~
  - ~~Thematic landscaping~~
- ~~Passive accent patios~~
  - ~~Shade structure~~
  - ~~Special paving~~
  - ~~Thematic landscaping~~
- ~~Central lawn area~~

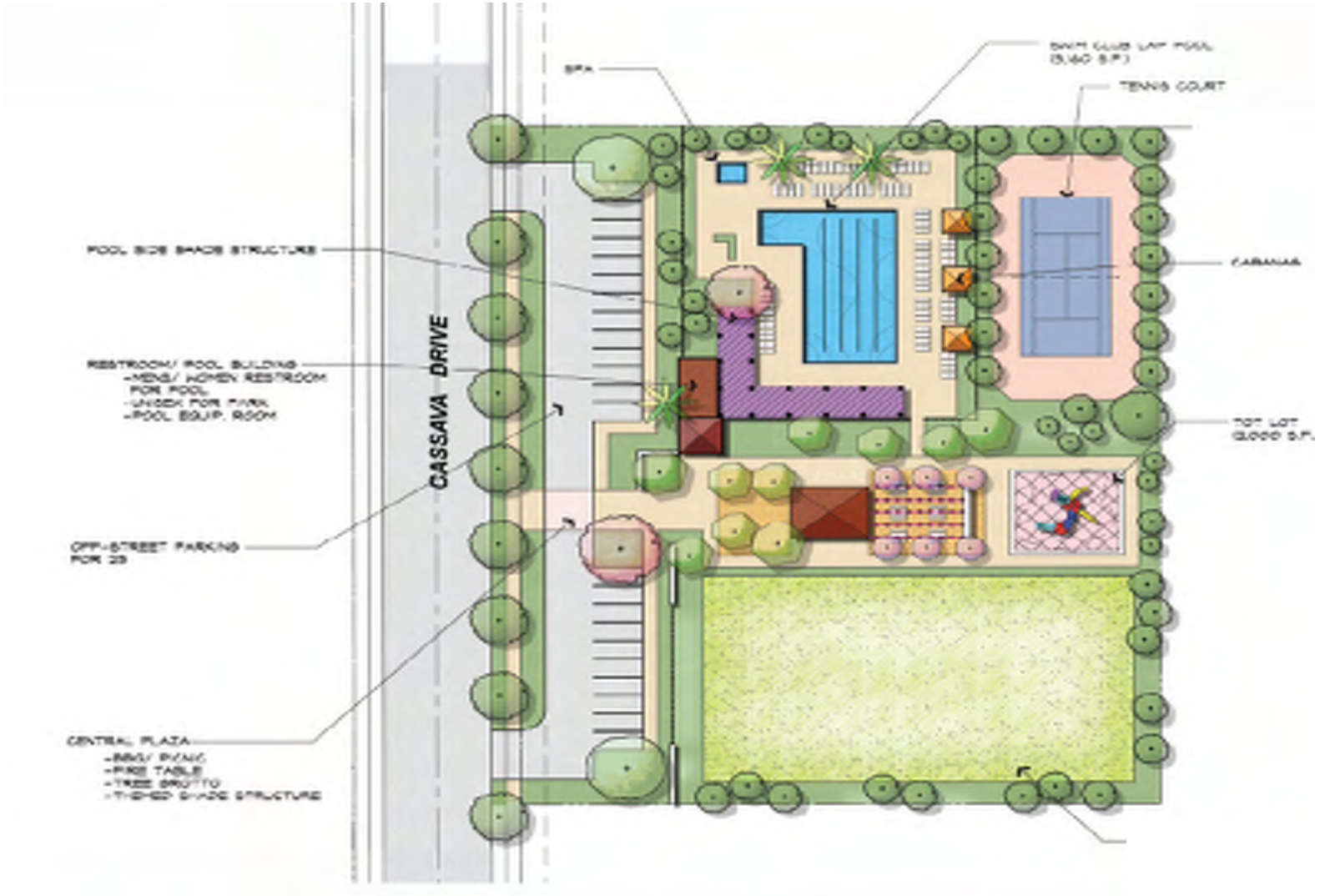
Examples of typical amenities associated with The Resort Community Paseo

THE RESORT – PRIMARY RECREATION CENTER

FIGURE 5.5

THE RESORT – SECONDARY RECREATION CENTER

FIGURE 5.6



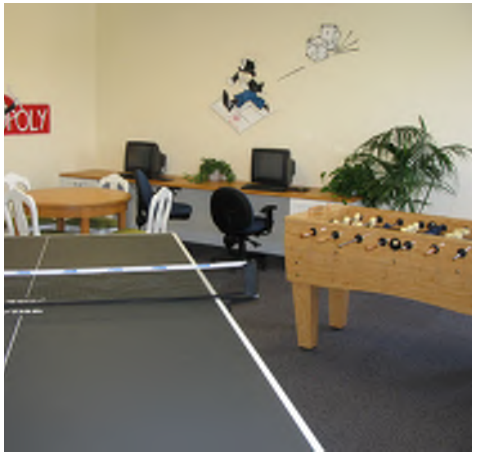
Note: Parking will not conflict with traffic through final design.

5.1.5 The Arboretum – Parks and Amenities

PRIVATE NEIGHBORHOOD PARKS

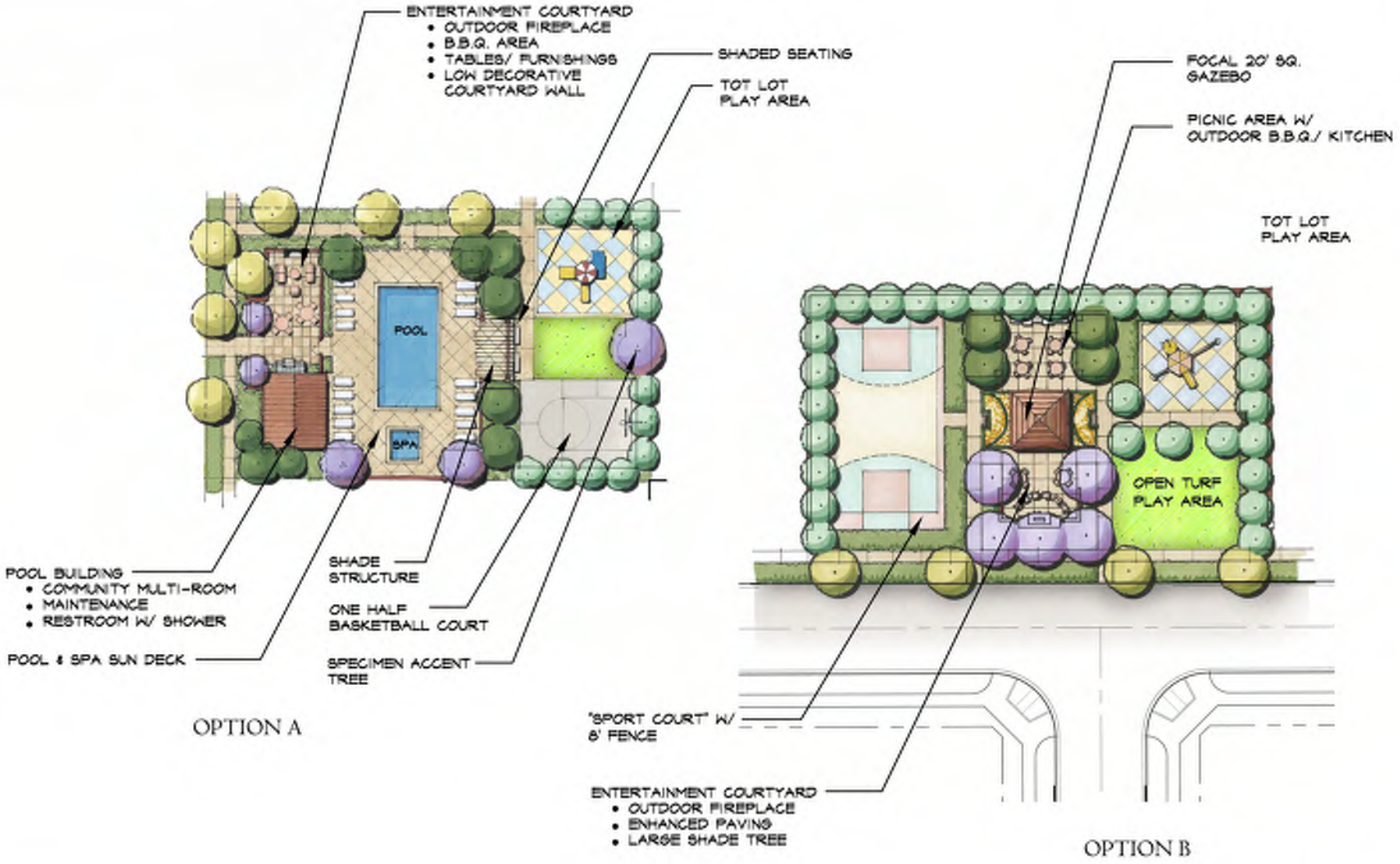
Each of the four planning areas within the Arboretum Village will have a private 0.3-acre neighborhood park. At least two of the four parks will include a community pool. Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Planning or their designee ~~Community Development~~ and in substantial conformance with the Specific Plan. As shown in Figure 5.8, typical amenities shall include but are not limited to:

- Community multi-room
- Dedicated game room
- BBQ kitchen area
- Outdoor fireplace
- Sports court
- Water feature
- Picnic benches
- Tot lot
- Gazebo
- Pool/Spa



PRIVATE 0.3-ACRE NEIGHBORHOOD PARK

FIGURE 5.7



THE ARBORETUM PARK

The Arboretum Park is located in The Arboretum Village, the signature village in the northwest corner of the Specific Plan project area. The overall design character of The Arboretum community will be defined by the look and feel of the Arboretum Park, and this spirit will be infused throughout the remaining three villages to achieve a unified character for The Arboretum community as a whole. As such, the vision and character of The Arboretum community must be diligently created and maintained within the Arboretum Park. Parking areas are integrated into the Arboretum Park and their designs shall comply with all applicable requirements. As illustrated in Figure 5.9, typical amenities for The Arboretum Park shall include but are not limited to:

- Perennial garden
- Tot lots
- ~~Historic agriculture working garden~~
- Specimen trees
- Regional bike trail
- Demonstration Nursery
- Dog Park
- Stroller paths and jogging loops
- Picnic areas with game tables
- ~~Outdoor movie screen~~
- ~~Multilevel lake with waterfalls~~
- Orchard
- Pickle Ball
- Soccer Field

Example of an educational plaque and topiary garden appropriate for The Arboretum Park

THE ARBORETUM PARK

FIGURE 5.8

Note: This illustration is conceptual in nature. Parking lot design shall be adjusted as needed to accommodate City stacking requirements.

This page intentionally left blank.

Chapter 6.0

Circulation and Streetscape Design

In The Arboretum, circulation and streetscape design are important not just for mobility but also for the overall community identity and feel. The interactive landscape of The Arboretum is created through driving, walking, or riding along the community's streets and roads. Pedestrian and bicycle circulation along the community's ~~paseo and~~ sidewalk system is also an important component of the landscape experience. Wall treatments along the main ~~major~~ perimeter streets and project community monumentation elements aid in the distinctiveness of this special community and the villages that are contained within it. The quality of the enriched landscaping as viewed from the surrounding roadways creates a strong first impression of the project and sets the stage for the theming of the Specific Plan area.

This chapter presents vehicular and nonvehicular circulation concepts for The Arboretum in tandem with landscaping proposed along community roadways. Additional information regarding streetscape design, including specific plant species, is presented in Chapter 7, ***Design Guidelines and Landscape.***

6.1 Street Typologies and Landscaping

A circulation and streetscape design concept has been developed for The Arboretum as illustrated in Figure 6.1, ***Circulation Plan.*** Circulation improvements constructed for the project will improve the functional efficiency of the north Fontana circulation system and streetscape design features will enhance the aesthetics of the street network through landscape improvements along the project's frontage.

Access to the project site will be provided via Sierra Avenue, Citrus Avenue, Cypress Avenue, Casa Grande Avenue, Duncan Canyon Road, and Grapeland Street. The main objective of the circulation plan and the planned roadway improvements is to provide direct and convenient access to the community through a safe and efficient network of roadways. On the community level, roadways in the Arboretum Specific Plan include major highways, primary highways, and secondary highways (referred to as "perimeter streets"). On the neighborhood level, typical roadways include collector streets and local streets. A description of the roadway improvements that will be implemented as part of The Arboretum are described below. Typical street and intersection cross-sections and plan views are illustrated in Figures 6.3 through 6.8, and a street section key map is provided in Figure 6.2, ***Street Sections Key Map***.

The landscape treatment for streetscenes in The Arboretum are designed to create an open, welcoming feel for people entering the community. Street trees are the primary delineators within the landscape and aesthetically soften the environment along street corridors. Street trees provide pedestrian scale, create a pedestrian-friendly image, and provide shade for users. Background trees on some streets are intended to supplement the streetscene character and aid in softening pedestrian views of adjacent architecture. A naturalistic streetscene is planned for Sierra Avenue, Grapeland Street, Citrus Avenue, Casa Grade Avenue, Duncan Canyon Road, and Cypress Avenue. This streetscene treatment consists of large-scale trees planted in random groupings that will blend The Arboretum into surrounding neighborhoods, which may consist of varying streetscene treatments.

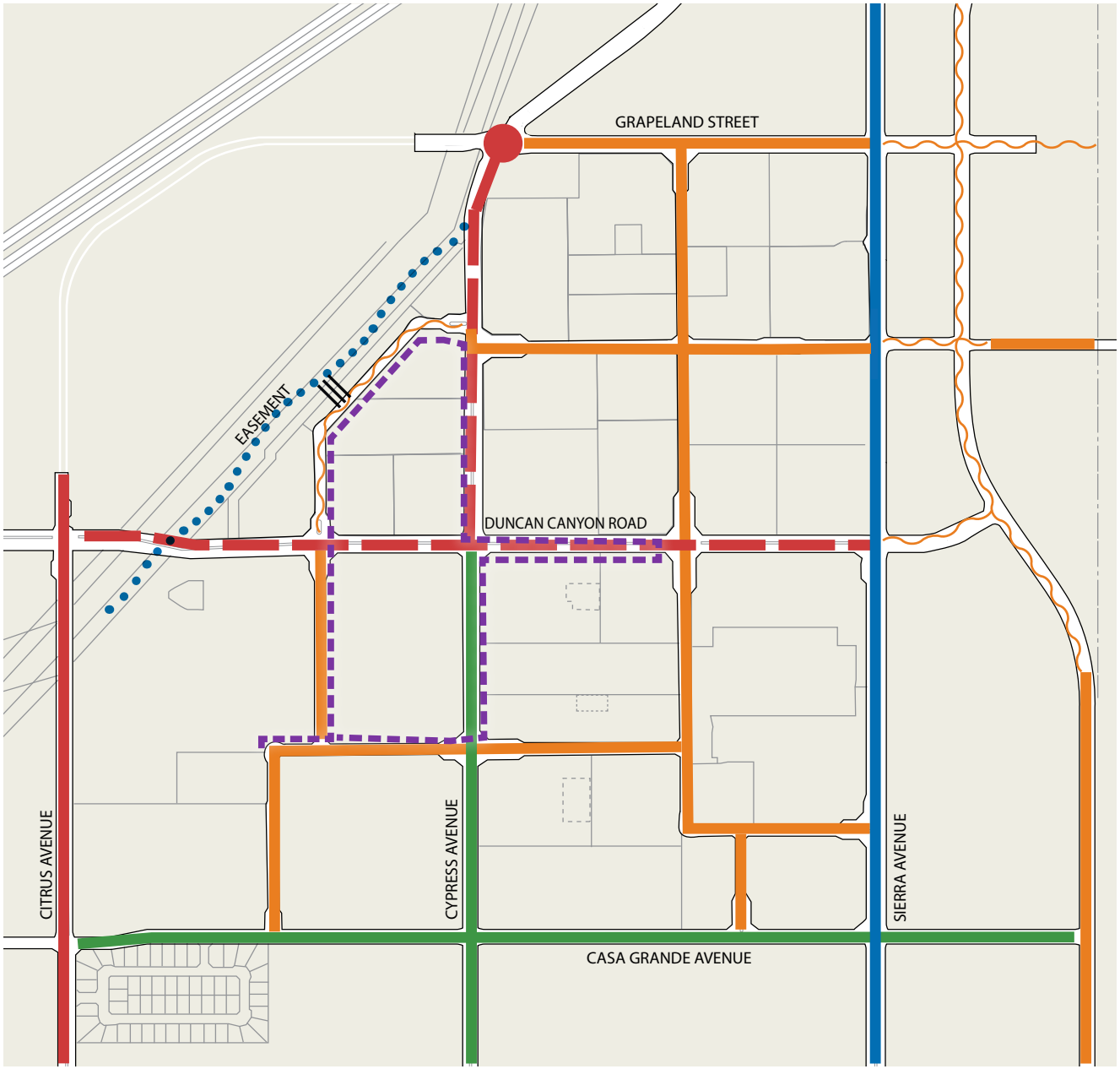
The following are general landscaping requirements for streetscenes:

- Minimum street tree and background tree size is 24-inch box.
- All street trees shall be selected from the street tree plant palette, (refer to the Fire Protection Master Plan for The Arboretum which supercedes this document).
- One dominant street tree shall be specified on each collector street with the exception of the streets containing The Arboretum Trail, which has varying street trees varieties.
- Specimen trees are utilized at monumentation corners and entry areas.
- All street trees shall be planted and staked per the City of Fontana requirements.
- All trees planted closer than 5 feet to a hardscape element shall have a linear root barrier installed adjacent to all hardscape elements at time of planting tree.

Approval of the typical cross sections and intersections is based on an approved Alignment Study on file with the City Engineer. This approval does not relieve the design engineer from adhering to current City standards and standard engineering practices in place at time of plan development, as approved by the City Engineer.

CIRCULATION PLAN

FIGURE 6.1



LEGEND

- Major Highway
- Primary Highway
- Modified Primary Highway
- Secondary Highway
- Collector Street
- Collector Street Alignment Undetermined
- Arboretum Trail
- Community Trail
- Arboretum Trail - Community Trail Pedestrian Connection [1]
- Roundabout

Note 1: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.

Note 2 : Medians are conceptual in nature and any median breaks shall be identified in future construction documents.

Note 3: The alignment with knuckles as shown in the exhibit is conceptual in nature only and the final alignment will be determined on the basis of a traffic analysis to be conducted when the first planning area adjacent to the roadway is submitted for entitlement.

See Section 9.2, Circulation Phasing Plan, for further discussion about roadway improvements assocaited with the buildout of the Specific Plan and their phasing.

6.1.1 Perimeter Streets

Sierra Avenue, Cypress Avenue, Duncan Canyon Road, Citrus Avenue, Casa Grande Avenue, and Grapeland Street are designated as perimeter streets for The Arboretum. Typical street cross-sections and plan views are illustrated in Figure 6.3, *Perimeter Streets*. The opposite side of these streets are either existing or will be improved by other property owners.

There are median islands on Sierra Avenue (20 feet wide), Cypress Avenue north of Duncan (18 feet wide) and Citrus Avenue (14 feet wide). Casa Grande Avenue, Cypress Avenue south of Duncan, and Grapeland Street do not have medians.

Two unique landscaping options are available for perimeter streets. These two options are identified in Figures 6.4A, *Perimeter Streets - Option A (Specimen Trees)* and 6.4B, *Perimeter Streets - Option B (Vineyards)*. Option A and/or option B shall occur 3-5 times every 1,000 linear feet along all perimeter streets. Portions of the Arboretum Trail streetscene occurs along the perimeter streets of Cypress Avenue and Duncan Canyon Road and is discussed in section 6.1.5, *Arboretum Trail Streetscene*.

The General Plan designates Sierra Avenue as a "theme corridor," particularly in relation to its view potential towards the San Gabriel and San Bernardino Mountains to the north of the City. Sierra Avenue is also shown in the General Plan as a "designated truck route." With these special designations, it is important that the Sierra Avenue streetscene accommodate vehicular and truck traffic while maintaining a quality landscape theme.

The following landscape standards apply:

- 8-foot-wide landscaped parkway
- 6-foot-wide sidewalk
- 8-foot-wide additional shrub-planting zone behind sidewalk
- 6-foot-high community-theme wall (noise analysis may require an 8-foot wall or higher)
- Vines on wall at 20 feet on center spacing (select from Plant Palette)
- Randomly spaced large-scale evergreen trees (select from Plant Palette)
- Large-scale deciduous accent trees intermixed with the large-scale evergreen trees (select from Plant Palette)
- Grouping of flowering accent trees intermixed with the large scale trees. Locate groupings between 120 feet and 200 feet apart continuous in the parkway and median island (adds seasonal interest) (select from Plant Palette)
- Median island tree concept consistent with overall landscaping theme
- Layered shrubs between sidewalk and community-theme wall as permitted by the Fire Protection Master Plan for The Arboretum (select from Plant Palette)
- Shrubs in median island 30-inch-high maximum (select from Plant Palette)
- All parkway and median island trees a combination of 24-inch box and 36-inch box trees
- Install linear root barrier when trees are closer than 5 feet to a hardscape element
- Vines to be 1-gallon minimum
- Shrubs to be 1-gallon minimum (parkway and median island)
- Spreading shrubs and ground cover to be 1-gallon minimum

6.1.2 Duncan Canyon Road and Citrus Avenue at Easement

When Duncan Canyon Road and Citrus Avenue pass under the Southern California Edison (Edison) lines the streetscene character changes due to limitations on landscaping heights that are required by Edison. All streetscene design elements are the same as the perimeter street elements with the exception of the street and median island tree changes that are replaced with a small-scale tree approved by Edison. Typical street cross-sections and plan views are illustrated in Figure 6.5, ***Duncan Canyon Road and Citrus Avenue at Easement***.

The following additional landscape features apply (all other landscape features remain):

- All parkway trees, parkway back-up trees, and median island trees are replaced with a small-scale tree; maximum of 20 feet in height
  - Lagerstroemia indica (Crape Myrtle)
  - 24-inch box minimum
  - 40 feet on center spacing

6.1.3 Collector Streets

Collector streets serve to move vehicles within villages and connect residents to perimeter streets. While Grapeland Avenue is designated as a collector street in Figure 6.1, its streetscape will follow that of perimeter streets as detailed in section 6.1.1. The collector streetscene features a 12-foot-wide parkway on both sides of the street which includes a 6-foot landscape area and a 6-foot sidewalk. When there is a residential rear or side yard condition and/or a community theme wall an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. Typical street cross-sections and plan views are illustrated in Figure 6.6, ***Collector Streets.***

The following landscape standards apply:

- 6-foot-wide landscaped parkway
- 6-foot-wide sidewalk
- 10-foot-wide shrub and tree planting easement between the sidewalk and a residential rear or side yard condition and/or a community theme wall
- Large-scale street trees with triangular spacing at 80 feet on center
  - Rhus lancea (African Sumac)
  - 24-inch box minimum
- Layered Shrubs between sidewalk and community wall or maintenance curb as permitted by the Fire Protection Master Plan for The Arboretum
  - 1-gallon minimum
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Plan for The Arboretum
- Vines on wall (where applicable)
  - 1-gallon minimum
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Master Plan for The Arboretum
- Spreading shrubs and ground cover 1-gallon minimum
- Install linear root barrier at all trees closer than 5 feet to a hardscape element

6.1.4 Local Streets

Local Streets can have a street width of 36 feet (curb-to-curb) with a 56-foot total right-of-way or have a street width of 40 feet (curb-to-curb) with a 60-foot total right-of-way. To determine the appropriate streetscene, the following street performance standards shall apply:

- The Short Local Street classification (36 feet curb-to-curb) may be restricted to cul-de-sac and short local streets (public or private) no longer than 650 feet.
- Short Local Streets may exceed the 650-foot length where a "bend" exists ("U" shaped or "L" shaped streets), provided that each roadway segment does not exceed 650 feet in length.
- If the Short Local Street has parking and garage door loading from only one side of the street, then the requirements above may be exceeded to double.
- The Local Street classification of 40 feet wide curb-to-curb shall be used for local collector streets or backbone streets which exceed the above standards.

In both cases, both sides of the street feature a 5-foot-wide street-adjacent landscape area and a 5-foot-wide sidewalk. When there is a residential rear yard condition an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. When a residential unit fronts onto a collector street no landscape easement is required. Typical street cross-sections and plan views are illustrated in Figure 6.7, ***Local Streets.***

The following landscape standards apply:

- 5-foot-wide landscaped parkway
- 5-foot-wide sidewalk
- 10-foot-wide shrub and tree planting easement between the sidewalk and a residential rear yard condition
- 6-foot-high rear and side block wall at residential rear or side yards
- Medium side yard shrubs (between walk and property line wall)
  - 1-gallon minimum
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Master Plan for The Arboretum
- Vines on side yard wall at 10 feet on center spacing
  - 1-gallon minimum
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Master Plan for The Arboretum
- Install linear root barrier at all trees planted closer than 5 feet to a hardscape element

LOCAL STREET TREES

- Each street shall have a singular tree species that serves as the predominant visual feature of the streetscape. Additional tree species may be integrated into the streetscape as specimen landmark trees or as smaller scale accent trees.
- Three trees per lot – side yards on corner condition
- Two tree per lot – front yards
- All trees centered in parkway
- 24-inch box minimum
- Select from the Local Street tree plant palette in accordance with the Fire Protection Master Plan for The Arboretum

6.1.5 Arboretum Trail Streetscene

As shown on Figure 6.1, *Circulation Plan*, The Arboretum Trail streetscene occurs at perimeter and collector streets and connects community amenities and focal points. In many instances, The Arboretum Trail streetscene is unloaded.

Deciduous and evergreen trees are planted in groupings along this streetscene to create a varying streetscene character, unique for this street. Amenities such as seating areas, shrub and tree identification plaques, special paving and thematic gardens at key areas, all work together to create this special streetscene character, emulating an overall arboretum theme.

ARBORETUM TRAIL STREETSCENE AT PERIMETER STREETS

The Arboretum Trail streetscene occurs along portions of Cypress Avenue and Duncan Canyon Road bordering the Resort and Garden Villages. At these locations, the 8-foot-wide street-adjacent landscape area remains consistent with the standard perimeter street section, the sidewalk increases to 10 feet (from 6 feet), and the 8-foot-wide additional shrub-planting area behind the sidewalk remains. Overall, the parkway measures 12 feet, 8 feet of street-adjacent landscape area and 4 feet of the 10-foot wide sidewalk. A 14-foot easement provides the additional sidewalk width (6 feet) and the additional 8-foot wide shrub-planting area.

The streetscene features tall vertical windrow trees planted as a formal evergreen background, layered shrub massing between the sidewalk and community theme wall, low massing of shrubs and groundcover within the parkway, and large scale canyon trees in the medians. A typical cross-section of the Arboretum Trail at perimeter streets, including cross-sections with Option A (Specimen Tree) and Option B (Vineyards) are provided in Figure 6.8A, ***Arboretum Trail at Perimeter Streets - With Options***.

ARBORETUM TRAIL STREETSCENE AT COLLECTOR STREETS

The Arboretum Trail occurs along Collector Streets at the Meadows and Arboretum Villages and serves to connect residents from all villages to the Arboretum Park. At these locations, the 6-foot-wide street-adjacent landscape area remains consistent with the standard collector street section and the sidewalk on one side of the street increases to 10 feet (from 6 feet). When there is a rear or side yard condition, an additional 10-foot landscape easement, as measured to back of sidewalk, shall be provided. Overall, the right-of-way measures 12 feet, 6 feet of street-adjacent landscape area and 6 feet of sidewalk. A 14-foot easement provides the additional sidewalk width (4 feet) and the additional 10-foot wide landscape area when necessary.

The side of the street with the increased sidewalk features a double row of street trees spaced approximately 40 feet on center, random informal groups of flowering deciduous trees as accents, and layered shrub massing in the additional landscape area beyond the sidewalk. A typical cross-section of the Arboretum Trail at collector streets is provided in Figure 6.8B, ***Arboretum Trail at Collector Streets***.

In all cases the following landscape standards apply:

- Randomly spaced trees centered in the parkway and, where applicable, in the additional planting area behind the sidewalk. (Select trees from plant palette).
  - 24-inch box trees
  - Thematic gardens at key locations
  - Seating areas
  - Shrub and tree identification plaques
  - Special paving at key areas

- 6-foot-high community-theme wall (where applicable) or a maintenance curb.
- Layered shrubs between sidewalk and community wall or maintenance curb as permitted by the Fire Protection Master Plan for Arboretum.
  - 1-gallon minimum.
  - Select from Overall Arboretum Plant Palette
- Vines on wall (where applicable)
  - 1-gallon minimum.
  - Select from Overall Arboretum Plant Palette in accordance with the Fire Protection Master Plan for Arboretum (see Chapter 7)
- Install linear root barrier at all trees closer than 5 feet to a hardscape element.
- Spreading shrubs and ground cover 1-gallon minimum.

The Purple Orchid Tree is appropriate for flowering accent trees

The Saw Leaf Zelkova and Ornamental Pear are appropriate for the Arboretum Trail streescene

STREET SECTIONS KEY MAP

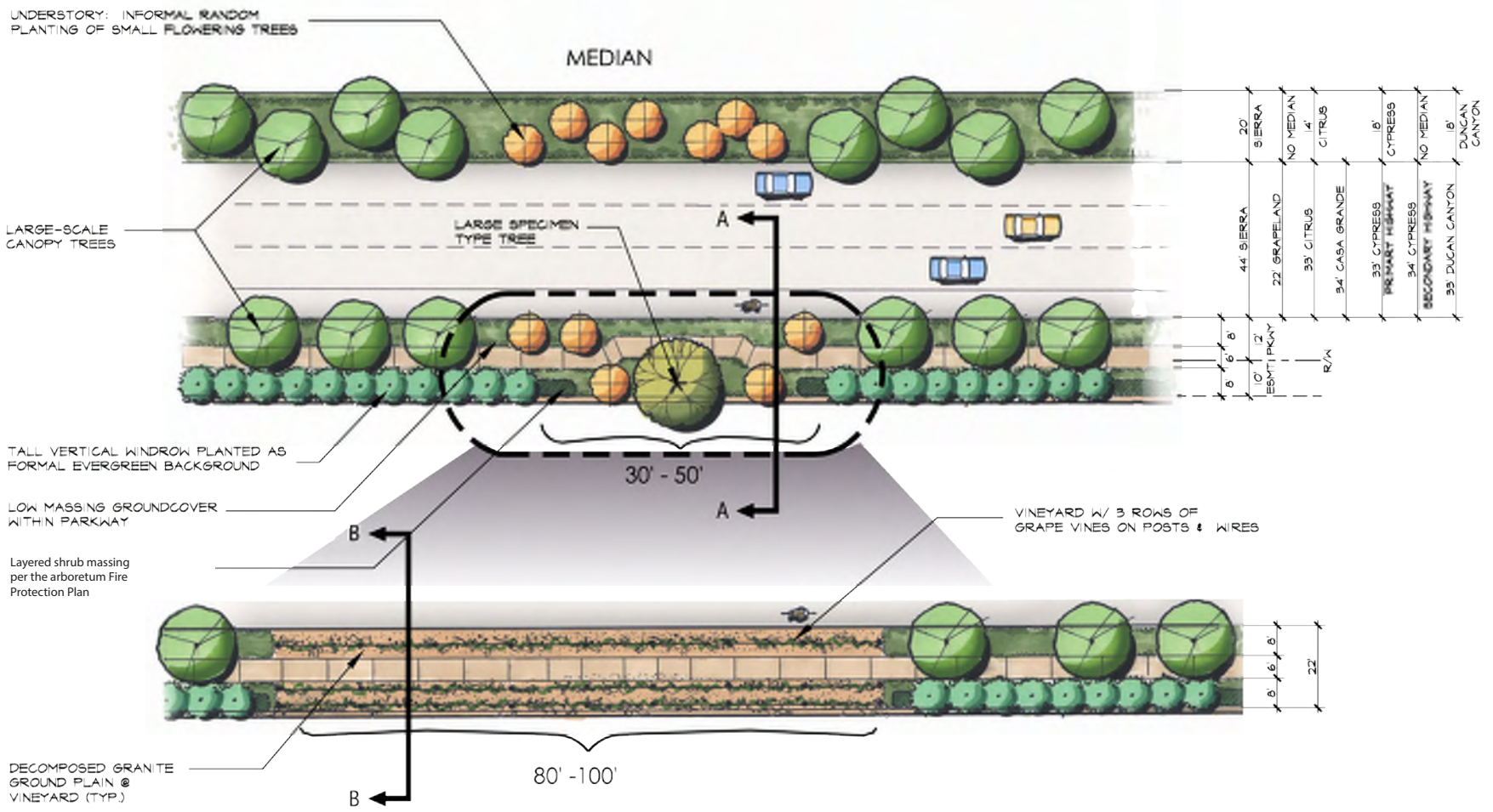
FIGURE 6.2

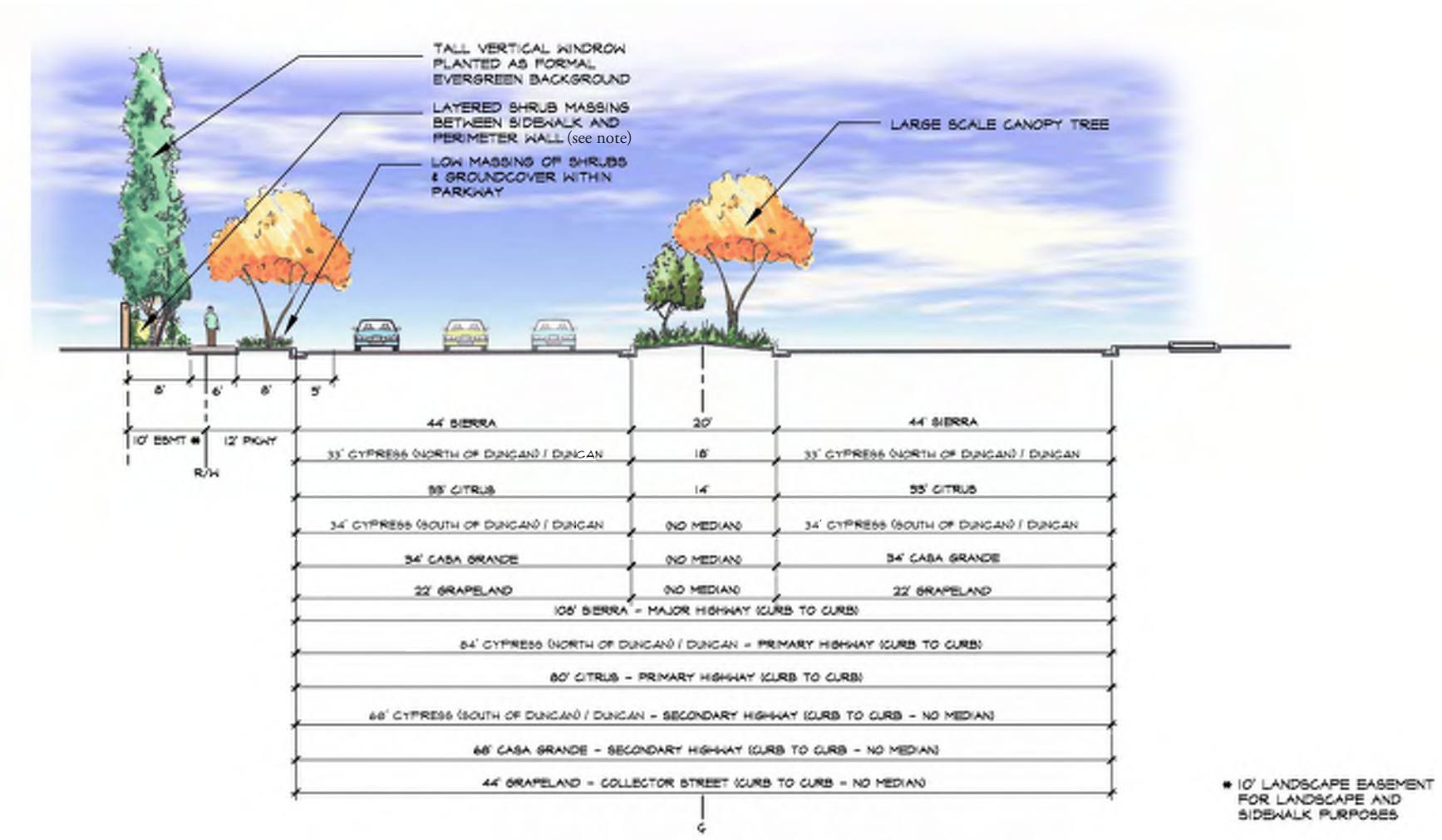
LEGEND

- Perimeter Streets
- Duncan Canyon and Citrus Avenue at Easement
- Collector Streets
- Arboretum Trail at Perimeter Street
- Arboretum Trail at Collector Street

PERIMETER STREETS

FIGURE 6.3-A

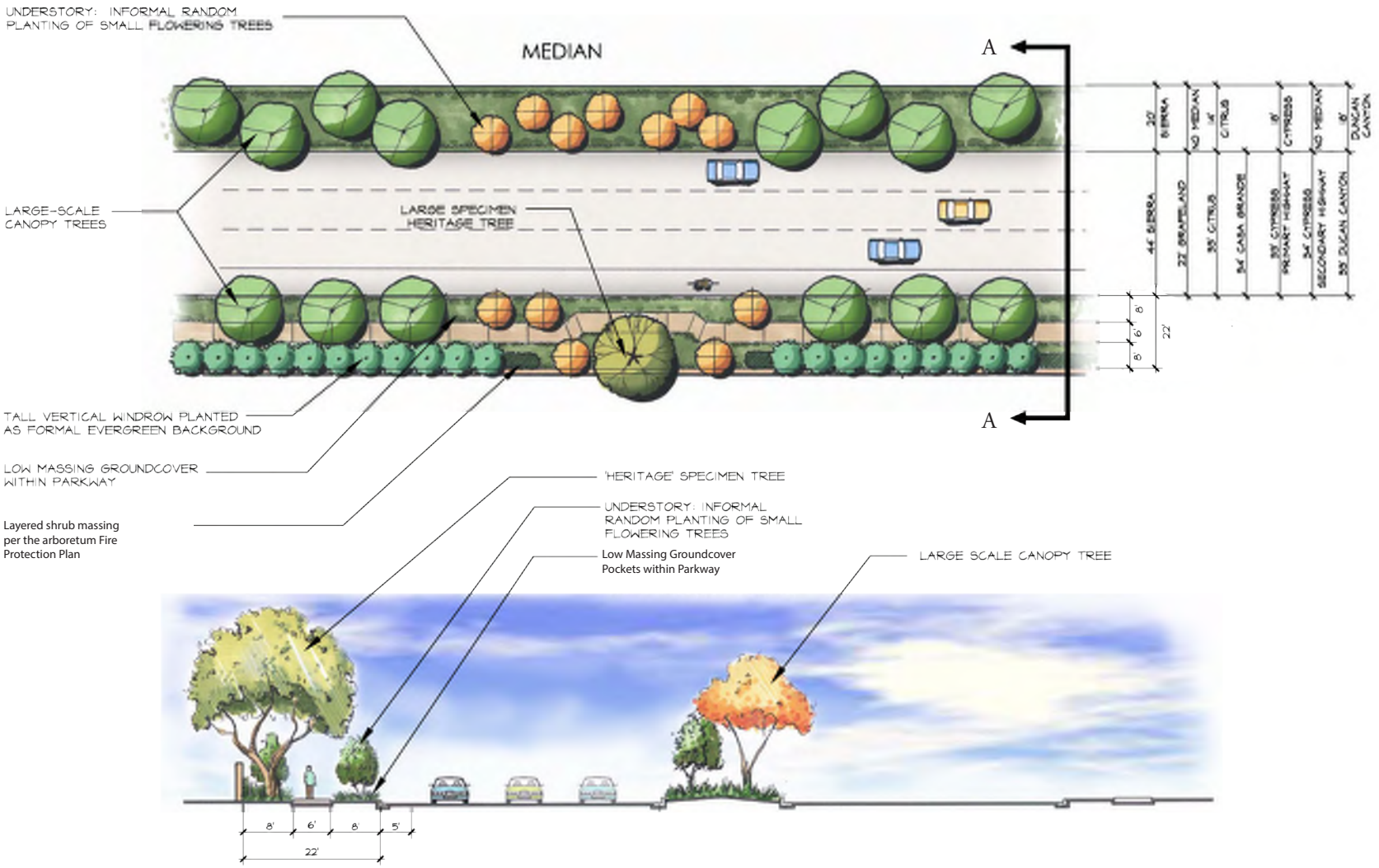




Note: Layered shrub massing per the Fire Protection Plan for The Arboretum

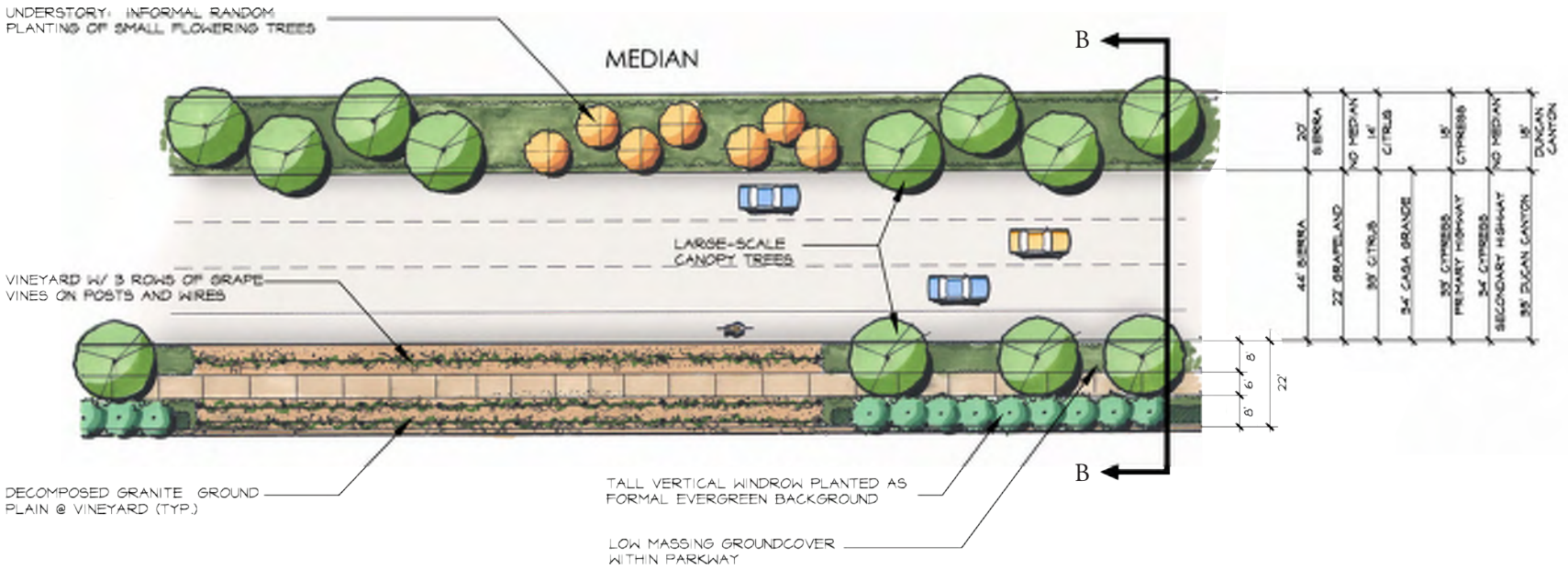
PERIMETER STREETS - OPTION A (SPECIMEN TREES)

FIGURE 6.4-A



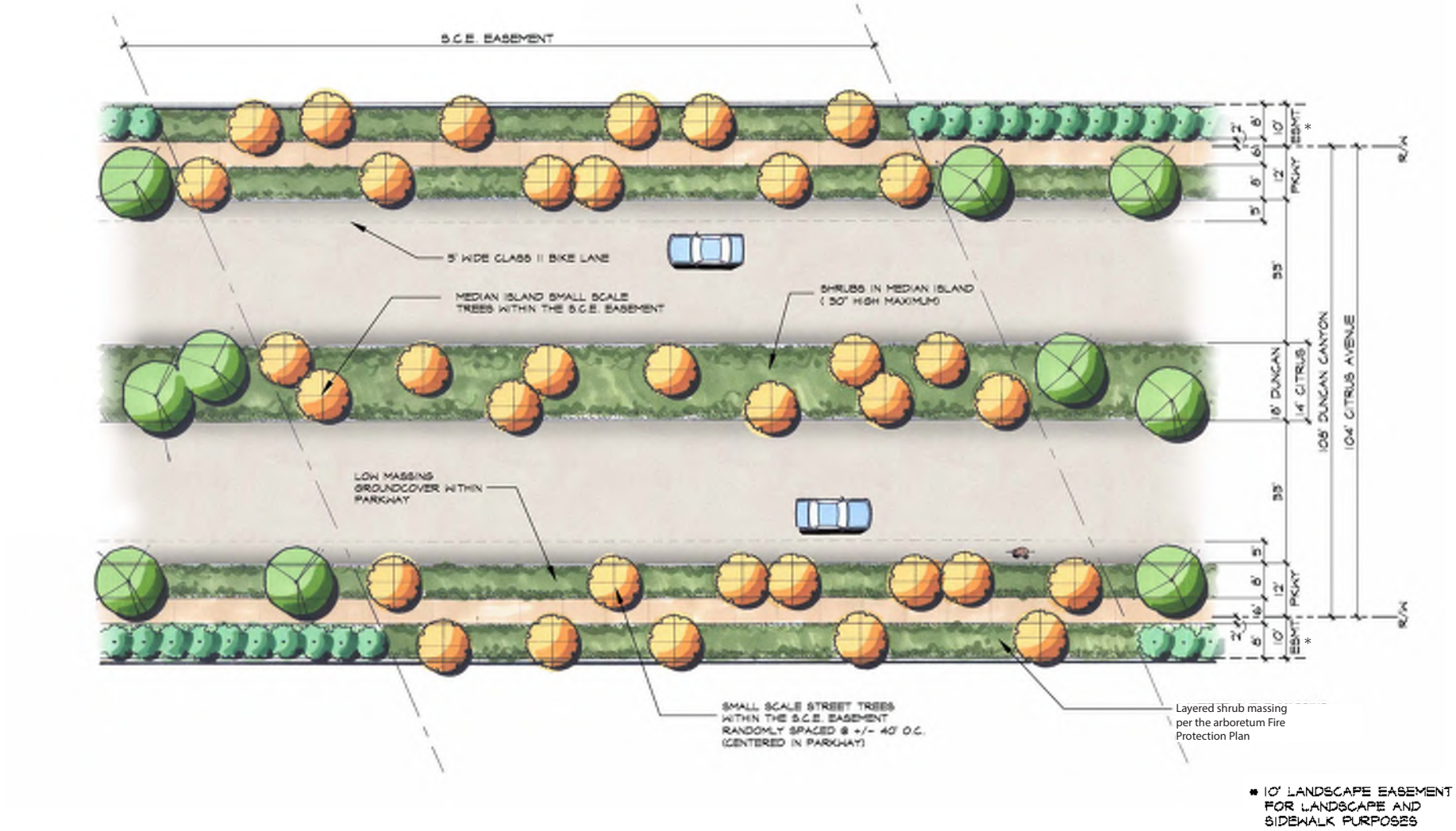
PERIMETER STREETS - OPTION B (VINEYARDS)

FIGURE 6.4-B



DUNCAN CANYON AND CITRUS AVENUE AT EASEMENT B—B

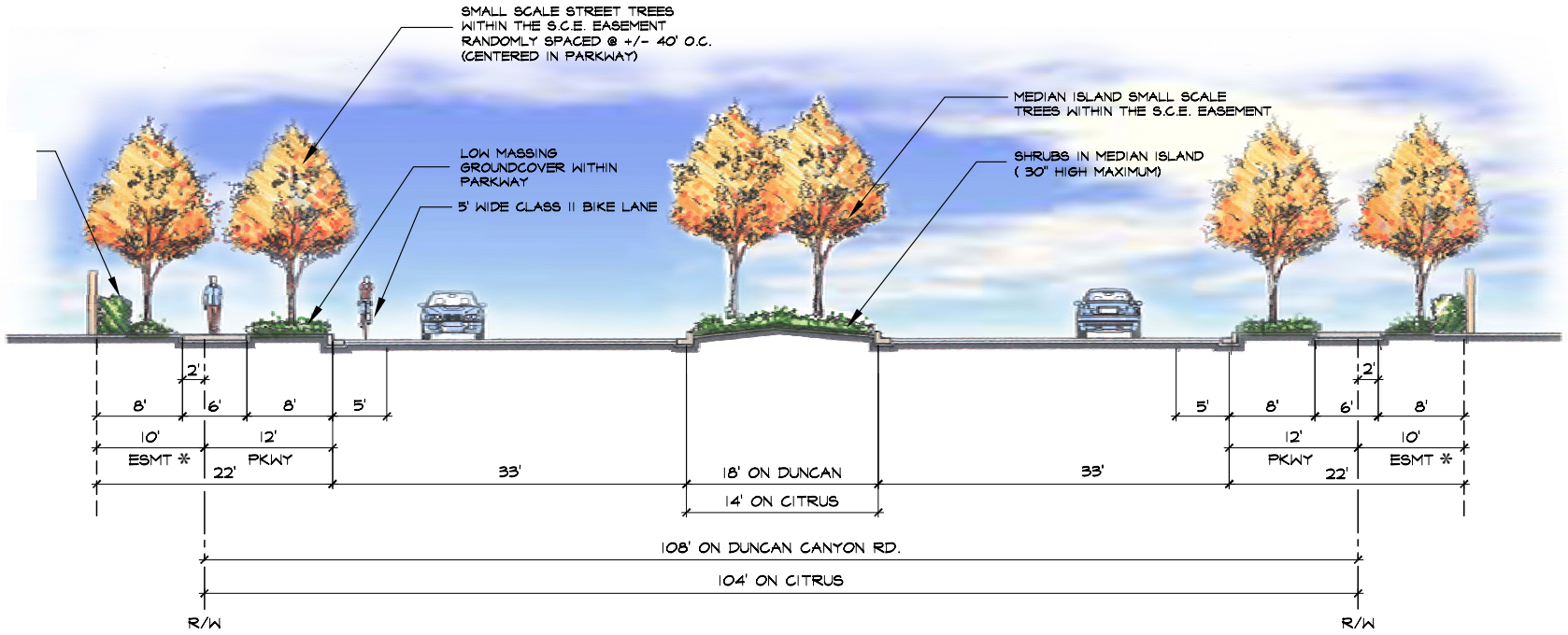
FIGURE 6.5-A



DUNCAN CANYON AND CITRUS AVENUE AT B—B EASEMENT

FIGURE 6.5-B

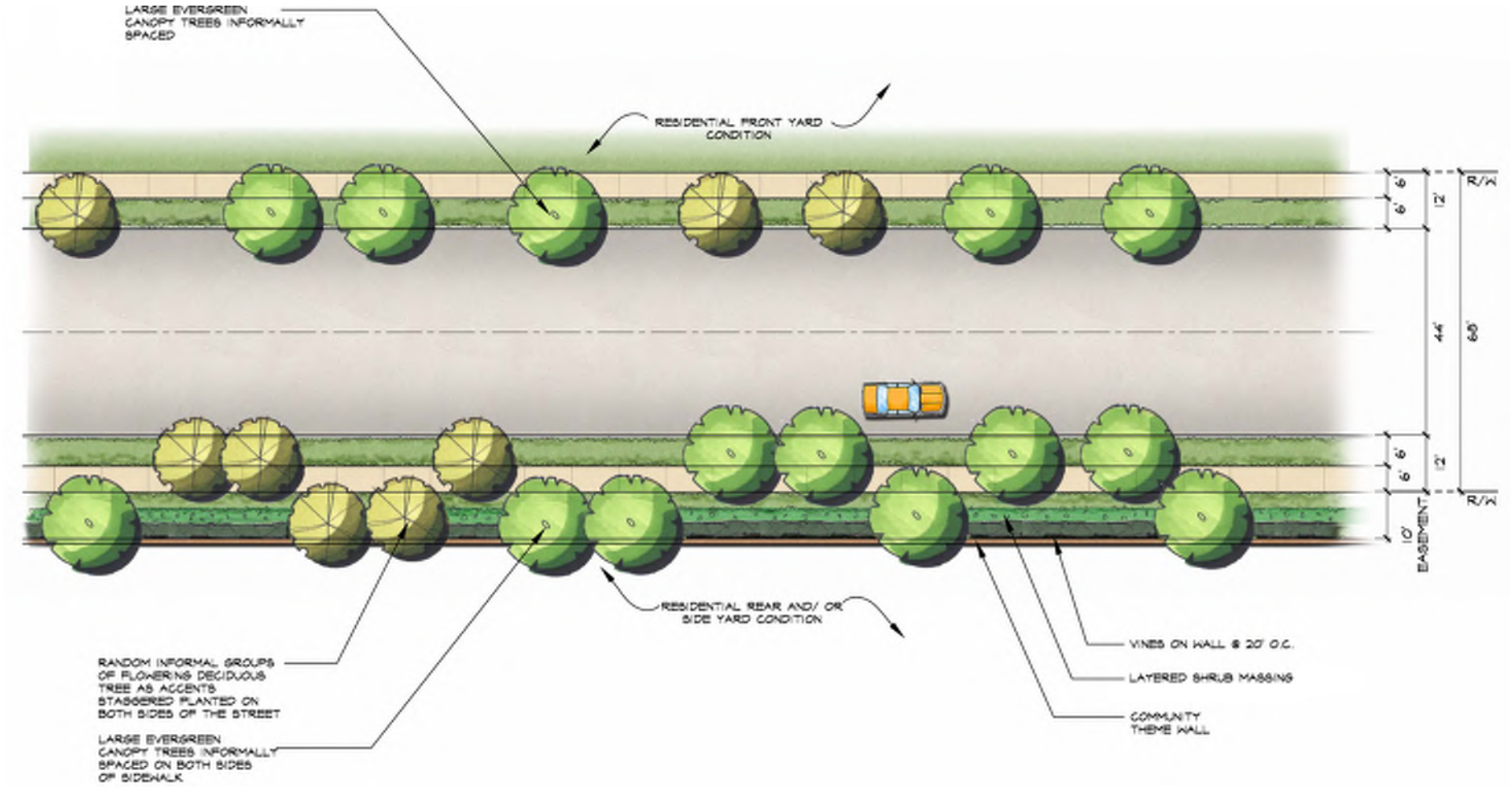
Layered shrub massing per the arboretum Fire Protection Plan

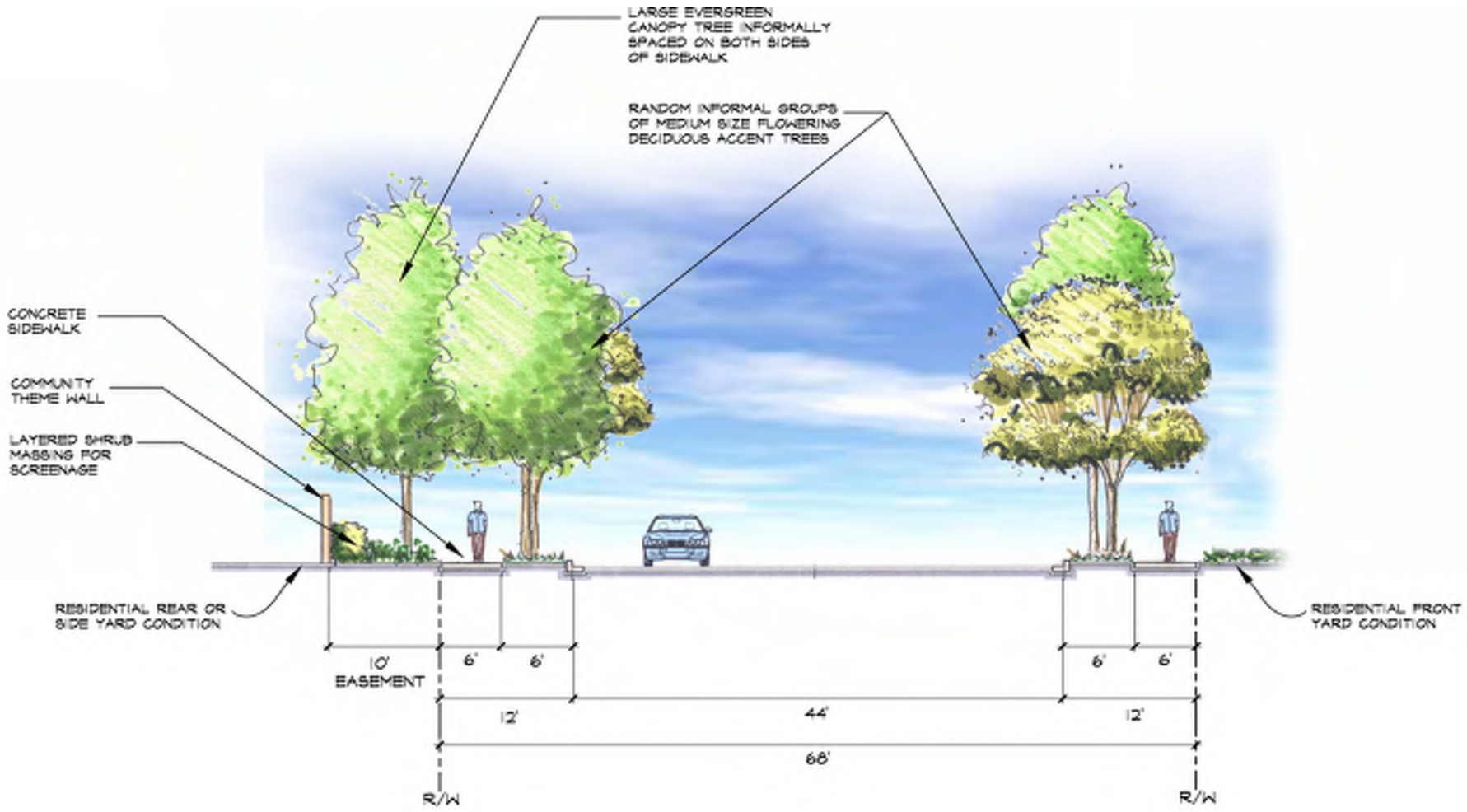


* 10' LANDSCAPE EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES

COLLECTOR STREETS

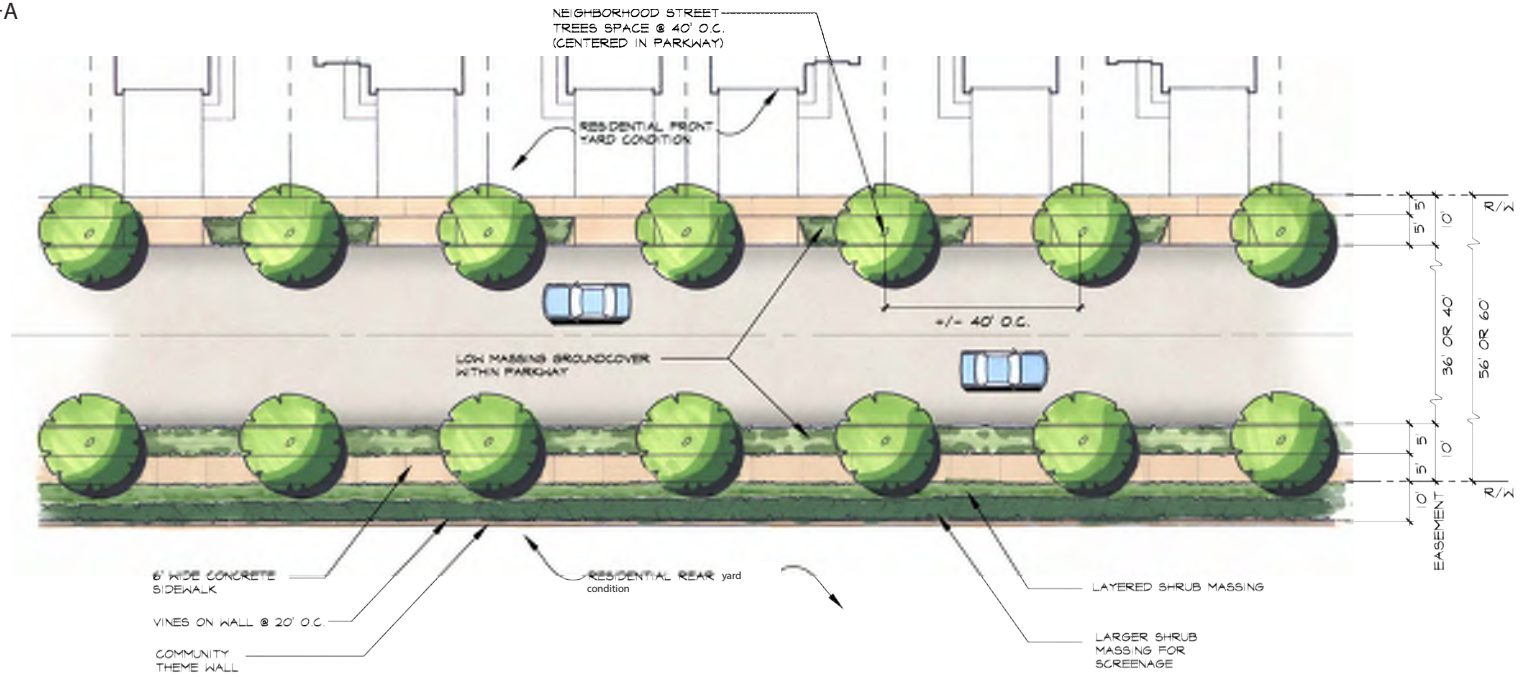
FIGURE 6.6-A



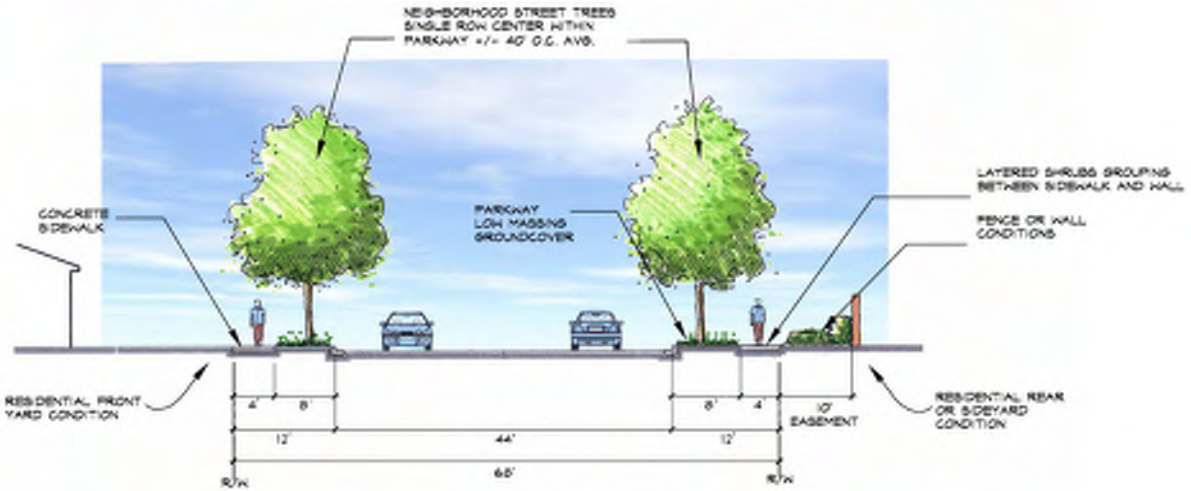

LARGE EVERGREEN CANOPY TREE INFORMALLY SPACED ON BOTH SIDES OF SIDEWALK
RANDOM INFORMAL GROUPS OF MEDIUM SIZE FLOWERING DECIDUOUS ACCENT TREES
CONCRETE SIDEWALK
COMMUNITY THEME WALL
LAYERED SHRUB MASSING FOR SCREENAGE
RESIDENTIAL REAR OR SIDE YARD CONDITION
RESIDENTIAL FRONT YARD CONDITION
10' EASEMENT
6'
6'
6'
6'
12'
44'
12'
68'
R/W
R/W

LOCAL STREETS

FIGURE 6.7-A

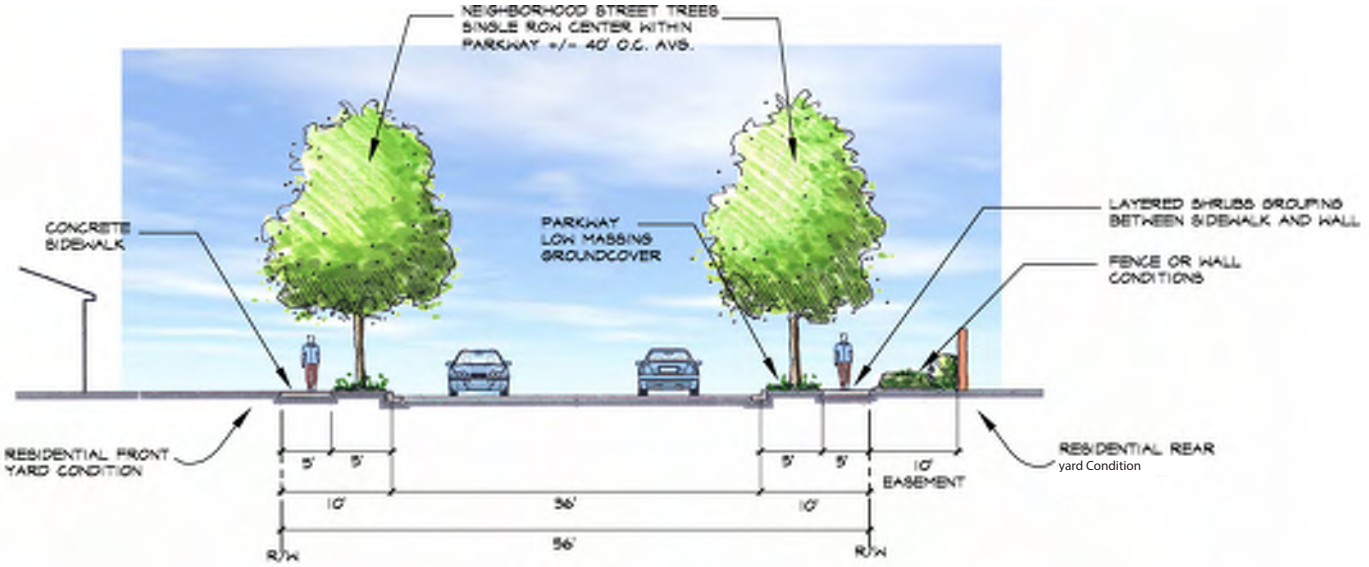


Local Entry Street Section

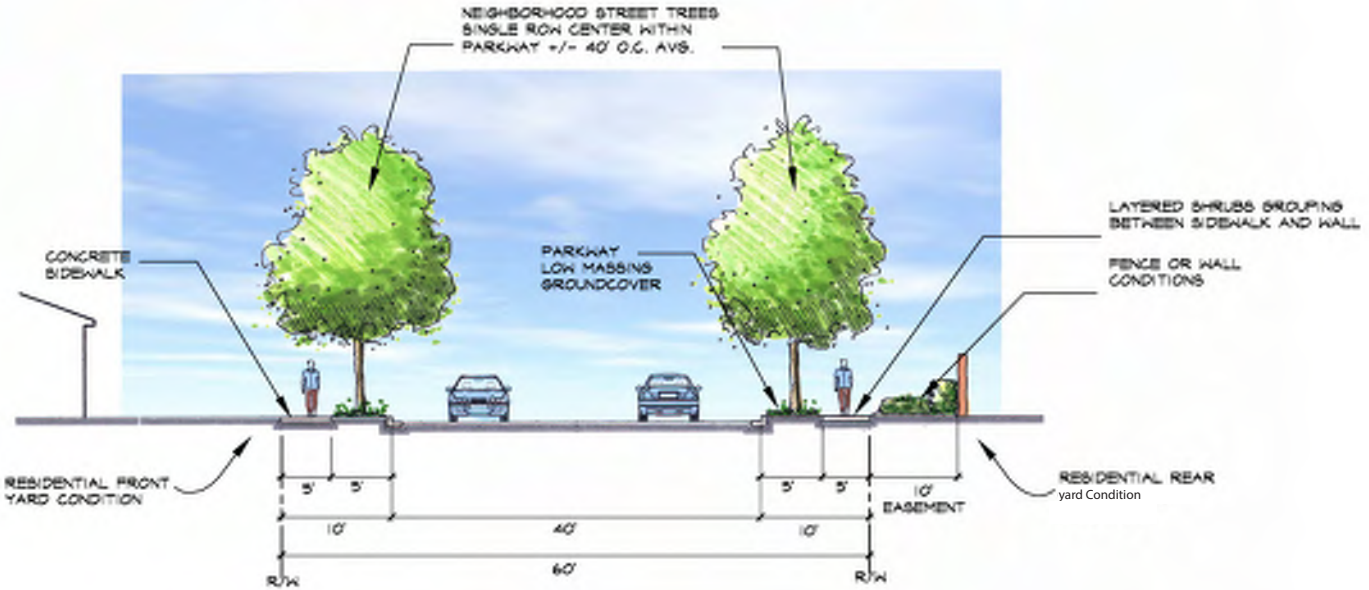


* For residential side yard condition, see page 8-7, 8-9, and 8-11.

36' Wide Street Section



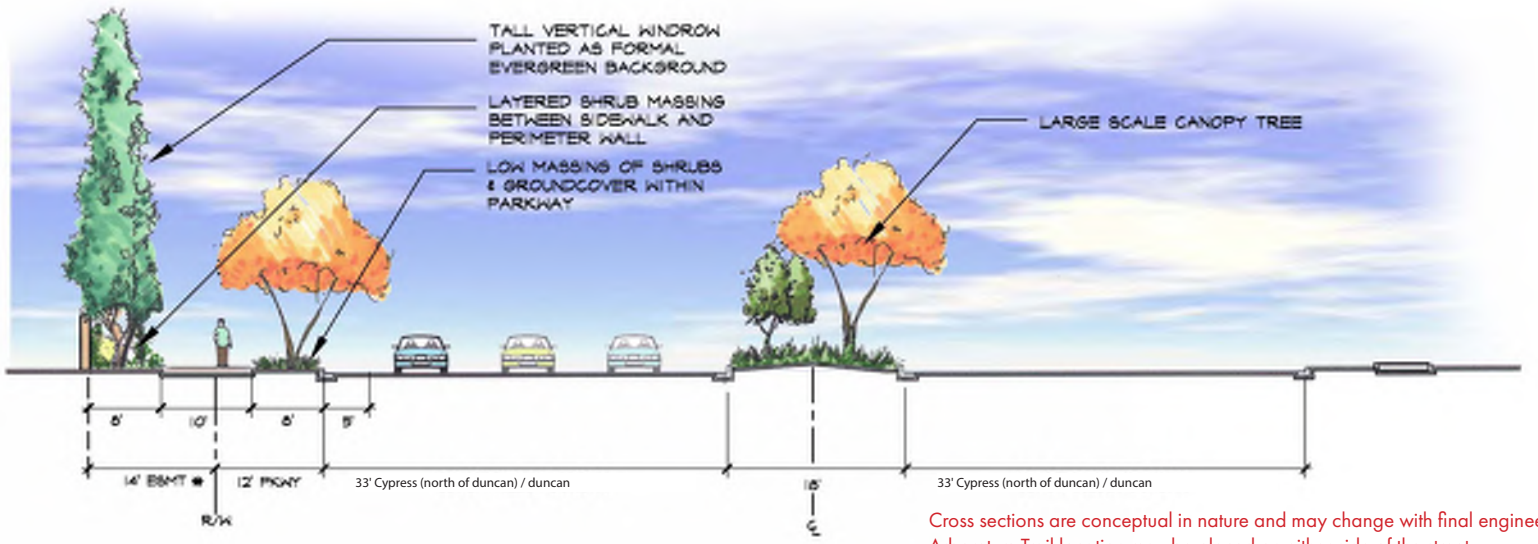
40' Wide Street Section



* For residential side yard condition, see page 8-7, 8-9, and 8-11.

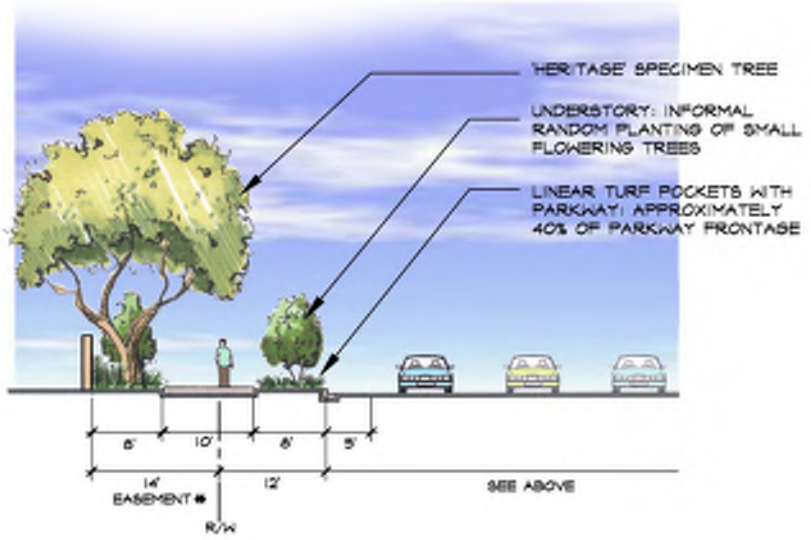
ARBORETUM TRAIL AT PERIMETER STREETS - WITH OPTIONS

FIGURE 6.8-A

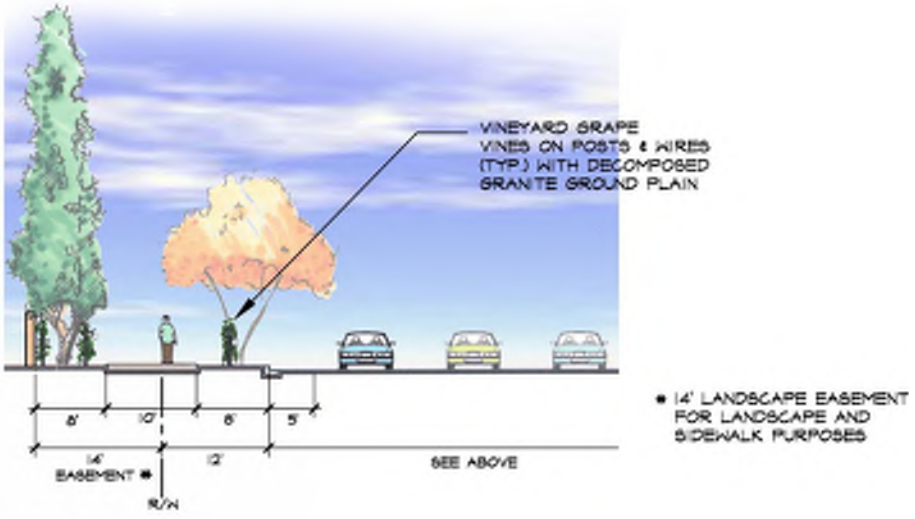


Cross sections are conceptual in nature and may change with final engineering. Arboretum Trail location may be placed on either side of the street.

Option A (Specimen Trees)

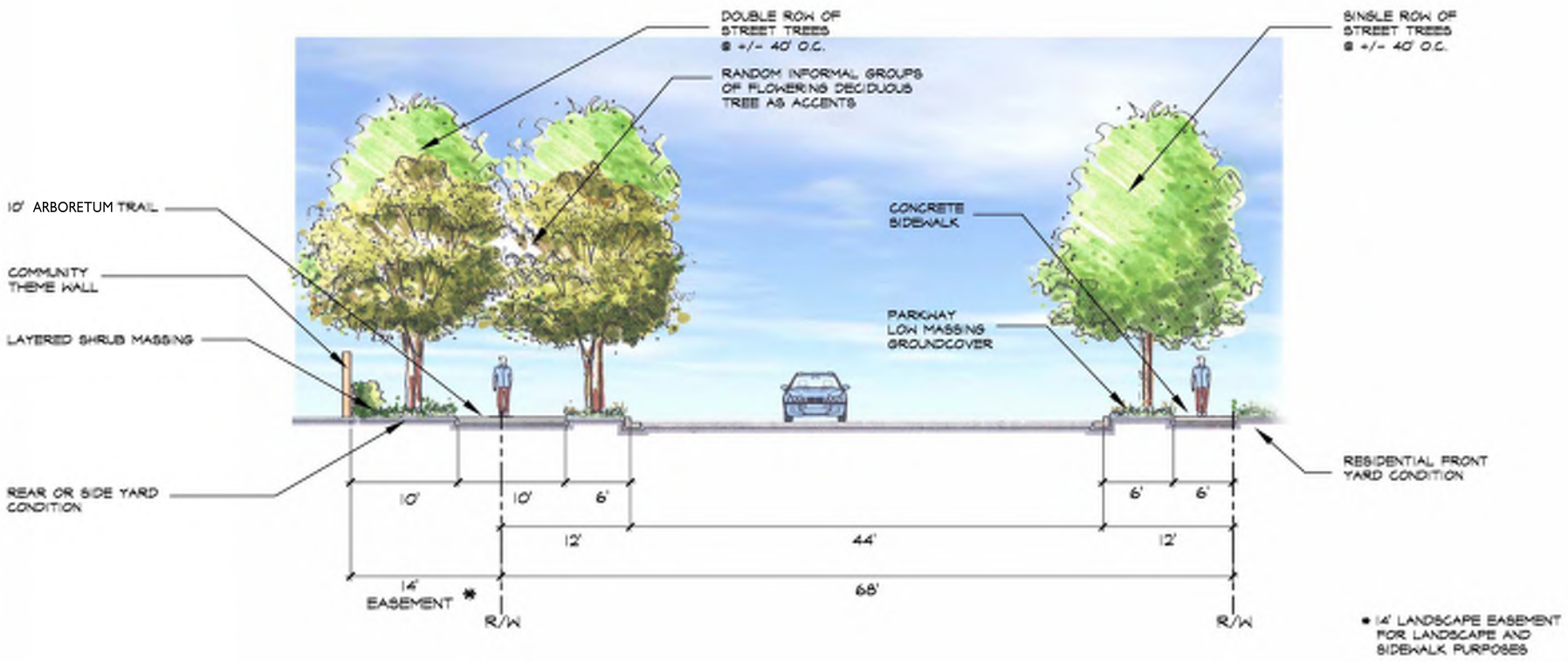


Option B (Vineyards)



ARBORETUM TRAIL AT COLLECTOR STREETS

FIGURE 6.8-B



6.1.6 Street Maintenance

Collector streets within the Meadows Village and Arboretum Village shall be publicly maintained. Collector streets within the Gardens Village shall be publicly maintained. Collector streets within the gated Resort Village shall be privately maintained by the homeowners' association. Figure 6.9, *Public Versus Private Streets*, shows the classification of streets within the community.

PUBLIC VERSUS PRIVATE STREETS

FIGURE 6.9

LEGEND

- Public Streets
- Private Streets
- Public Streets. Landscaped areas along collector street within the Gardens will be privately maintained.

6.2 Entries and Monumentation

Landscape design elements, including major planting and thematic landscape features occurring at the community and neighborhood level, establish and reinforce the design theme for the community. The use of thematic elements such as heavy stucco-finished monumentation walls at project entries, planter walls, theme structures, special paving, lighting, thematic landscaping, specimen trees, and specifically themed garden spaces are the major unifying elements for The Arboretum. All of the above thematic design elements enforce the uniqueness of the community, gain intensity through the synergy of repetition and set this community apart from other communities. See Figure 6.10, ***Entries and Monumentation***, for the locations of major community entry features and monumentation.

6.2.1 Primary Gated Entry

The primary gated entries are found at two locations in The Resort and the Gardens. The theme elements are brought to these locations, adding another layer to the overall project identity. The final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development. A plan view is illustrated in Figure 6.11, ***Primary Gated Entry***.

This monumentation features the following elements:

- Corner cut-off
- Vehicular accent paving
- Upgraded community-theme wall
- Water feature with accent lighting
- Pedestrian gatehouse including:
  - Stucco finish structure
  - Tile accents and tile roof
  - Iron entry gate
  - Thematic pots
- Unmanned gate house with resident kiosk
- Iron and wood vehicular gates
- Themed entry monumentation at corners including:
  - Project signage with lighting
  - Thematic landscaping with specimen accent trees
- Hedgerow framing motor court
- Specimen heritage canopy trees
  - Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Specimen accent trees located within island
  - Species unique per entry for individuality
- Informally spaced large vertical backdrop trees:
  - Platanus acerifolia (London Plane Tree)
  - Tree uplighting
- Thematic pots with vertical accent plantings
- Thematic landscaping

Example of pedestrian accessibility at gated entry

ENTRIES AND MONUMENTATION

FIGURE 6.10

LEGEND

- Primary Gated Entry
- Primary Non-Gated Entry
- Secondary Gated Entry
- Secondary Non-Gated Entry
- Icon Monumentation
- Community Monumentation
- Community Monumentation at Arboretum Park

6.2.2 Primary Nongated Entry

The primary nongated entries are located at two locations in The Meadows, and two locations in The Arboretum. Most of the design elements used at the primary gated entry are repeated at these entries. A plan view is illustrated in Figure 6.12, ***Primary Nongated Entry***.

This monumentation contains the following:

- Corner cut-off
- Vehicular accent paving
- Upgraded community-theme wall
- Themed entry monumentation at corners:
  - Project signage with lighting
  - Thematic landscaping
- Entry monumentation accent trees:
  - Rhus lancea (African Sumac)
  - Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Thematic pots with vertical accent plantings
- Thematic landscaping

Example of primary nongated entry

6.2.3 Secondary Gated Entry

The secondary gated entries are found at two locations in The Resort. The project theme used at other community monumentation locations are repeated at these locations. The final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development. A plan view is illustrated in Figure 6.13, ***Secondary Gated Entry,*** and Figure 6.13-A ***Secondary Gated Entry - Terra Vista Entry***.

The following features are contained at the secondary gated entries:

- ~~Corner cut-off~~
- Vehicular accent paving
- Pedestrian gatehouse including:
  - Stucco finish structure
  - Tile accent and tile roof
  - Iron entry gate
  - Thematic pots
- Iron and wood vehicular gates
- Upgraded community theme wall
- Hedgerow framing motor court
- Entry monumentation accent tree:
  - Rhus lancea (African Sumac)
  - Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Thematic pots with small blooming trees
- Thematic landscaping

6.2.4 Secondary Nongated Entry

The secondary nongated entries are located at one location in The Meadows and are similar to the Secondary Gated Entries. A plan view is illustrated in Figure 6.14, ***Secondary Nongated Entry***.

These monuments contain the following:

- Corner cut-off
- Vehicular accent paving
- Upgraded community theme wall
- Entry monumentation accent tree:
  - Rhus lancea (African Sumac)
  - Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Flowering accent trees – Palm Court backdrop
  - Lagerstroemia indica (Crape Myrtle Tree)
  - Thematic pots with small blooming trees
  - Thematic landscaping

There will be two Secondary Entries in The Gardens.

6.2.5 Community Entry Monumentation

Community monumentation elements are located at community entry points, at key intersections, and at primary and secondary neighborhood entries. These community monumentation elements are the first impression of the community and provide a sense of arrival that establishes the identity of The Arboretum as an icon and a very special place to live in the City of Fontana. The monumentation elements are developed at a hierarchy of scales consistent with their location and relationship to community and neighborhood features. Thematic materials such as heavy stucco-finished walls with tile accents, heavy dark wood timbers, and thematic lighting emulate the project's theme and are repeated at all monument locations to reinforce the identity of The Arboretum as a distinct community. Section and plan views are illustrated in Figure 6.15, ***Typical Community Entry Monumentation***. The final design for community entry monuments must be approved by the City of Fontana's Public Works Department.

Example of community entry monumentation

Community entry monumentation elements occur at seven locations along the project perimeter at the intersections of:

- Citrus Avenue and Casa Grande Avenue
- Citrus Avenue and Duncan Canyon Road
- Casa Grande Avenue and Sierra Avenue
- Casa Grande Avenue and Cypress Avenue
- Sierra Avenue and Duncan Canyon Road
- Sierra Avenue and Grapeland Street
- Grapeland Street and Cypress Avenue

The community entry monumentation features are the first impression of The Arboretum and contain the following elements:

- 50-foot corner cut-off
- Walk connection to adjacent parcels (where parcel Site Plan allows)
- Themed Entry Monumentation Wall including:
  - Project signage
  - Tile cap on wall
  - Glazed tile accents on wall
  - Thematic Stucco finish
  - Lighting
- Eyebrow Backdrop Structure including:
  - Thematic Stucco finish columns
  - Tile accents
  - Heavy wood beams with dark stain
- Thematic landscaping
- Upgraded community-theme wall backdrop
- Entry monument accent tree:
  - Rhus lancea (African Sumac)
  - or Quercus agrifolia (Coast Live Oak)
  - Tree uplighting
- Layered shrub massing behind sidewalk
- Turf Parkway

6.2.6 Icon Monumentation

The icon monumentation occurs at one location at the junction of Cypress Avenue and Duncan Canyon Road. This heavily themed monumentation expands all the projects design elements established at the community monumentation, creating the showplace of the community. Section and plan views are illustrated in Figure 6.16, ***Icon Monumentation***. The final design for icon monuments must be approved by the City of Fontana's Public Works Department.

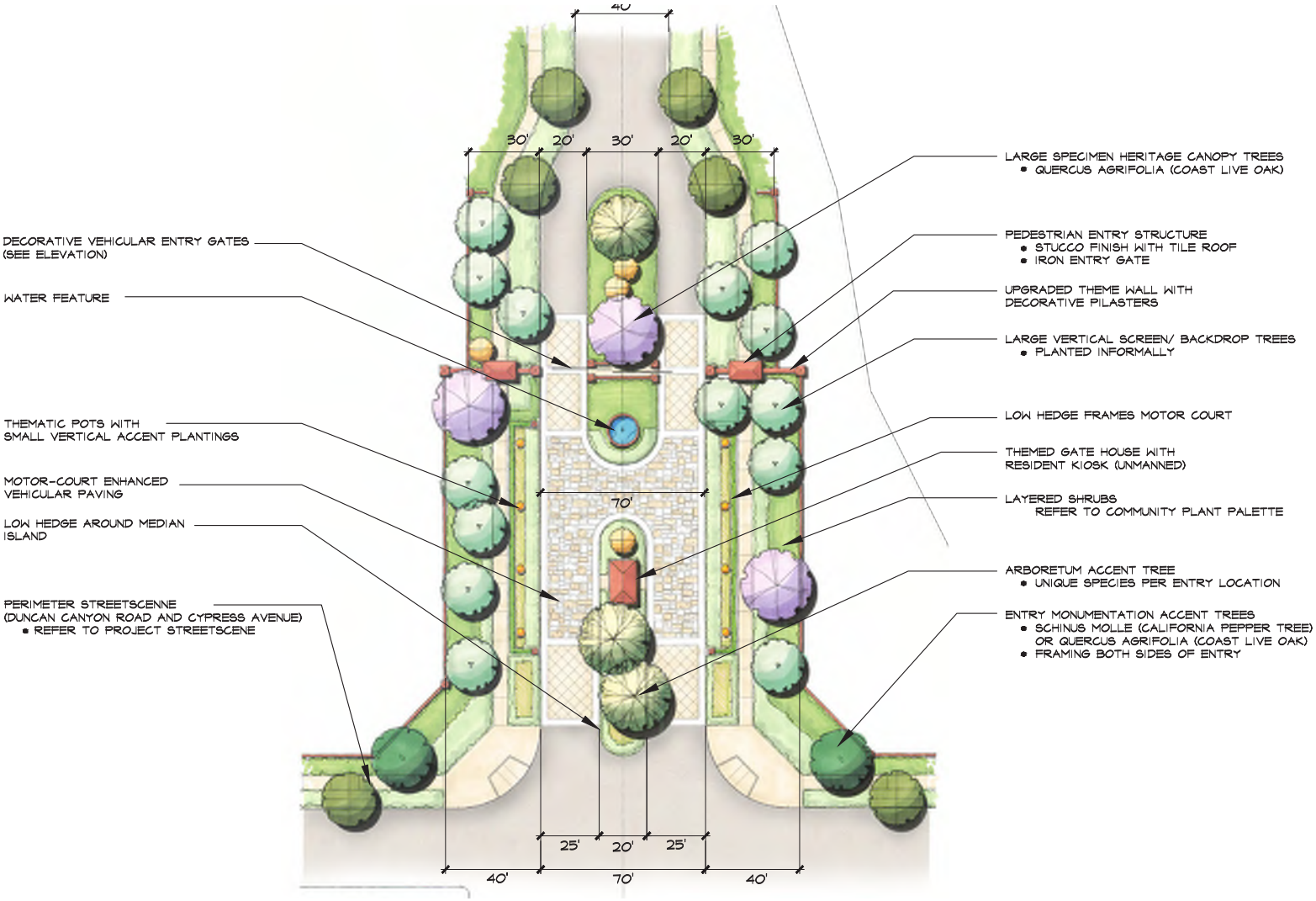
The features contained at this monumentation are as follows:

- Themed vehicular accent paving
- Low thematic stucco-finished planter wall
- Thematic pots with small blooming trees at various locations around the low wall
- Thematic landscaping (repeats thematic landscaping used at the community entry)
- Roundabout large-scale accent tree:
  - Quercus agrifolia (Coast Live Oak)

Examples of icon monumentation and decorative entry pavement

PRIMARY GATED ENTRY

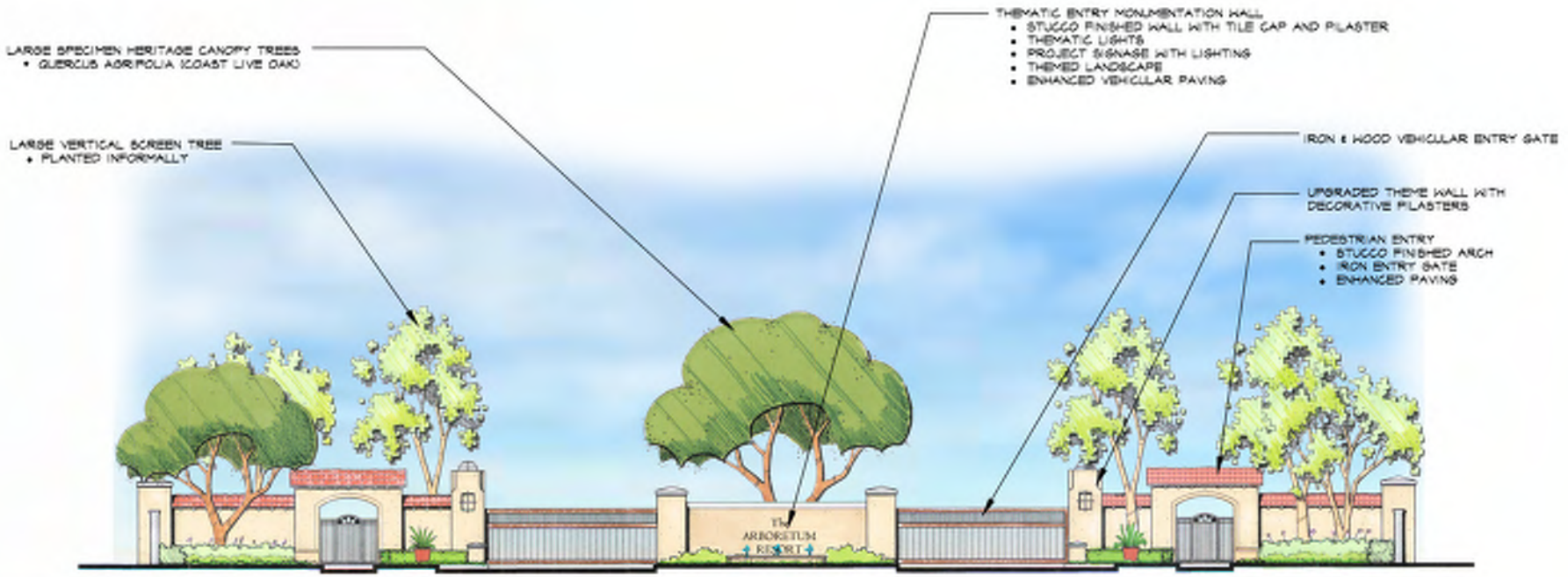
FIGURE 6.11-A



Stacking distance depicted is conceptual, the final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development.

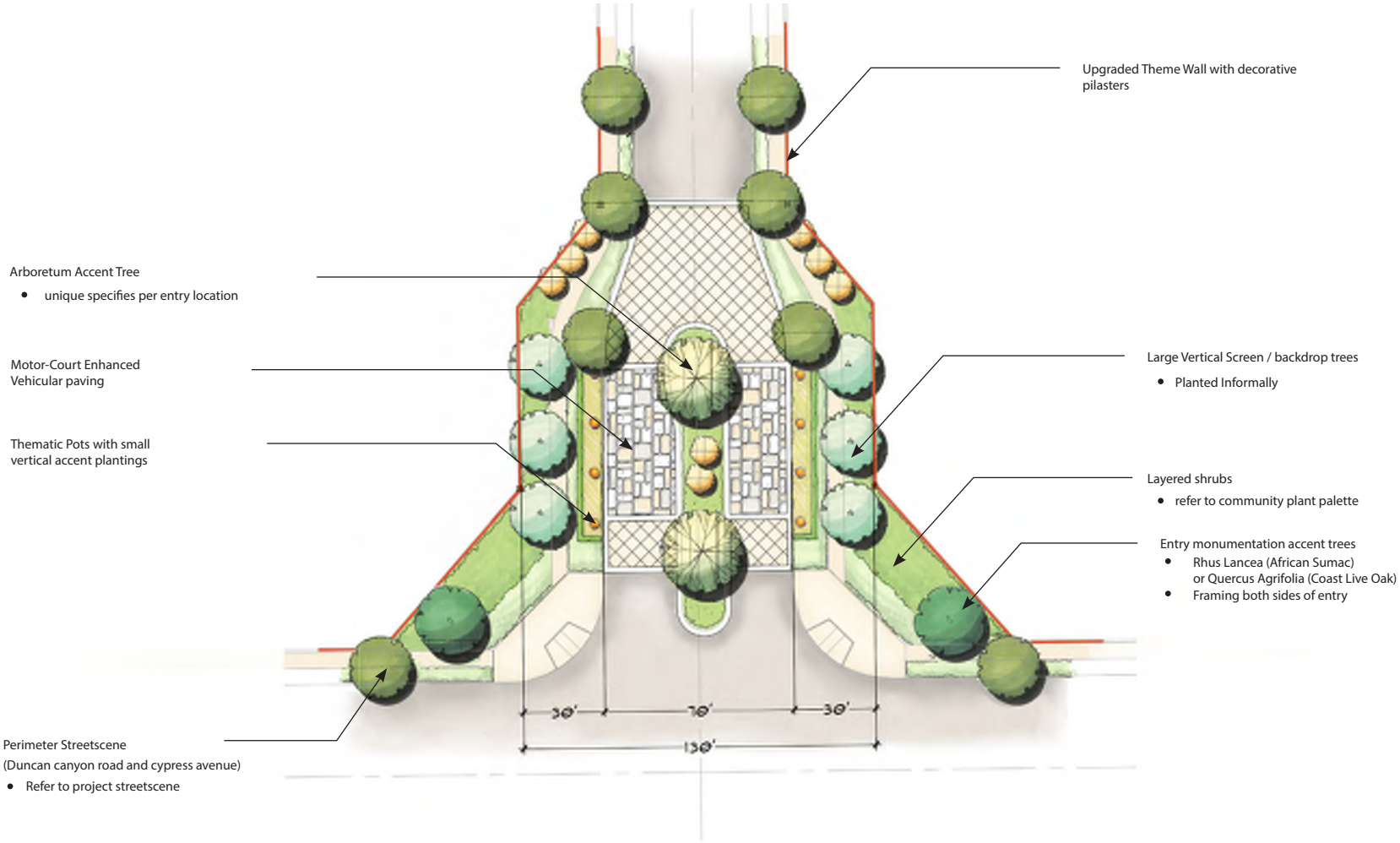
PRIMARY GATED ENTRY

FIGURE 6.11-B



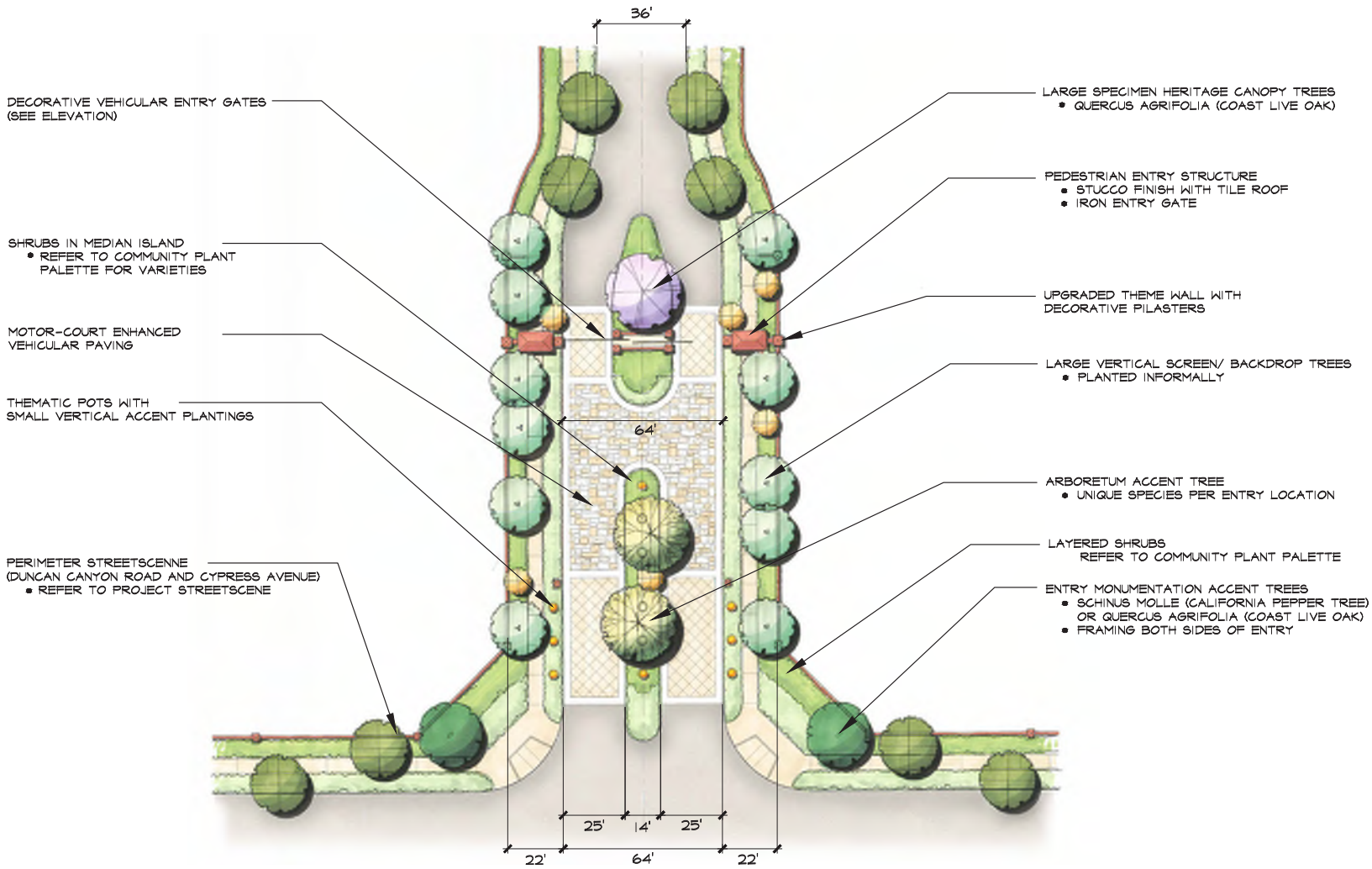
PRIMARY NONGATED ENTRY

FIGURE 6.12



SECONDARY GATED ENTRY

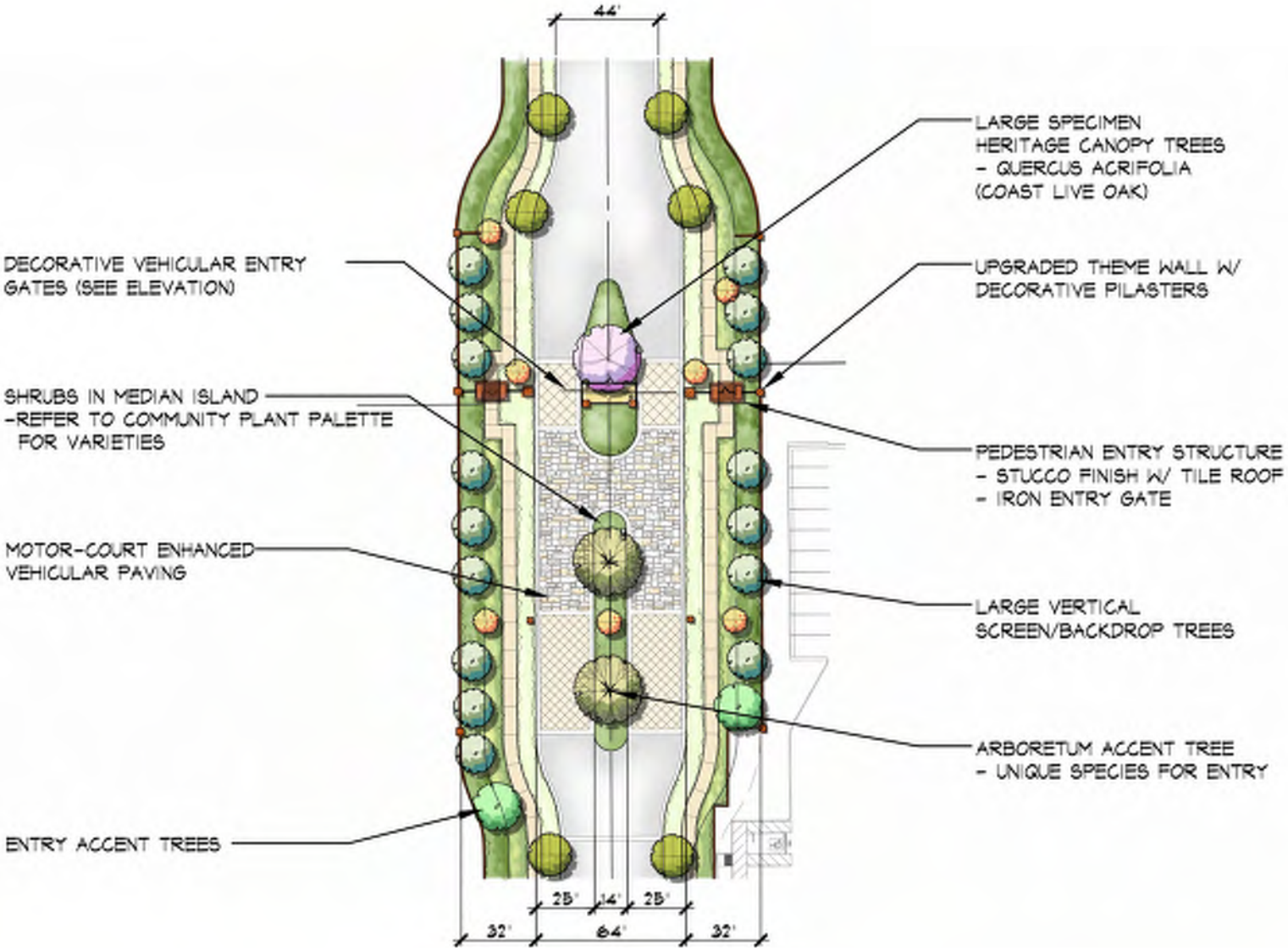
FIGURE 6.13



Stacking distance depicted is conceptual, the final design of each gated entry stacking depth shall be determined by the City Engineer after review of a submitted professional engineer report analyzing the stacking requirement for each proposed gated development.

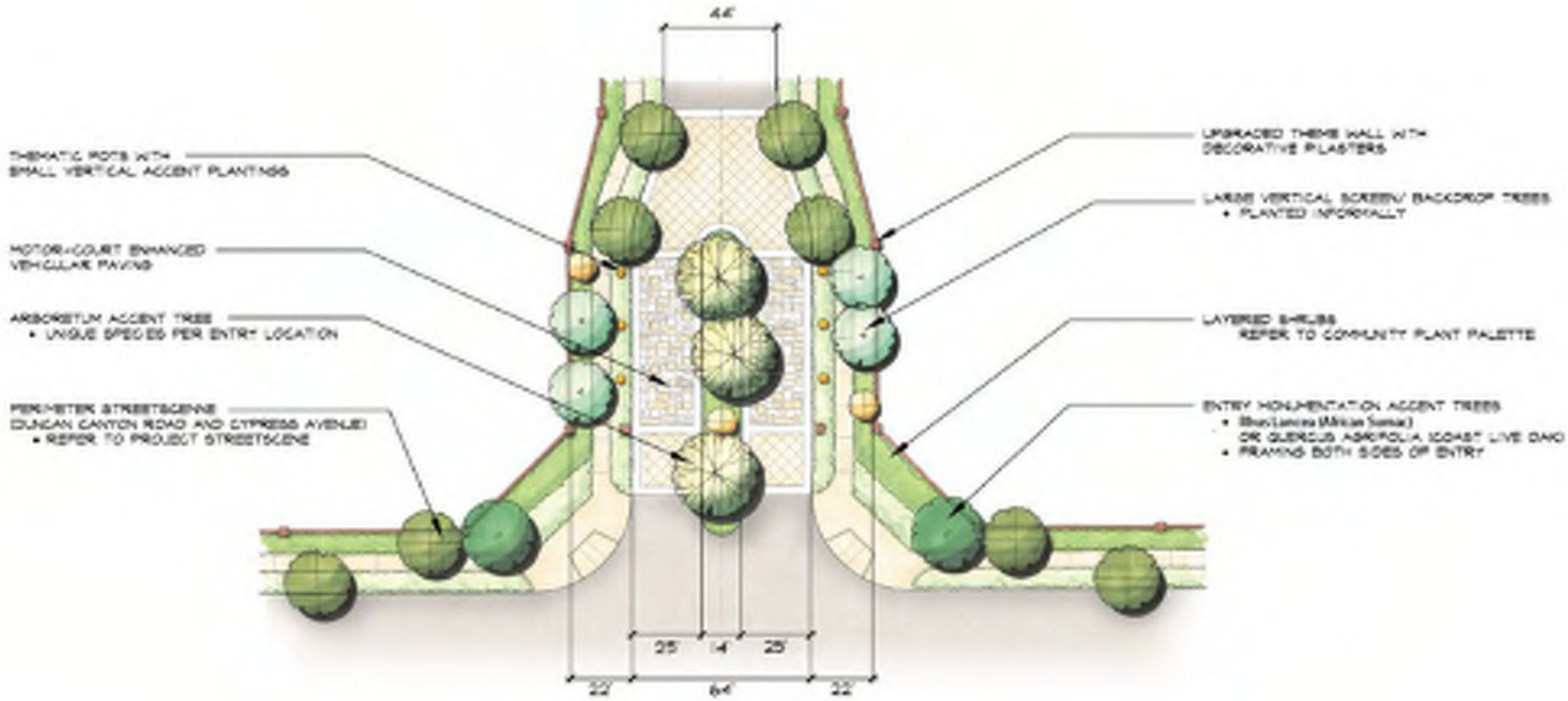
SECONDARY GATED ENTRY - TERRA VISTA ENTRY

FIGURE 6.13-A



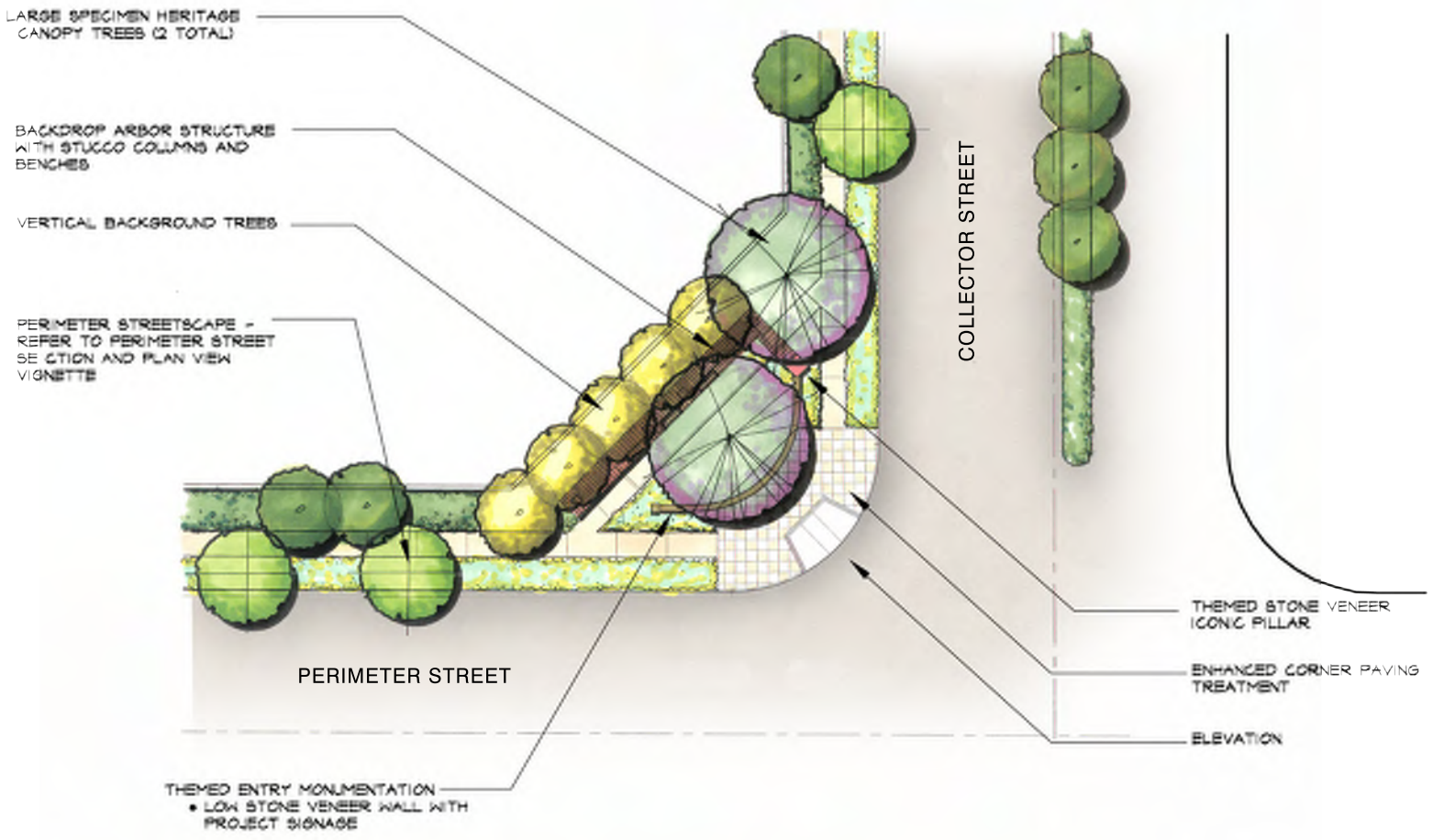
SECONDARY NONGATED ENTRY - CORNER

FIGURE 6.14



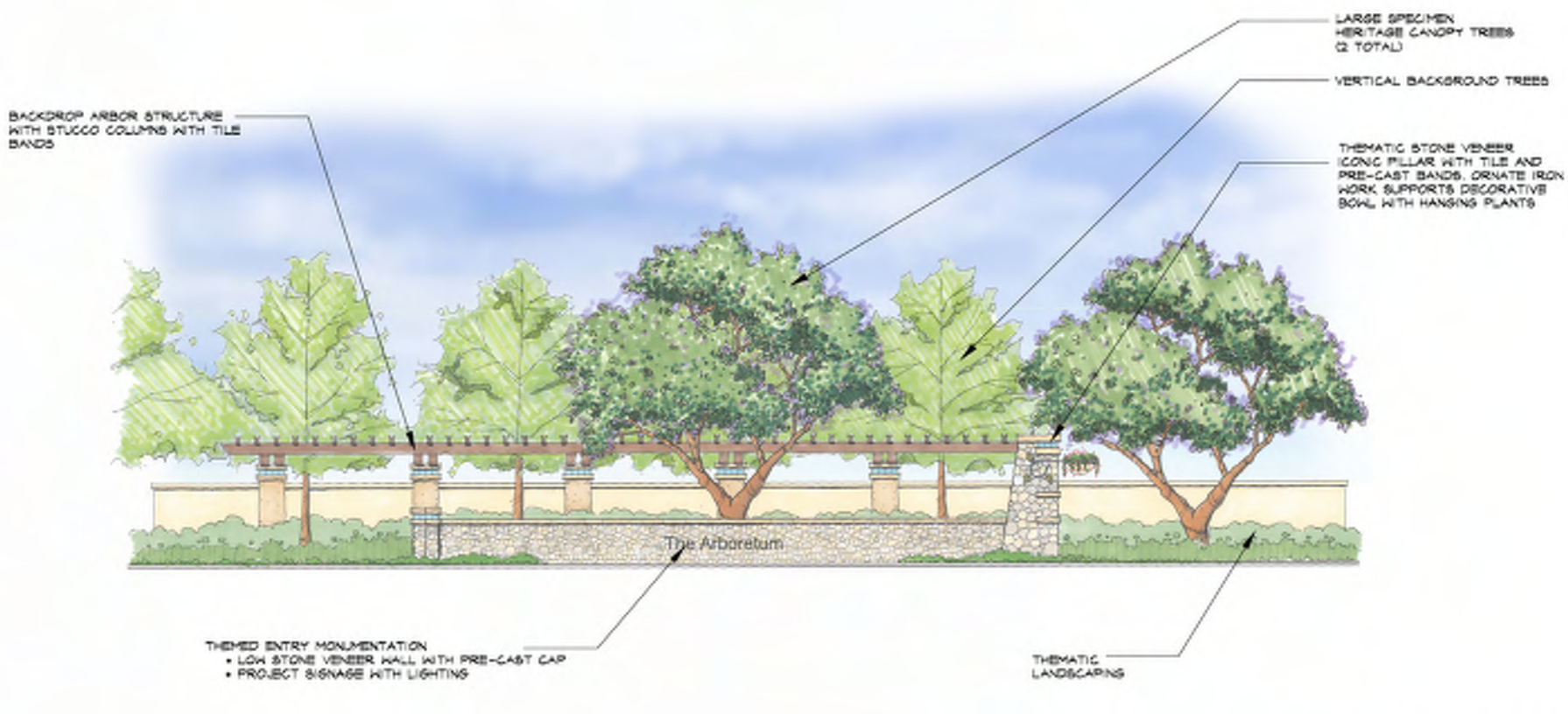
TYPICAL COMMUNITY ENTRY MONUMENTATION

FIGURE 6.15-A



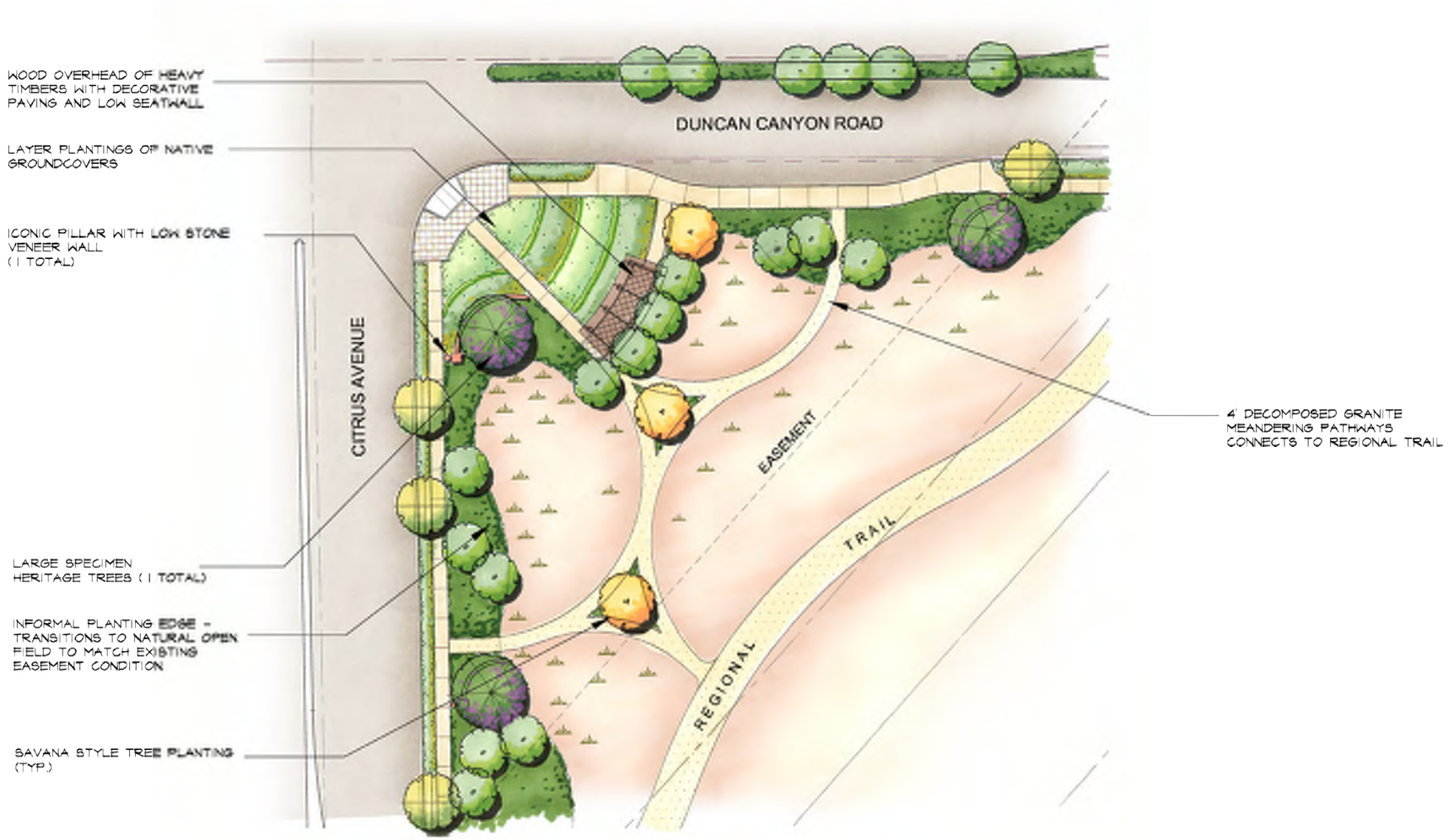
TYPICAL COMMUNITY ENTRY MONUMENTATION

FIGURE 6.15-B



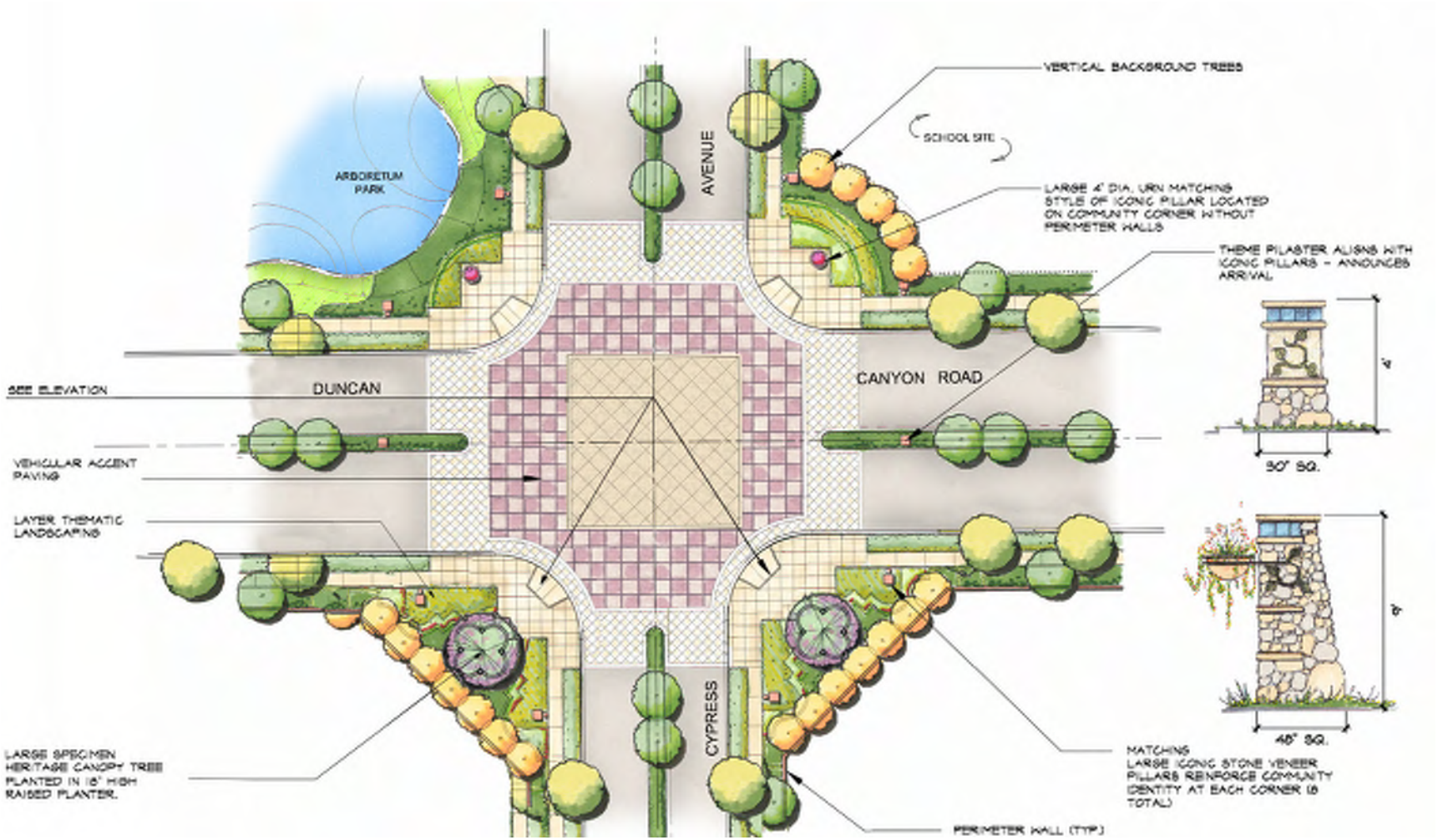
COMMUNITY ENTRY MONUMENTATION - CITRUS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.15-C



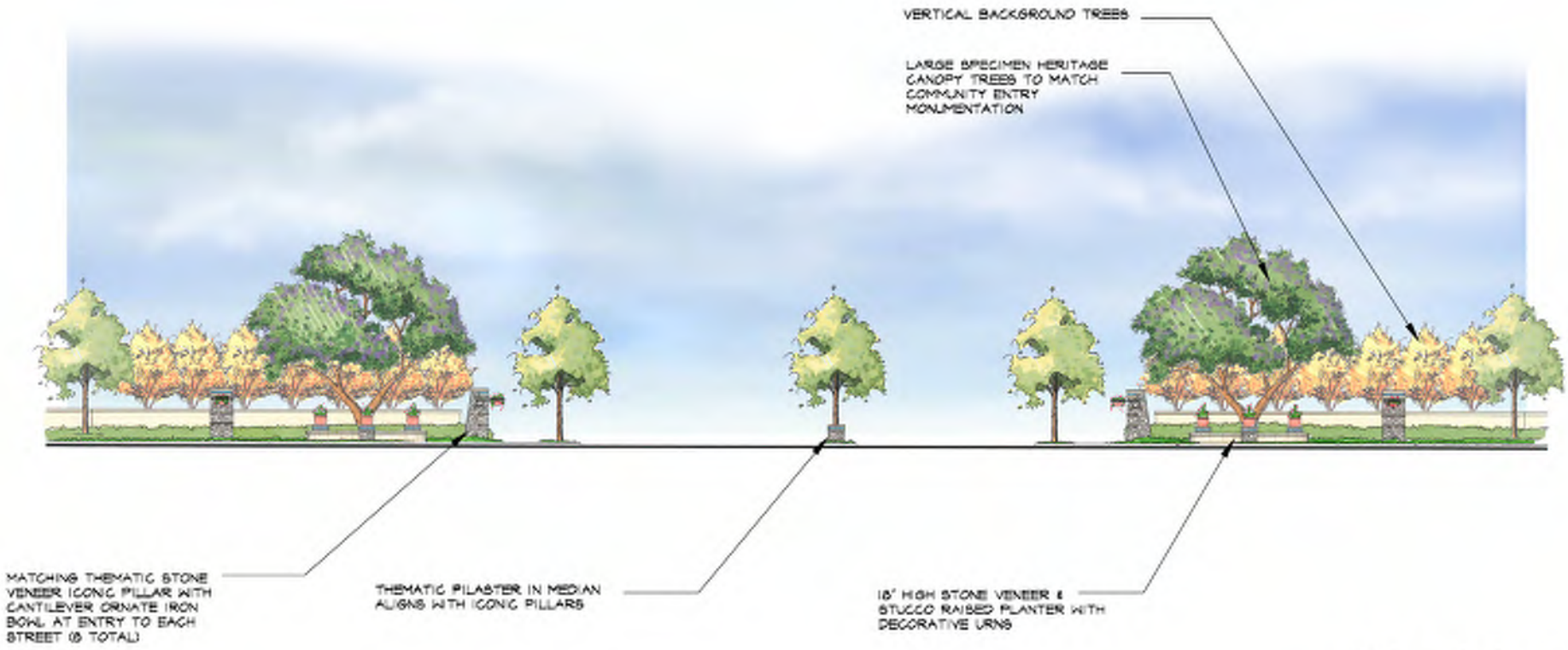
ICON MONUMENTATION

FIGURE 6.16-A



ICON MONUMENTATION

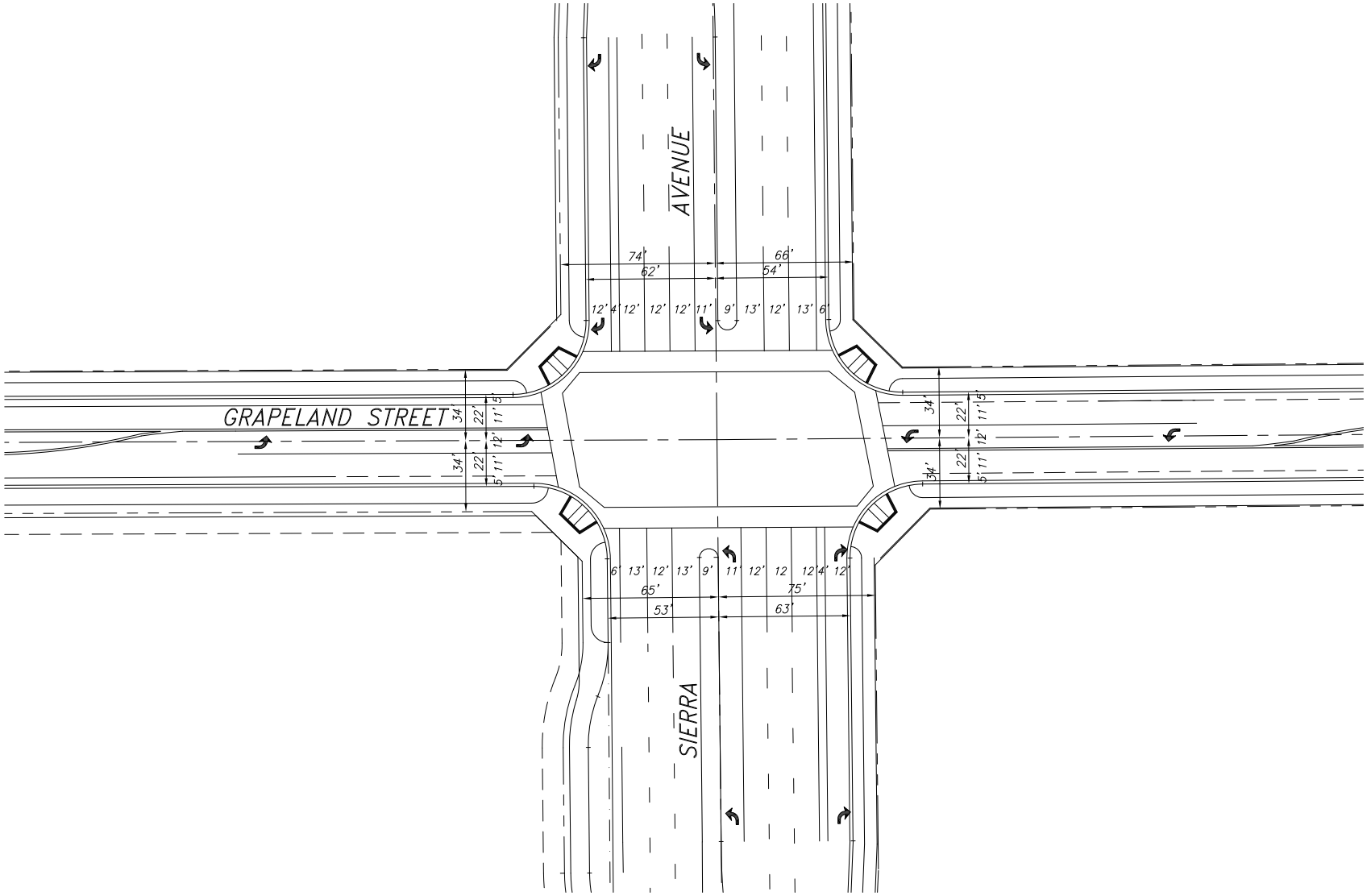
FIGURE 6.16-B



Note: There is no median on Cypress Avenue south of Duncan Canyon Road.

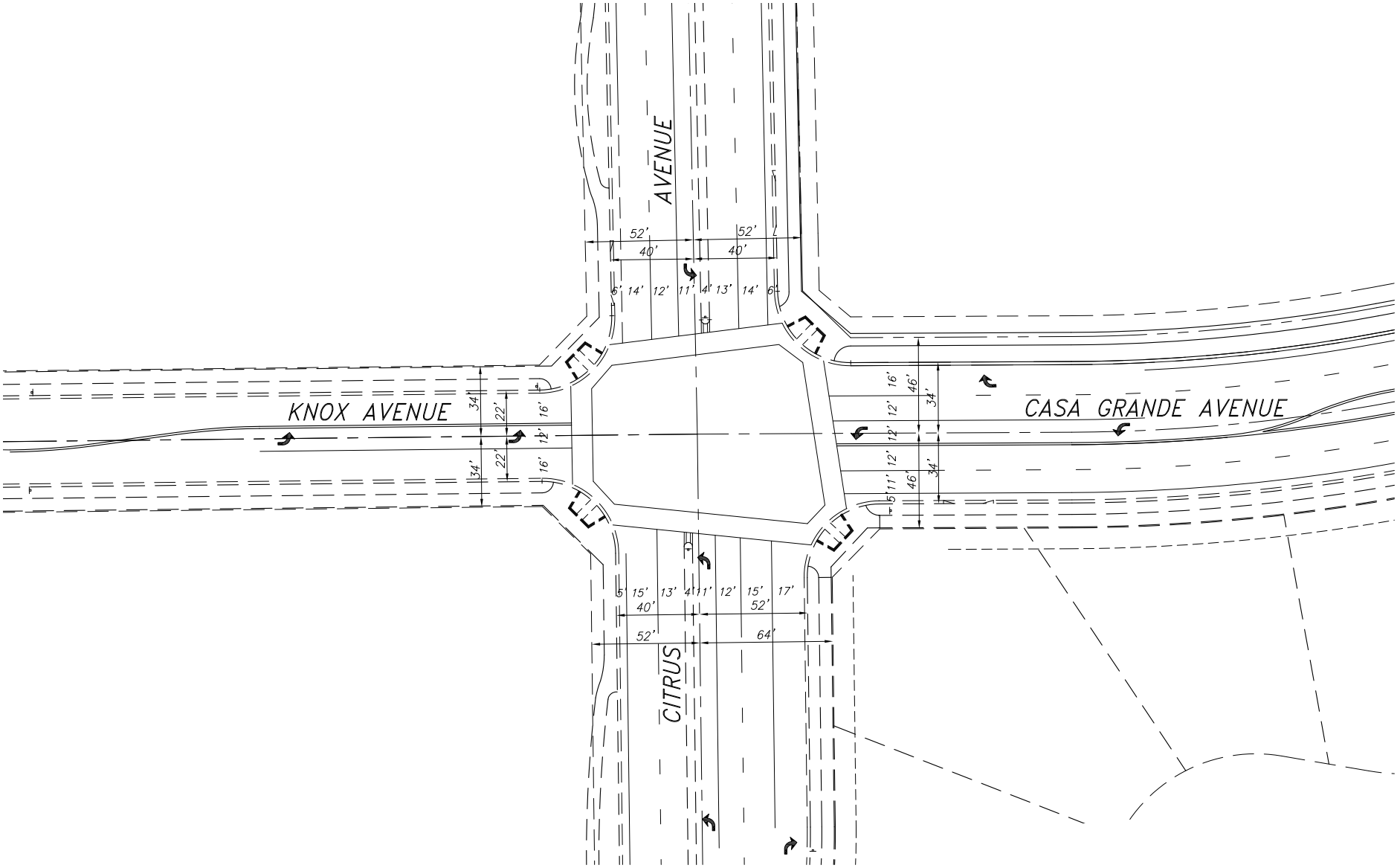
ROAD ALIGNMENT - SIERRA AVENUE AND GRAPELAND STREET

FIGURE 6.17-A



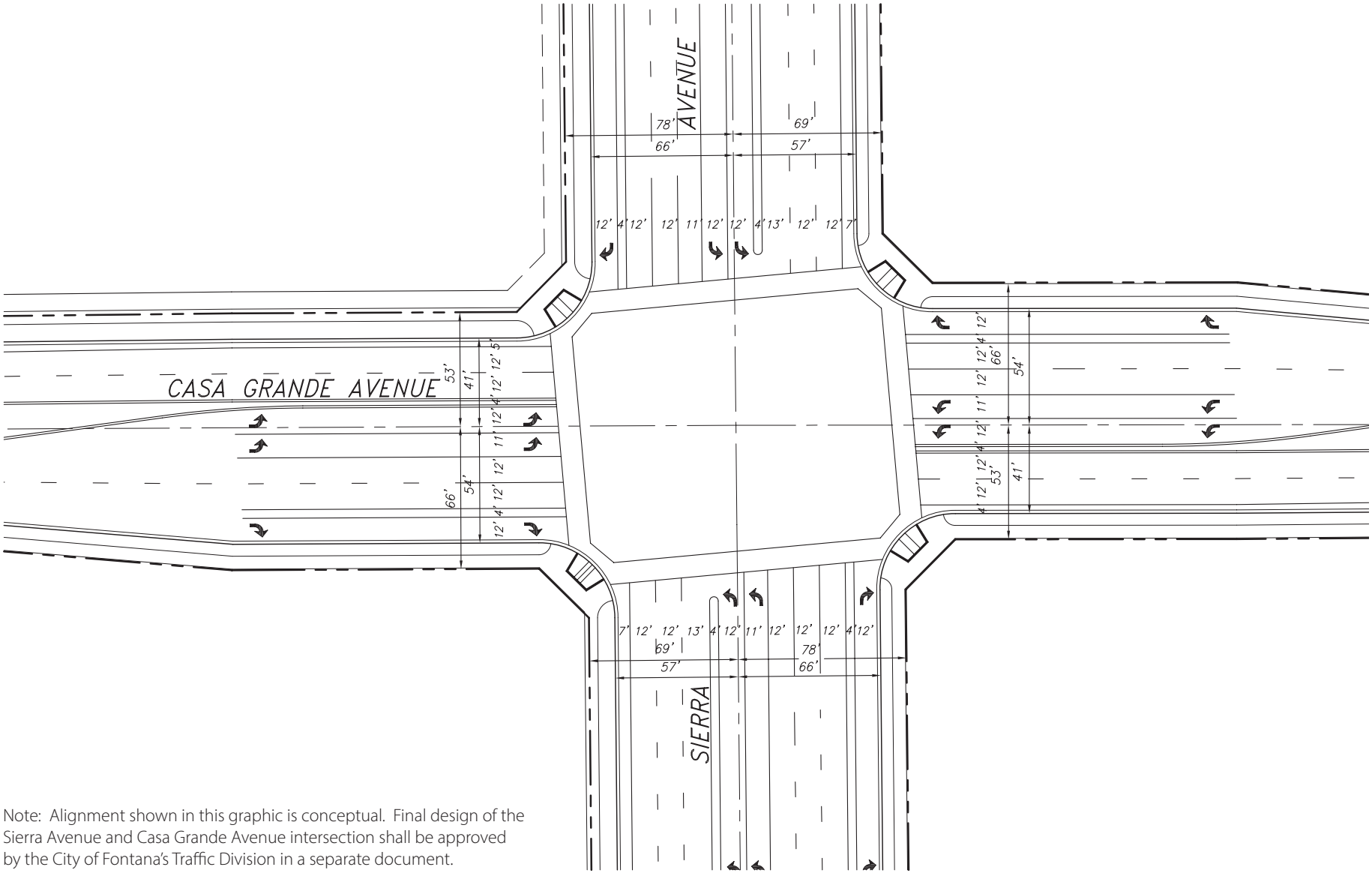
ROAD ALIGNMENT - CITRUS AVENUE AND CASA GRANDE AVENUE

FIGURE 6.17-B



ROAD ALIGNMENT - SIERRA AVENUE AND CASA GRANDE AVENUE

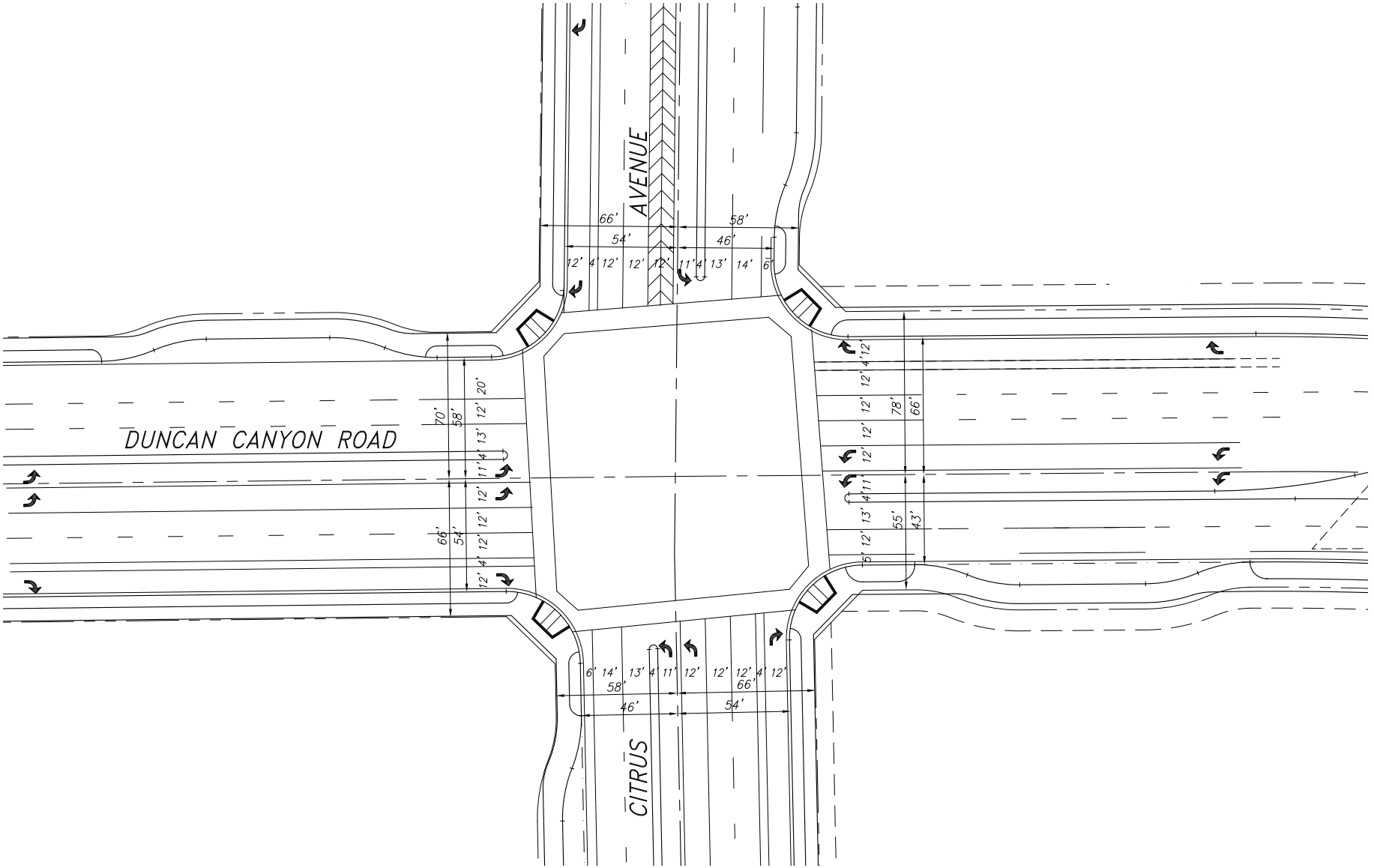
FIGURE 6.17-C



Note: Alignment shown in this graphic is conceptual. Final design of the Sierra Avenue and Casa Grande Avenue intersection shall be approved by the City of Fontana's Traffic Division in a separate document.

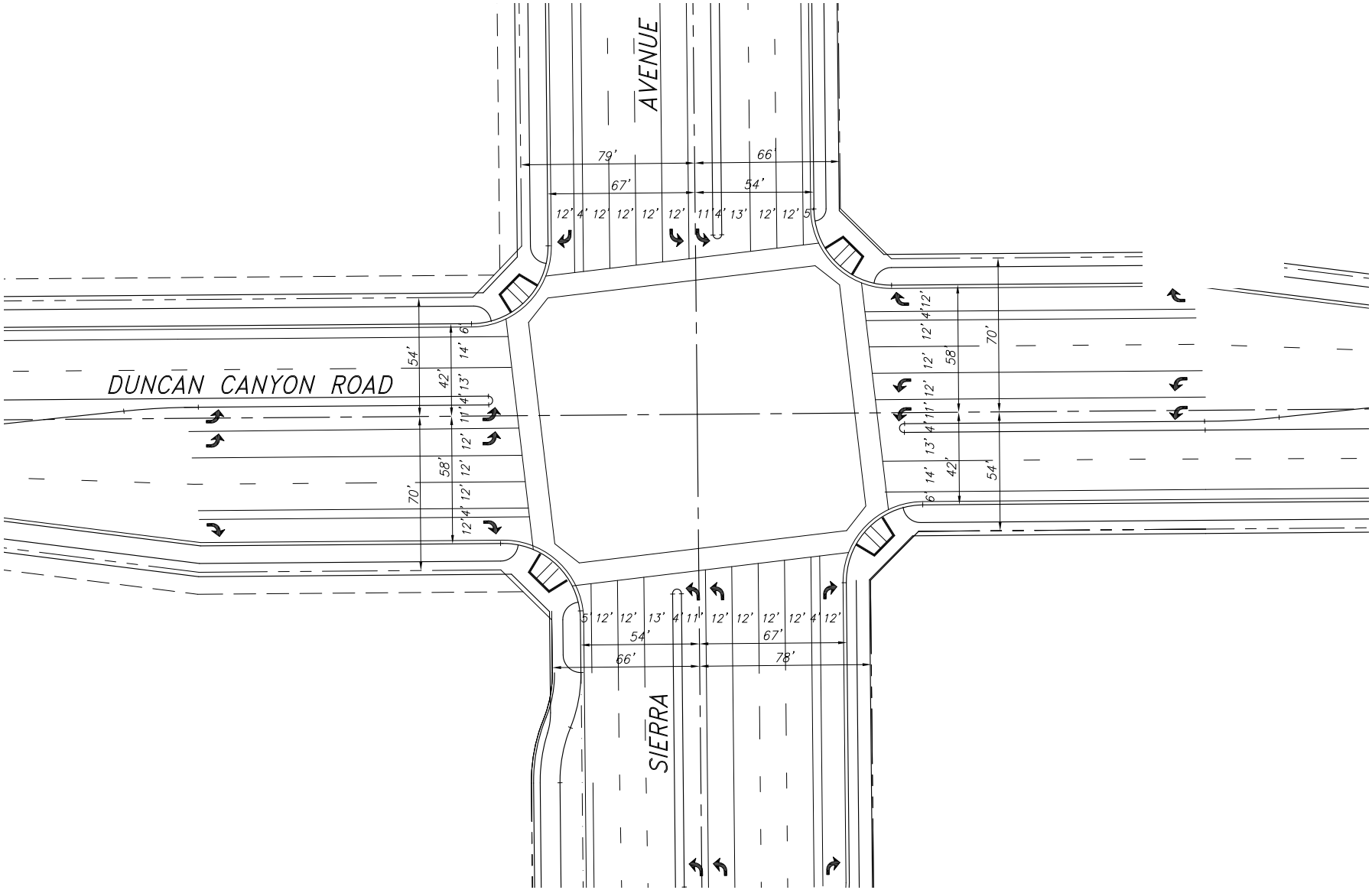
ROAD ALIGNMENT - CITRUS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-D



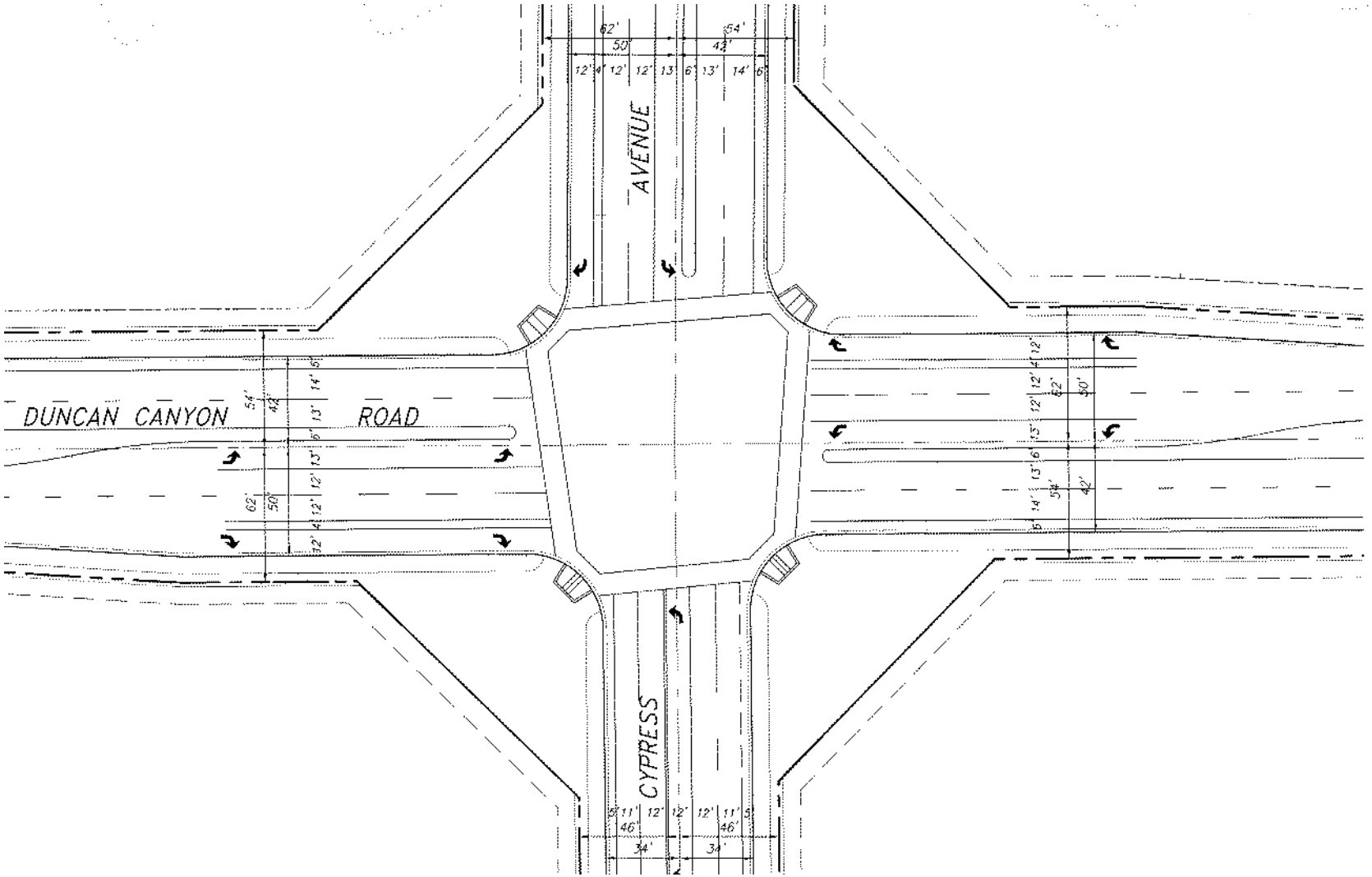
ROAD ALIGNMENT - SIERRA AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-E



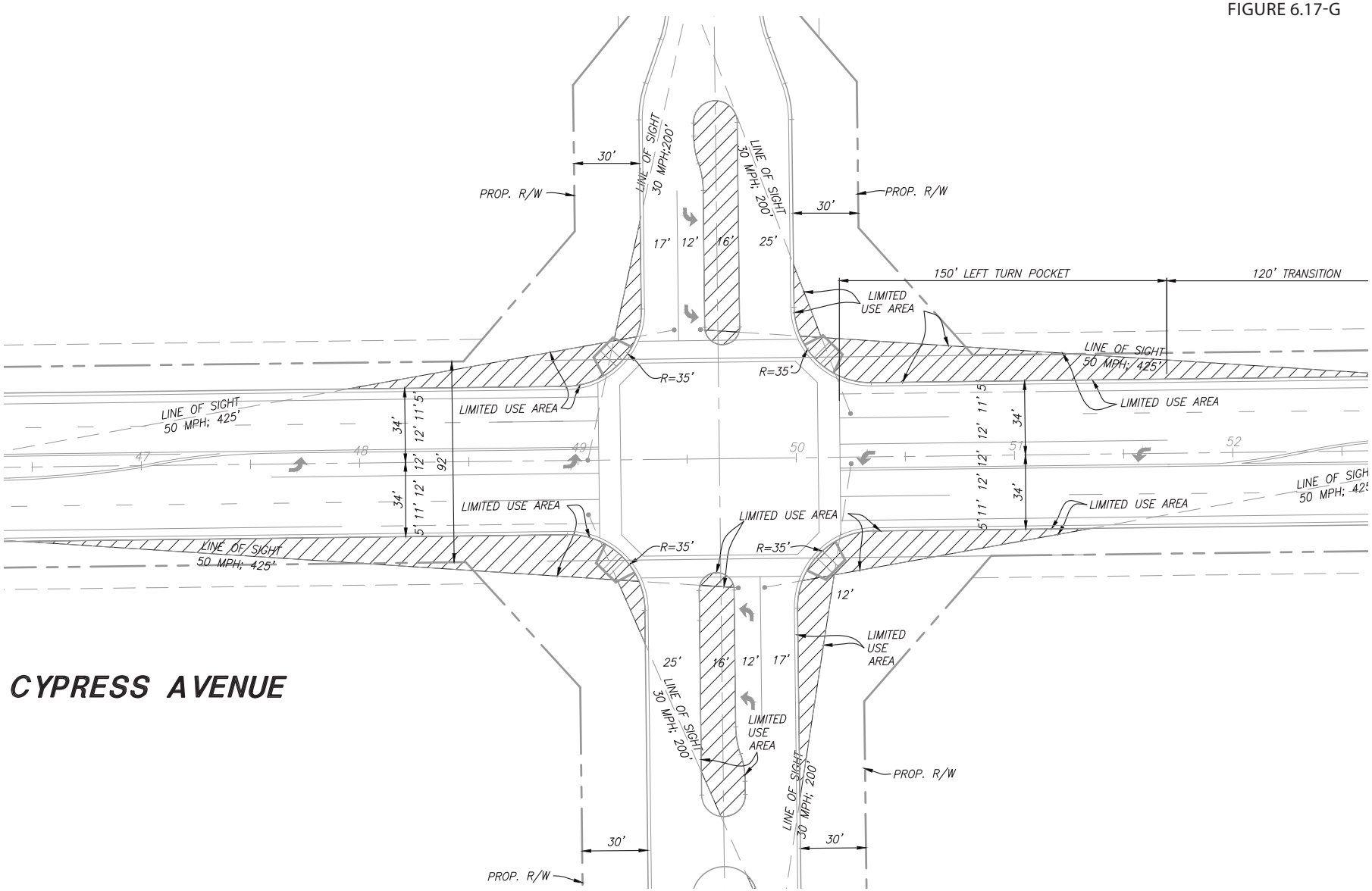
ROAD ALIGNMENT - CYPRESS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-F



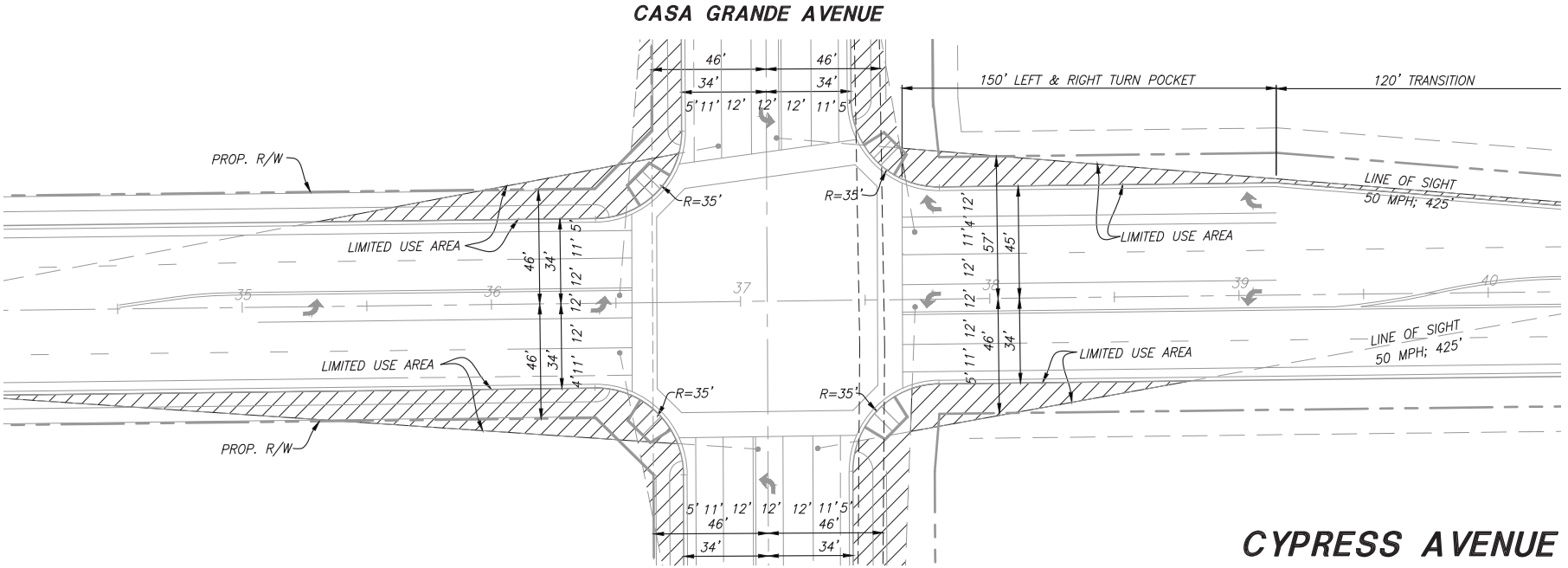
ROAD ALIGNMENT - CYPRESS AVENUE (SOUTH OF DUNCAN CANYON) AND FUTURE NEIGHBORHOOD STREET

FIGURE 6.17-G



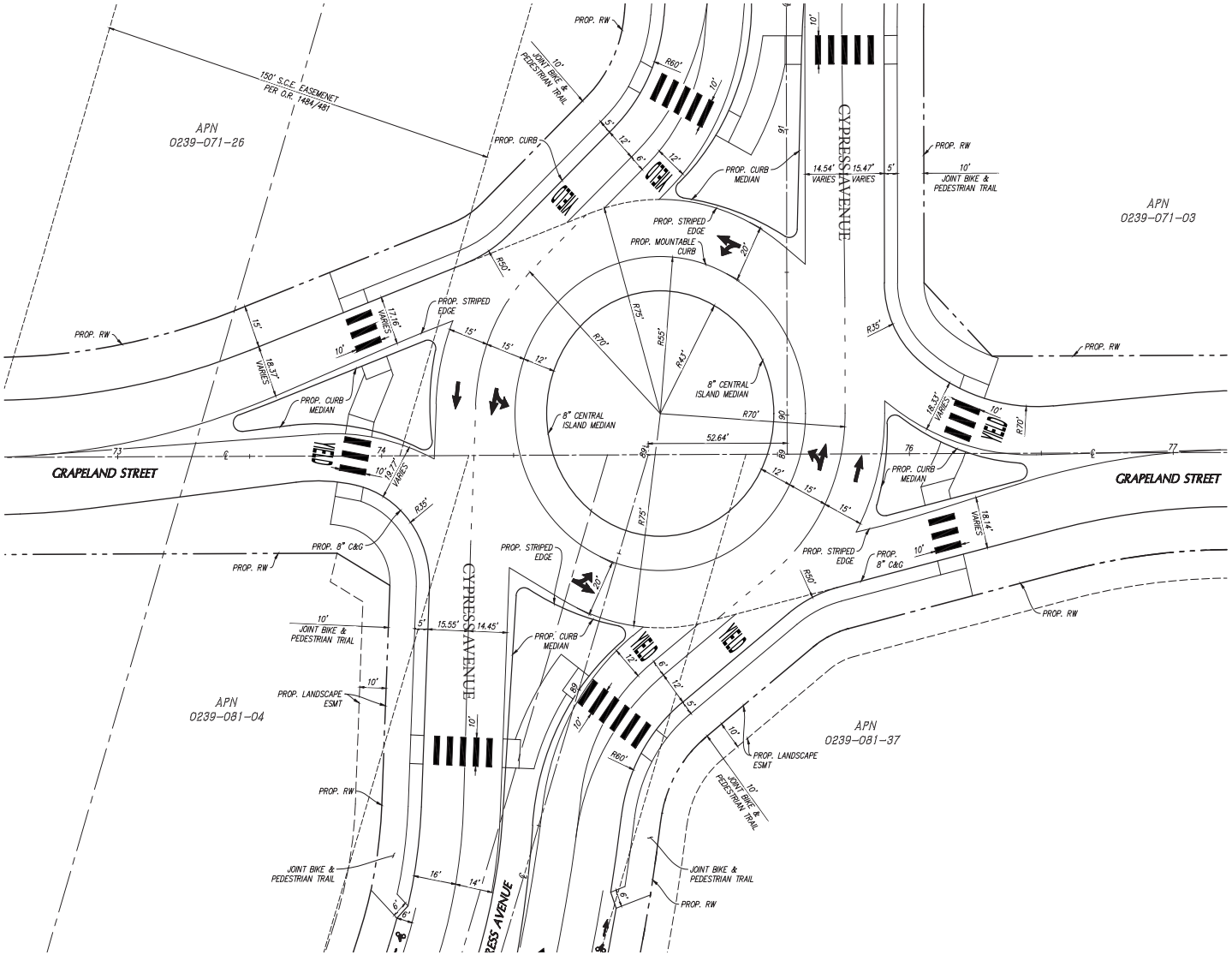
ROAD ALIGNMENT - CYPRESS AVENUE AND CASA GRANDE AVENUE

FIGURE 6.17-H



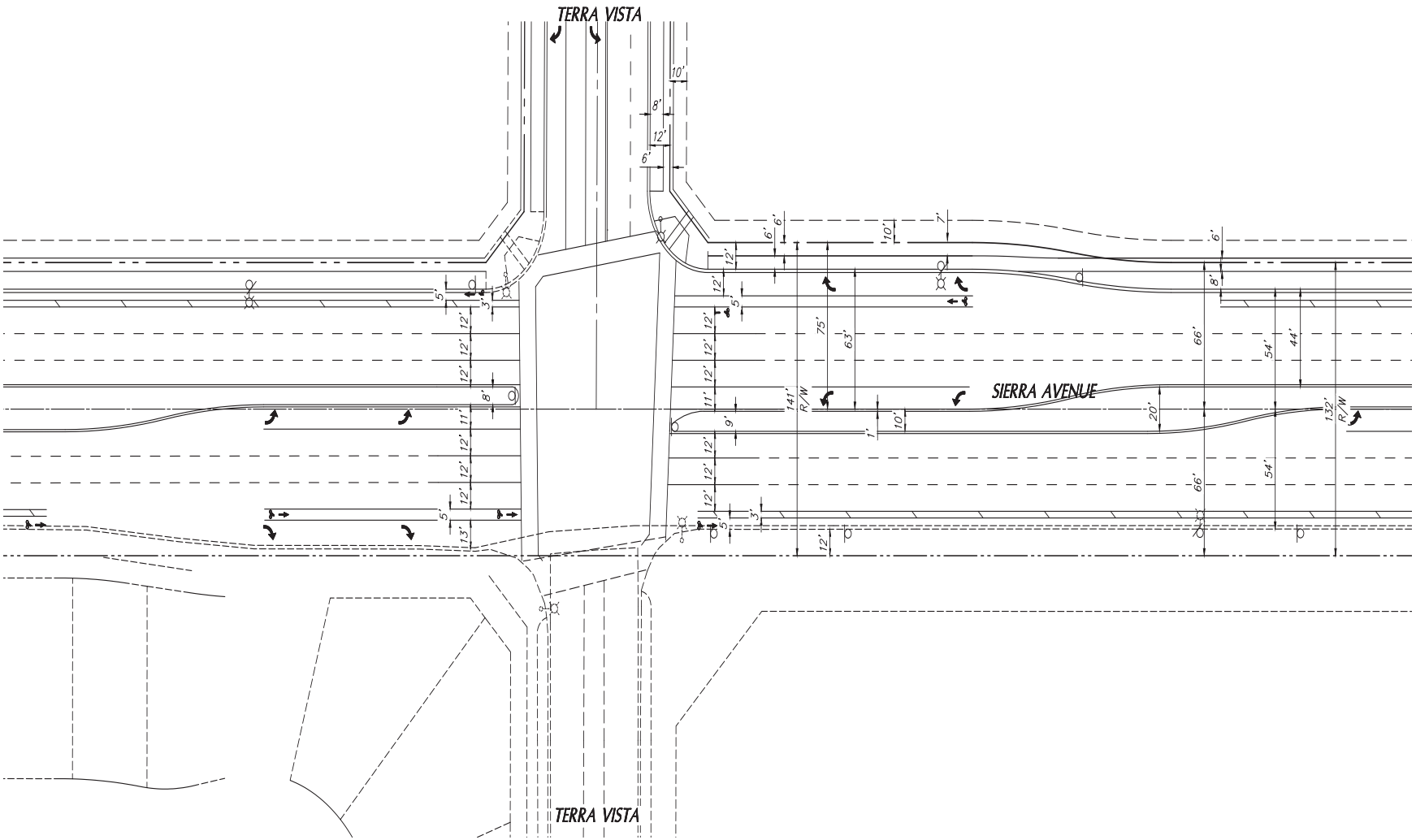
ROAD ALIGNMENT - GRAPELAND STREET AND CYPRESS AVENUE

FIGURE 6.17-I



ROAD ALIGNMENT - SIERRA AVENUE AND TERRA VISTA DRIVE

FIGURE 6.17-J



Pedestrian and bicycle connectivity

6.4 Pedestrian Circulation, Bikeways and Trails Plan

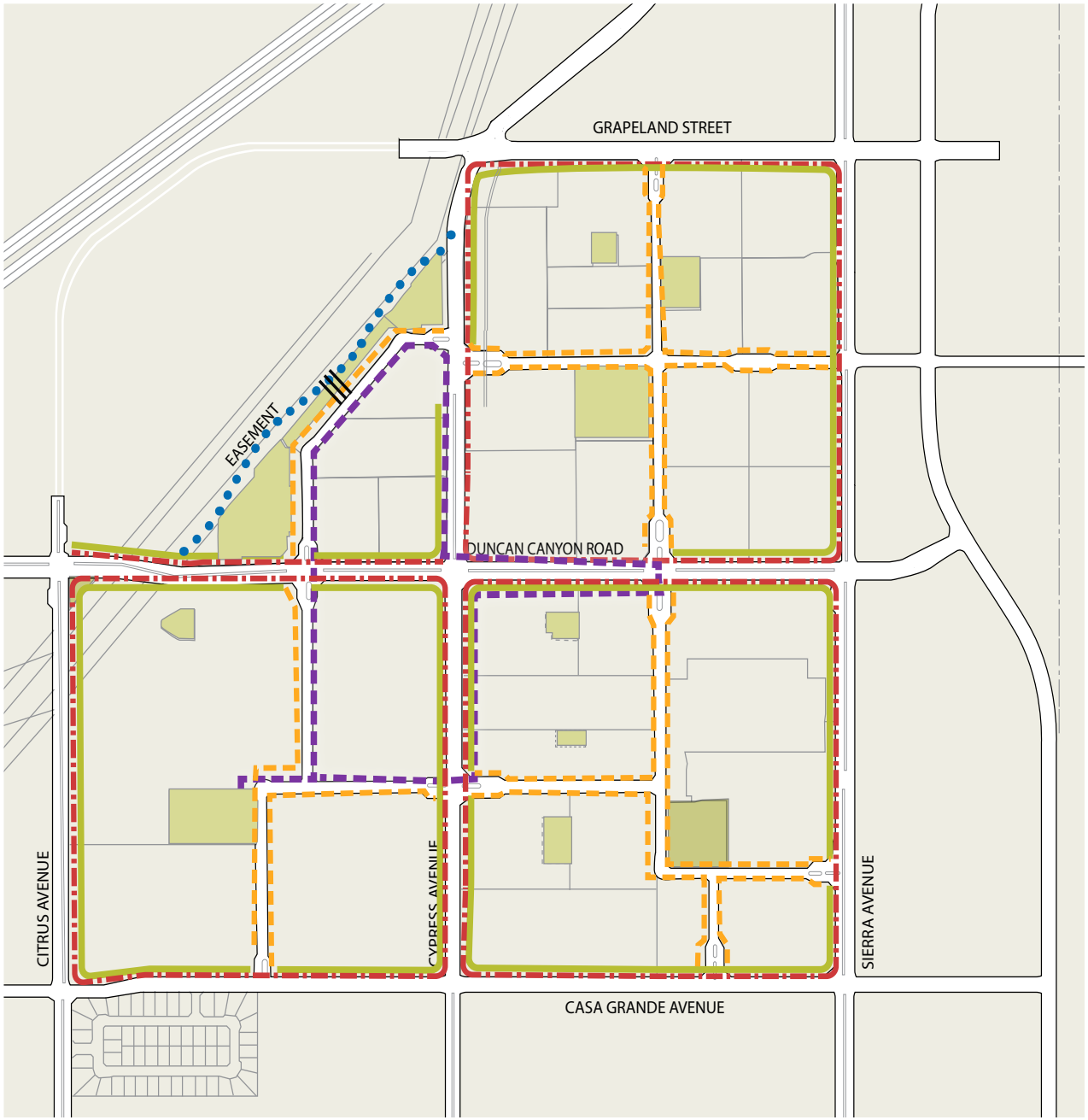
6.4.1 Pedestrian Environment

Pedestrian-friendly environments within The Arboretum are created by providing usable pedestrian connections through a combination of The Arboretum trail system and paseos and safe, pleasant streetscenes. These pedestrian connections provide strong linkages between neighborhoods, schools, parks, and recreational amenities that encourage walking and bicycling as an alternative to auto travel. The Resort Village contains a variable-width pedestrian walkway ~~paseo~~ linking two major recreation complexes. The Arboretum Trail is a unique pedestrian circulation corridor that connects all four villages. The 10-foot-wide Arboretum Trail also acts as a "wayfinding" element, providing pedestrian linkages to all neighborhoods, eventually ending at the The Arboretum Park. See Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan,*** for locations of pedestrian connections.

6.4.2 Bikeways

There is an extensive system of Class II bicycle trails, all of which are 5 feet in width, proposed for The Arboretum. Class II bike trails along Sierra Avenue and Citrus Avenue provide a main ~~major~~ north–south connection and the bike trails along Grapeland Street and Casa Grande Avenue provide a main ~~major~~ east–west connection. On perimeter arterial collector streets, including Sierra Avenue, Grapeland Street, Citrus Avenue, and Casa Grande Avenue, a striped bike lane is adjacent to the streetscene curb. Project interior collector streets, including Duncan Canyon Road and Cypress Avenue, also contain this striped bike lane. Bike routes will be designated along local residential streets.

A Class II bike lane is also located along Duncan Canyon Road and Cypress Avenue within the community. See Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan,*** for locations of bikeways.



PEDESTRIAN CIRCULATION, BIKEWAYS AND TRAILS PLAN

FIGURE 6.18

LEGEND

- 5′ Wide Pedestrian Walk
- 6′ Wide Pedestrian Walk
- The Arboretum Trail
- Community Trail
- Class II Bike Lane
- Arboretum Trail - Community Trail Pedestrian Connection [1]
- Parks

Note 1: Exact location of connection between the Arboretum Trail and the Community Trail will vary depending on final park design.

6.4.3 ~~Paseos and~~ Recreational Trails

The community structure plan for The Arboretum is based on the principle that all neighborhoods will provide for pedestrian connectivity. This goal is achieved in numerous ways. First, Sierra Avenue, Grapeland Street, Citrus Avenue, Duncan Canyon Road, Cypress Avenue, and Casa Grande Avenue all contain a 6-foot-wide sidewalk separated from the street by an 8-foot-wide landscape area. The Arboretum Trail contain a 10-foot-wide sidewalk. ~~on one side of the street and a 6-foot-wide sidewalk on the other side.~~ Both are separated from the street by a turf or shrub parkway. Local streets contain a 5-foot-wide curb-separated sidewalk on both sides of the street. In addition to the pedestrian sidewalks, Class II bicycle lanes are adjacent to Sierra Avenue, Grapeland Street, Citrus Avenue, Casa Grande Avenue, Duncan Canyon Road, and Cypress Avenue. ~~A greenbelt with a pedestrian paseo is located in The Resort linking the two community recreation centers to adjoining neighborhoods.~~ The community trail, a portion of the regional trail system which fronts the Arboretum Specific Plan, maintains regional access to open space areas by connecting the Southern California Edison utility easement to The Arboretum. See Figure 6.18, ***Pedestrian Circulation, Bikeways and Trails Plan*** for locations ~~of paseos and~~ recreational trails.

All pedestrian paseos and trails will be visible from adjacent residential dwelling units, public or private streets for enhanced pedestrian security. ~~All paseos shall have pedestrian lighting; refer to lighting section for additional lighting requirements.~~ Light spacing shall be per the City of Fontana codes and regulations, and light fixtures shall be approved by the City.

Pedestrian paseos and recreational trails

6.5 Walls and Fencing

Walls and fences are used at The Arboretum to provide safety and privacy along perimeter streets. Fencing also delineates homeowner property boundaries. Community theme walls adjacent to Citrus Avenue, Casa Grande Avenue, Sierra Avenue, and Grapeland Street shall consist of a solid 6-foot-high block "Proto II" wall system (or equivalent). These perimeter block walls shall be grouted to match block color, and have a contrasting masonry cap. Single-family residential rear and side yards when adjacent to a collector street shall also be constructed of the above mentioned block wall.

Community-theme walls located at project monumentation areas and at primary and secondary project entries are an upgraded wall. These upgraded walls shall be a 6-foot-high "Proto II" wall with a stucco finish and stucco cap.

Residential walls along rear and side property lines shall be constructed of a Precision block wall (if not visible from public right-of-way) and shall be 6 feet in height. Wall height may increase due to noise mitigation requirements.

Figure 6.19, ***Community Fencing Plan***, shows the placement of community theme walls, view fencing, and decorative fencing throughout The Arboretum Specific Plan area. Figure 6.20, ***Community Fencing Elevations***, provides illustrations of the four fencing types for The Arboretum Specific Plan.

General guidelines for use of walls and fences are provided below:

- Solid block community walls shall be located at the back of the 10-foot easement on Citrus Avenue, Casa Grande, Sierra Avenue and Grapeland Street.
- Community walls may not be used where multifamily, public buildings, parks, and open space are adjacent to streets.
- Block walls shall be constructed using a "Proto II" wall system (or equivalent), as approved by the City of Fontana.
- Block walls shall be constructed using 8-inch by 16-inch block, (grout color to match block).
- Community walls shall be no higher than 6 feet above grade except when noise mitigation efforts require an increased perimeter wall height.
- 6.5 foot-high block pilasters are located approximately 100 feet apart.
- Split face block is required for the Community Theme Wall.
- A 6-foot-high precision block wall shall also be used at residential side and rear yards if not visible from right-of-way.
- No chain-link fence, wire fence, or wood fencing is allowed.
- Upgraded walls are located at project monumentation areas and primary/ secondary entries
- Upgraded walls shall be a 6-foot-high "Proto II" wall with a stucco finish and stucco cap.
- Residential units and open space areas (i.e. private or public streets, parking lots, and private or public parks) shall maintain secure space and circulation through any one of the following elements: walls, gates, slopes, or hostile planting with vegetation.

COMMUNITY FENCING PLAN

FIGURE 6.19

LEGEND

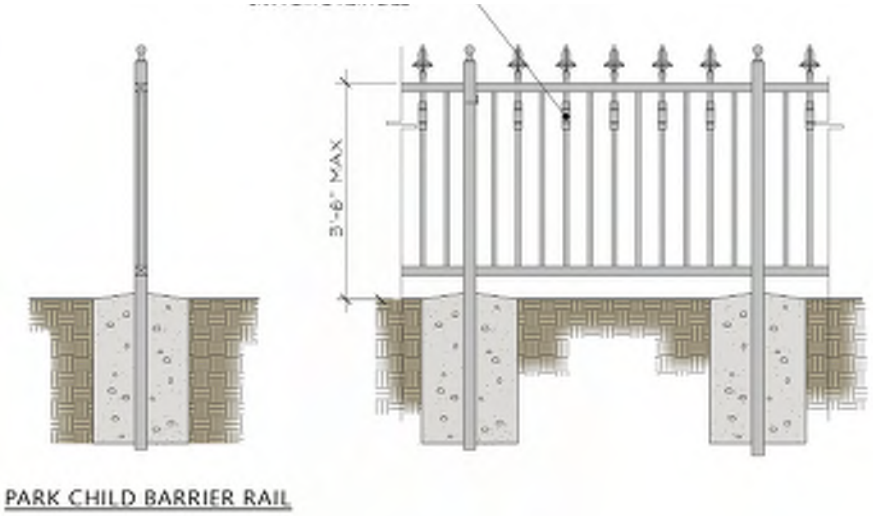
- 6'0" Community Theme Wall
- 6'0" Theme Wall at Entries

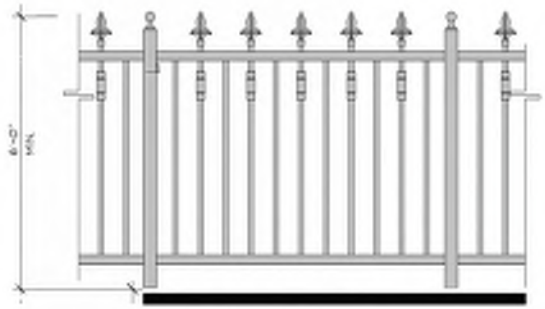
Note: Existing Walls at PA 1 of Gabion Ranch are installed and will not match the Arboretum specifications.

This graphic is conceptual in nature and fencing locations will align with final engineering.

COMMUNITY FENCING ELEVATIONS

FIGURE 6.20





Note: Split face block is required for the Community Theme Wall.

This page intentionally left blank.

Chapter 7.0

Design Guidelines and Landscape

These Design Guidelines are intended to provide detailed direction for the physical design of The Arboretum and provide an overview of the physical framework desired to visually unify The Arboretum Villages. They also encourage the application of subtle architectural distinctions that will define each unique village and ensure that design components have a high level of quality. In essence, these guidelines promote the creation of architecture and amenities designed with timeless elements that will be appreciated as much in the future as when built. While directing a high level of design quality, the Design Guidelines provide a wide degree of flexibility to encourage creativity on the part of property owners and designers to implement the spirit of The Arboretum concept throughout the development.

The Design Guidelines are intended to be general and illustrative in nature. They are not rigid requirements; however, every development within The Arboretum must incorporate the particular attention to detail reflected in these guidelines. These Design Guidelines establish the design framework that will be used to evaluate proposed developments. The intent of these guidelines must be met in order for a project to be approved during the development review process.

Due to the breadth and depth of the guidelines and requirements presented in this chapter, there will inevitably be overlap in the topics and situations addressed in the different subsections. This overlap is indicative of the interrelated nature of the overall community design, the relationship of buildings to their surroundings and the specific architectural character of structures within The Arboretum. It is important to consider these interrelationships at every stage of the design of elements of The Arboretum community.

7.1 Community-Wide Design Guidelines

The community character of The Arboretum is inextricably linked to its community design. Elements of community design, such as architectural character, landscaping, lighting, and entry monumentation, combine to contribute to the community's image and identity. As discussed in Chapter 1, ***Vision***, the foundation of The Arboretum is the creation of community that maintains a harmonious balance between the natural and built environment. This chapter focuses on the overall community design, and so a discussion of the relation of community design to the Vision for The Arboretum is warranted.

The guidelines in this section apply to the entire Arboretum Specific Plan and provide design guidance relating to general architectural character and design, landscape, entries and monumentation, streetscapes, intersections, pedestrian and bicycle connectivity, walls and fences, signage, lighting, and parking. They are intended to create a strong, cohesive community identity through the use of consistent design detail throughout the project area. Thus, the villages of The Arboretum should be developed as distinct areas within the project while retaining the necessary characteristics for overall community identity.

7.1.1 Sustainable Design

Development within The Arboretum is encouraged to integrate, where feasible, principles and practices of sustainability and green design. Incorporating sustainable design from the earliest stages has benefits for both the builder and future occupants. Many sustainable design principles have minimal or no cost impacts if incorporated early in the design phase, and initial costs can frequently be offset by reduced construction time and long-term operations and maintenance savings. In addition, sustainable neighborhood design and green homes are a desirable amenity for many potential home buyers, who are often willing to pay a premium to live in a resource-efficient house and community.

For residential areas within The Arboretum, the application of sustainable best management practices is strongly encouraged. The comprehensiveness of these certification programs guarantees, for their respective types of development, the achievement of a high minimum standard. For maximum flexibility, however, the

Pedestrian paseos, courtyards and walkways tie the community together visually.

master developer and builders may implement sustainable building and development practices most appropriate to the specific context within The Arboretum.

It is encouraged that all nonresidential buildings constructed as part of The Arboretum Specific Plan be energy efficient. Programs through Southern California Edison and the Southern California Gas Company, such as the Sustainable Communities Program and the Savings By Design Program, offer design assistance, education, training and financial incentives.

Guidelines contained within this chapter that incorporate sustainable principles and practices are marked with The Arboretum leaf symbol .

Gardens, paseos and parks give the feeling of residential units within an arboretum setting

7.1.2 General Site and Infrastructure Design

1. Where possible, orient buildings to face onto streets, parks, and open spaces/paseos. This orientation will create more attractive, safe, and pedestrian-friendly streetscapes and public spaces.
2. Where applicable, create curb cuts to allow stormwater flows to drain to permeable or landscaped areas.
3. Where practical, use pervious or open grid paving for driveways, walkways, plazas, and parking areas. Implement small-scale design features throughout the development, such as dual-track driveways for single-family homes.
4. Incorporate recycled-content aggregate (reused and crushed concrete and asphalt) wherever aggregate is specified, such as drainage backfill and under driveways, sidewalks, and building slabs.
5. Use pervious paving materials where practical to reduce the negative effects of stormwater runoff and to facilitate groundwater recharge.
6. Utilize grass swales, particularly with native or drought-tolerant grasses, to collect and filter water runoff.

7.1.3 General Architectural Character and Design

1. Vary rooflines and building heights to create visual interest.
2. Incorporate significant architectural features, such as towers or balconies, into the design of key community buildings, such as the recreation centers. Doing so will strengthen the identity of the project.
3. Varied massing and vertical step-back in building design prevents a monotonous streetscape and is encouraged.
4. Front elevation design and materials are to wrap around the side elevation to an appropriate transition point, as determined by the Planning Division. If the rear elevation is visible from a public street, rear elevation design and materials shall also wrap around the side elevation to provide for architectural relief.
5. Quality materials shall be used in the construction of buildings.
6. Variations in style, architectural features, and colors create visual interest and are encouraged.

7.1.4 Entries and Monumentation

Community entries are critical opportunities to distinguish The Arboretum from surrounding developments and announce arrival into the project itself. In addition, entries are an opportunity to reinforce the overall design theme and character of The Arboretum which relies heavily on landscaping to define its unique identity.

There are four types of community entries in The Arboretum: Primary Gated; Primary Nongated; Secondary Gated; and Secondary Nongated. See Chapter 6, ***Circulation and Streetscape Design***, for more detailed information and for the locations of entries throughout the Arboretum community. In addition to the primary and secondary entries, community entry monumentation and icon monumentation will be strategically located throughout the community to reinforce the design theme of The Arboretum and create a sense of identity and character at the village level.

The treatments described below provide the desired quality of entries and entry monumentation. The exact design, configuration, and content of each gateway will be determined in detailed site plans at the tract map level.

1. Primary community entries shall incorporate distinctive signage, attractive landscaping, special intersection treatments, and distinguishing elements such as monument style walls. Formal groupings of signature trees and landscaping can be incorporated into the design to create distinctive entries to the community.

2. Secondary community entries shall be marked by attractive and consistent signage or landscaping and include elements similar to those found in the primary community entries, but smaller in scale.

Examples of Water Features

Icon Monumentation

7.1.5 Project Signage

1. Project signage shall have a consistent design theme and color palette throughout the development to achieve a coordinated sense of identity.
2. Signage shall be of a scale and style appropriate to the area and surrounding uses.
3. Freestanding monument-style signage shall be used. Pole signs are prohibited.
4. Signs shall utilize materials and colors that are compatible with the architecture and designs of the surrounding areas.

Example of a themed monument sign

7.1.6 Commercial Parking

1. Parking areas shall be designed to minimize the conflict between pedestrian and vehicular traffic.

2. Parking areas shall provide clearly marked and well-lit pedestrian walkways to ensure pedestrian safety.

3. Provide tree cover and shade structures in parking lots, such as around schools and recreation centers, for shading and to reduce the amount of heat absorbed by paved parking areas. Evergreen trees that provide year-round shade are particularly useful for minimizing absorption of heat.

4. All required off-street parking (City's Municipal Code, Chapter 30, Article XI) shall be located outside of the public right-of-way and on-site. Required off-street parking will not be accommodated on any public streets.

5. Required off street parking (except for visitors parking) may be satisfied in a private gated community on privately maintained streets on one side of the street as long as a minimum drive aisle, as required by the Fire Department, is maintained.

Minimized conflict between cars and pedestrians in parking areas

Shade trees in parking area

7.1.7 Parks, Recreation and Open Space

1. Recreation and open space areas shall be designed to accommodate the needs of different ages and abilities.

2. Canopy trees shall be used to provide shade. Informal groupings create visual interest and are encouraged.

3. Ample outdoor furniture shall be provided. This furniture shall match the surrounding architectural styles, materials, and colors. Benches shall be placed to take advantage of views of the San Gabriel and San Bernardino Mountains.

4. A combination of hard and soft paving may be used depending upon the function of the recreational amenity.

5. Active areas may utilize turf, grasses, and ornamental plantings. Passive areas shall primarily be composed of nonirrigated or drought-tolerant species.

Integrate mature tree specimens in courtyard and open space areas

Where feasible, provide access to technology infrastructure in common recreation areas

Outdoor furniture and appropriate fencing of play area

7.2 Residential Design Guidelines

7.2.1 General Residential Design Guidelines

SITE DESIGN

1. The creation of pocket parks and pedestrian trails and paths within neighborhoods is encouraged.

2. On-street parking (to satisfy required off-street parking) may be provided on one side of private residential streets as long as a minimum drive aisle, as required by the San Bernardino County Fire Department, is maintained. On-street parking tends to slow traffic and serves as a barrier between vehicular traffic and pedestrians, creating a safer pedestrian environment.

3. Roadways shall be oriented to create views of neighborhood parks and other amenities. Housing shall front amenities and paseos whenever possible. All alley-loaded product (rear-loaded product), court cluster product, paseo cluster product, stacked flats or row townhomes, which require a private alley, drive, or court, shall meet the City standard for usable balconies and enhanced natural surveillance over the drive or court areas.

4. All residential site plans will incorporate Crime Prevention Through Environmental Design standards for a natural enrichment of quality of life.

5. Guest parking spaces shall be allowed on a street.

ARCHITECTURAL STYLE

1. The massing, character, and detailing of the architectural styles shall be authentic to the selected styles. However, contemporary adaptation of traditional vernaculars is appropriate.

2. The choice of architectural expression must be derived primarily from the respective building typology (row towns, courtyard buildings, single-family homes, etc.). Architectural styles shall be accurate and appropriate for the building typology.

3. Whenever possible, building articulation and form shall be expressive of and driven by environmental and site conditions such as solar orientation, views, noise, prevailing winds, and local climate. Plan forms that employ features such as courtyards, plazas, and patios are encouraged.

4. Use architectural elements that form an integral part of the building and avoid ornamentation and features that appear to be of poor quality and tacked on.

5. Architectural styles and detailing are extremely important to the identity and appeal of residential neighborhoods as well as individual homes. A mix of well-defined architectural styles in each neighborhood will add to the character of the project and is encouraged.

6. Box-like home designs are discouraged. Varied architectural detailing and projections shall be used to accentuate specific features and ensure a visually pleasing and varied experience within a neighborhood.

7. Builders are encouraged to incorporate sustainable design features, such as solar panels, light shelves, eyebrows and overhangs, reflective rooftop materials, cisterns and greywater systems, and other features to reduce resource consumption.

8. Incorporate shading devices and techniques, such as roof overhangs and strategically placed deciduous trees, to minimize unnecessary solar heat gain.

9. Install architectural features that increase daylighting, such as light shelves that bounce light further into interior spaces, to reduce the need for additional electrical light.

BUILDING ORIENTATION

1. Use residential entrances to activate the street, and utilize elements such as canopies, porches, stoops, trellises, and courtyards as transitional spaces between the private and public realms.

2. Orient buildings to face onto streets, parks, and open spaces/paseos. This orientation will create more attractive, safe, and pedestrian-friendly streetscapes and public spaces.

3. Alley-loaded cluster products help to create a pedestrian-friendly streetscape and are encouraged.

Alley-loaded design allows for homes to orient around common spaces

VARIETY AND AESTHETIC QUALITY

1. Create identity and interest by varying floor plans and unit types. Two identical units may not be placed adjacent to each other.

2. Adjacent homes of the same architectural style shall not have identical elevations or colors. Rather, a variety of elevations, colors, and detailing is encouraged.

3. Porches, detailed entries, and stoops add to the character of a neighborhood and shall be incorporated. These features shall be varied along the street to create visual interest. If possible, these features shall project forward of a front entry garage door.

4. Entry features such as gates, trellises, arches, and arbors shall be employed to add visual interest and variety within the neighborhood.

5. Encourage the provision of "outdoor living room" spaces through architectural design that connects interior spaces to well-delineated exterior features such as patios, porches, and entries.

6. Variation in floor plans, unit types, roof form, colors, and materials add character and visual interest to a neighborhood. Two identical elevation styles may not be placed adjacent to each other.

Indoor-outdoor living

Pedestrian-scale design features that reflect the materials and colors of associated structures create variety and aesthetic quality

7. Exercise creativity and individual expression in conceiving and interpreting architectural form.

8. Apply massing breaks such as entry court and stepped-back corners to promote visibility and allow block transparency. Create variety in building mass by providing adequate vertical and horizontal offsets.

9. Avoid monotony through the utilization of varied setbacks, garage orientation and location, and building massing.

10. Designs with the garage as a dominant feature along the street are discouraged. The placement, orientation, and size of the garage shall be varied and include a mixture of front, side, rear, and alley-loaded garages as feasible.

11. Varied front and side setbacks create a more interesting street scene and are strongly encouraged.

12. Utilize a variety of architectural features and detailing methods to differentiate adjacent units. Features such as articulated entry features (porches and stoops), bay windows, and chimneys are encouraged.

13. Front-entry garage doors shall not be the dominant feature of a facade. They shall be recessed into the garage wall and shall include patterns or indentations to create visual interest. Decorative panels, windows, arched doorways, and ornamental trim are strongly encouraged.

14. Alleys shall be landscaped to improve their aesthetic quality.

Landscaped private drives for rear-loaded product enhances the quality of these semipublic areas

Porch feature

Varied massing

7.2.2 Building-Level Residential Architectural Guidelines

ENHANCED ARCHITECTURAL TREATMENT

1. Enhanced architecture is encouraged for planning parcel edges along perimeter streets and major parks. Special landscape or architectural treatments such as enhanced entries or window details shall be used at main street corners and other areas with high visibility, such as at the end of paseos, main icon streets, and view corridors.

ROOFS

1. Roof forms of each home shall be appropriate to the architectural style. Roof forms are encouraged to provide visual interest to the neighborhood. Avoid a common roofline along streets. Overly complex and distracting roofs are not encouraged.

2. Roofs shall be constructed of noncombustible materials. Acceptable materials include clay and concrete tile. Unacceptable materials include pressed wood, corrugated fiberglass, asphalt roll roofing, and corrugated metal.

GARAGES

1. The front elevation shall focus on the home, not the garage.

2. Garage wall planes on the front elevations shall be furred out a minimum of 6 inches.

3. Garage door surrounds shall be articulating with trellises, trim, enhanced materials, or other methods to help minimize the architectural impact of the garage door.

4. A mix of garage door patterns (including garage doors with light) shall be used to add variety.

5. Garages shall have windows and lights per City plotting and design criteria standards.

COLORS AND MATERIALS

1. Color schemes shall be appropriate to the architectural style.

2. Color shall be used to add variety and richness to the architecture. Color changes shall occur at the inside corners only.

3. Each elevation shall have a minimum of three colors.

4. Each neighborhood shall have a minimum of three different roof colors and profiles.

5. Use materials, color, and details to enrich building character and emphasize human scale by employing rich, durable, and high quality finishes at street level.

6. Individual single-family homes shall not have identical color schemes adjacent to one another.

The materials and colors chosen for this entry feature compliment the architectural features of the home and enhance the streetscape

ARTICULATION AND DETAILING

1. Articulate elements such as roof overhangs, canopies, and parapets to establish hierarchy and add interest to building silhouettes.

2. Varied architectural detailing and projections shall be used to accentuate specific features and ensure a visually pleasing and varied experience.

3. Establish a clear pattern and provide articulation and rhythm of windows, doors, and balcony openings, utilizing a variety of devices such as canopies, awnings, or railings.

4. Building interaction with the street level is important to a well-defined street scene. Stairways, entry stoops, balconies, arcades, colonnades, and retail storefronts will provide a strong transition from the street to each building

5. Trash collection, service, and loading areas must be located and designed so that service vehicles have clear and convenient access and do not block adjacent vehicular or pedestrian circulation or vehicular parking. Final location of loading/service areas will be approved by the City during the Development Advisory Board (D.A.B.) process.

SCREENING

1. Storage and maintenance areas and other ancillary uses must be screened from public view.

2. Accessory structures, such as storage, refuse receptacles, mechanical equipment, backflow preventers, loading docks, security fences, and similar uses can seriously detract from the visual quality of an area. Therefore, care must be taken to minimize the visual impact of these uses through site design and visual shielding. When reasonably possible, these uses shall be located away from roadways and public views, behind buildings, or in enclosed structures. Effective shielding methods include landscaping, berms, walls and fences, and ornamental screening.

3. Accessory structures shall be designed to look like a continuation or extension of the primary structure. They shall have architectural detailing and landscaping similar to the primary structure.

4. Any equipment mounted on the roofs shall be screened so that it is not visible from the street.

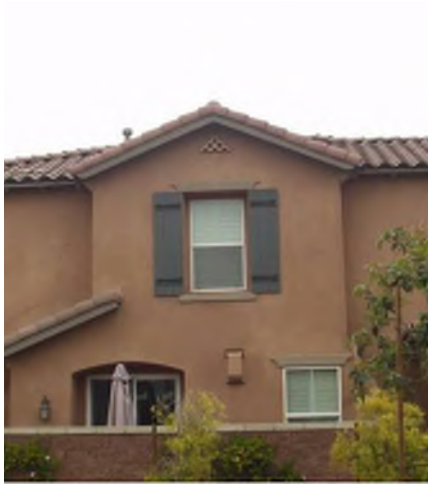
5. Utilities shall be screened and/or located underground as appropriate.

6. Above ground utilities shall be screened from public view.

Balconies and overhangs add interest to the front elevation of homes

7.2.3 Multifamily Residential Treatment

1. Utilize a variety of architectural features and detailing methods to differentiate adjacent units. Features such as articulated entry features (porches and stoops), bay windows, and chimneys are encouraged.
2. Large multiple-family dwellings shall have articulated facades, including recesses and architectural detailing, to avoid a monotonous streetscape.
3. In multifamily developments, adjacent buildings shall have a variety of color and material palettes, and architectural detailing.
4. In multifamily developments, the architectural building edge shall be used in place of walls whenever feasible.



A variety of architectural features and details differentiate these multi-family units

7.2.4 Menu of Residential Architectural Styles

The Arboretum Specific Plan has a designated group of compatible architectural styles that are consistent with the buyer profile and landscape theme for the community's villages. The architectural styles have also been selected to allow for variety and individuality for each neighborhood. On the following pages are samples of recommended architectural styles for the Arboretum. Key defining elements of each style are included.

A minimum of three different architectural styles must be utilized within each village, and a minimum of six different architectural styles must be utilized throughout the entire Specific Plan area. One or more architectural styles may be utilized within each residential neighborhood. However, the utilization of more than one architectural style within an individual residential neighborhood is encouraged. Although only one style is required within each residential neighborhood, a minimum of three different elevations of the same architectural style must be utilized. In addition, no two identical elevations may be utilized adjacent to each other within detached residential neighborhoods. The reverse of an elevation, though, may be used adjacent to the original.

Each architectural style is represented on the following pages in the form of a summary description of its main components. These summaries will be used by the City of Fontana's Planning Division to determine if the submitted architecture plans substantially conform to the architecture styles identified in this document. Proposed architectural plans are not required to contain all the elements identified for each particular style. Rather, the matrix is intended to set forth a description of style elements and features generally associated with the architectural style. Additionally, the architectural styles shown within this section do not represent an exclusive list of permitted styles. Architectural styles not listed within this specific plan are permitted subject to approval of the Planning Commission.

The architectural styles for the residential uses within The Arboretum include:

- *Santa Barbara*
- *Spanish Colonial*
- *Monterey*
- *Tuscan*
- *Provence*
- *Italianate*
- *California Craftsman*
- *Prairie*
- *European Cottage*
- *Farmhouse*
- *American Traditional*

SANTA BARBARA STYLE

Front door appropriate to style

Light-sand stucco

Decorative metal

Southern California influenced Spanish styles popular from 1900–1930.

Recessed entry

Semi-tight rake

Decorative accent tile

Wood balcony

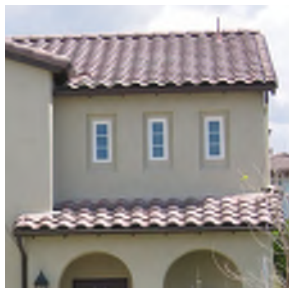
STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing • Arched arcades
ENTRY	• Covered porch • Arcade • Recessed entry
ROOF	• 4:12-5:12 roof pitch; gable roof • Deep eaves at selected locations • Semi-tight rake at gable ends
DETAILS	• Wood or wrought iron balconies • Decorative patterned accent tile • Wrought iron window grills • Recessed windows
MATERIALS & COLORS	• Red barrel concrete tile roof • Light to medium sand stucco finish

SPANISH COLONIAL STYLE

1915–1940 Spanish-inspired with Latin American design elements. Made popular after 1915 Panama-California exposition in San Diego. Features a more precise imitation of elaborate Spanish elements than the Mission Revival style

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing
ENTRY	• Covered porch • Arcade • Detailed door surround
ROOF	• 4:12–5:12 roof pitch; hip or gable roof • Little or no overhang at gable ends • Exposed rafter tails at selected areas
DETAILS	• Shutters • Wrought iron window grills • Vertical window proportions • Arched window or door openings
MATERIALS & COLORS	• Concrete S-tile or barrel tile roof • Light to medium sand stucco finish • White and light earth tone colors

Little or semi-tight overhang at gable ends



Vertical window proportions

Decorative shutters

Decorative metal grills

Detailed door surround

Asymmetrical/symmetrical massing

Arched window/door openings

Covered arcade at entry

MONTEREY STYLE

Cantilevered balcony

Decorative shutters

Exposed rafter tails at selected locations

1925–1940. Blending of Spanish adobe construction with two-story colonial housing type.

Shallow roof pitch, gable roof

Second-story balcony

Paired windows

Balcony-covered entry

Accent siding at second floor

Wood corbels and balcony railing

STYLE ELEMENTS	
FORM & MASSING	• Cantilevered covered balcony at the second story
ENTRY	• Entry covered by balcony above
ROOF	• Shallow (4:12-5:12) roof pitch; gable roof • Exposed rafter tails at selected locations
DETAILS	• Wood or wrought iron balconies • Decorative patterned accent tile • Wrought iron window grills
MATERIALS & COLORS	• Concrete S-tile or flat roof • Light to medium sand stucco finish • Accent siding at second story • Accent brick or stone wainscot at the first floor

TUSCAN STYLE

Inspired by rustic buildings of Tuscany.

STYLE ELEMENTS	
FORM & MASSING	• Informal building forms • Asymmetrical/symmetrical massing
ENTRY	• Arched door treatments
ROOF	• Shallow (4:12-5:12) roof pitch; hip and gable roofs • Exposed rafter tails at selected locations
DETAILS	• Shutters • Wrought iron details • Wood or wrought iron balcony railings • Arched windows and window treatments
MATERIALS & COLORS	• Concrete S-tile • Light to medium sand finish stucco in rich earth tone colors • Rustic stone/brick veneer

Rustic stone veneer

Asymmetrical/symmetrical massing

Informal building forms

Arched windows & window treatments

Balcony with decorative metal railings

Decorative shutters

Recessed and arched door treatments

Decorative metal detail

PROVENCE STYLE

Decorative pot shelves

Steep pitched hip & gable roofs

Rich earth color tones

1915–1945. Inspired by the French farmhouse and chateau.

Shallow porch

Rustic stone veneer

Curved / varying roofline

Arched window & door treatments

Quoins

Decorative shutters

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical building massing
ENTRY	• Arched door treatments • Shallow porch • Quoins at entry doors
ROOF	• Steep pitched secondary roofs (6:12+); hip and gable roofs • Short overhangs (0"–12") • Curved/varying roof line
DETAILS	• Shutters • Wrought iron details • Wood or wrought iron balcony railing • Dormers • Arched window or door treatments
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco in rich earth tone colors • Rustic Stone veneer • Quoins at corners, windows, or entry doors • Stone or brick accents

ITALIANATE STYLE

1840–1885. Inspired by informal Italian-styled villas of the picturesque movement in Europe.

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical building massing
ENTRY	• Covered entry • Front porch • Pediment entry with stoop
ROOF	• Shallow pitched roofs (4:12-5:12), hip and gable roofs • Deep overhangs (12"-36") with decorative brackets below and selected locations
DETAILS	• Dentals or brackets at eaves at selected locations • Paired or triple windows • Pediment window and door treatments • Rusticated base
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco in rich earth tone colors • Rustic Stone veneer • Quoins at corners, window, or entry doors • Stone or brick accents

Asymmetrical building massing

Quoins

Dentals at eaves

Deep overhangs with decorative brackets below

Covered entry

Pediment window

Arched door treatment

Shallow-pitched hip roofs

Light sand finish stucco in rich earth tone colors

CALIFORNIA CRAFTSMAN STYLE

Stone accents

Exposed rafter tails at selected locations

Battered columns with stone base

1905–1930. California style inspired by Greene and Greene.

Shallow pitched roofs with deep overhangs

Full-width front porch

Paired and tripled windows

Varied building massing

Decorative knee braces

Stucco with siding accents

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical plan form • Varied building massing
ENTRY	• Full or partial width front porch
ROOF	• Shallow pitched roofs (3.5:12–5:12); front, side or cross gable roofs • Deep overhangs (12"–24") with decorative brackets below • Exposed rafter tails at selected locations
DETAILS	• Battered, square, or 4-post columns • Brackets or knee braces at gabled ends • Paired or triple windows
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco with siding accents • Stone or brick accents

PRAIRIE STYLE

1900–1920. Inspired by the Oak Park homes of Frank Lloyd Wright.

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical building massing with horizontal emphasis
ENTRY	• Single-story front porch • Decorative glazing or sidelights
ROOF	• Hip roofs (3.5:12–5:12) • 18"–24' overhangs
DETAILS	• Heavy square columns • Geometric window grid patterns • Window boxes and pedestal urns • Entry door with decorative glazing or sidelights
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco • Light body colors with dark, contrasting trim • Stone or brick base accents

Hip roofs

Light body colors with dark, contrasting trim

Decorative glazing

Heavy square columns

Geometric window grid patterns

Stone base accents

Front porch

Light to medium sand finish stucco

Horizontal emphasis

EUROPEAN COTTAGE STYLE

Stone accents

Decorative pot shelves

Recessed second floor

1920–1940. Inspired by medieval Tudor and Norman country homes.

Asymmetrical/symmetrical massing

Articulated door surround

Hip and gable roofs

Decorative shutters

Semi-tight rake

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical building massing • Recessed second or third floor
ENTRY	• Articulated door surround or covered porch
ROOF	• Hip and gable roofs (4:12–6:12 pitch) • 6″–18″ overhangs • Semi-tight rake
DETAILS	• Shutters • Dormers • Tower elements • Planter boxes and pot shelves
MATERIALS & COLORS	• Concrete flat tile roof • Light to medium sand finish stucco • Rustic stone veneer • Stone or brick wainscot

AMERICAN TRADITIONAL

1850s to the early 20th century evolved from early Colonlial homes.

White trim and concrete tile roof.

Pitched roof detail.

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing • Recessed 2nd floor or single story element at entry • Vertical and horizontal breaks in massing
ENTRY	• Recessed entry • Covered entry with porch
ROOF	• 4:12 to 6:12 roof pitch • 6" to 16" overhangs • Front to back gable or hip roof with intersecting hip and gable roof
DETAILS	• Porches • Square wood columns with trim • Shutters
MATERIALS & COLORS	• Concrete roof tiles - flat or shake appearance • Stucco with horizontal siding accents allowed • Whites, off-white, dark or light colors for field colors, with constrasting trim

Front Porch

Proportionally sized shutters

Recessed second floor massing

Siding accents

FARMHOUSE

Front to back main gable

Roof tiles with smooth look

The American Farmhouse represents a practical and picturesque country house. Its beginnings are traced to both Colonial styles from New England and later the Midwest.

Asymmetrical massing

Covered entry with single story porch

Covered front porch

Siding accents & simple massing

STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing • Simple plan form massing and simple roof design
ENTRY	• Covered entry with single story porch
ROOF	• 4:12 to 7:12 roof pitch • Front to back main gable roof • 0" to 16" overhangs with open eaves
DETAILS	• Porches with simple columns and railings • Cupolas or dormers • Vertical multi-paned window at front elevation
MATERIALS & COLORS	• Horizontal or vertical siding may be combined with stucco • Roof tiles with smooth flat or shingled appearance • Whites, or light shades of blue, yellow, green, beige or gray for field colors, with complementary trim

7.3 Commercial Activity Center Overlay

The following guidelines apply to the commercial uses located at the northwest corner of Sierra Avenue and Duncan Canyon Road listed as C-C and C-G land uses. In some places within this specific plan, the Activity Center Overlay is referred to as "Activity Center".

7.3.1 Site Design

1. Structures shall be designed to relate to each other and the surrounding area.
2. The placement and design of structures shall facilitate and encourage pedestrian activity and convey a physical and visual link to the adjacent residential developments, streets, and sidewalks.
3. When possible, adjacent buildings shall be designed with shared open spaces, plazas, and courtyards that can serve as employee or customer outdoor eating and gathering places.
4. Where feasible, new structures shall be clustered to create plazas and pedestrian malls. When clustering is impractical, a visual link between separate structures shall be established through the use of an arcade, trellis, or other open structure.
5. Establish a visual link in multibuilding complexes by using architectural and site design elements to unify the project.
6. Building entries shall be oriented towards the street and clearly defined.

Provision of public space in the Activity Center

Facade articulation

Distinctive architectural detailing

7.3.2 Architectural Design

1. Projects within the Activity Center shall utilize specialized design features, such as distinctive architectural detailing, landscaping, and lighting elements, to ensure a consistent design theme for that project.

2. Buildings shall be divided in distinct massing elements. Building facades shall be articulated with architectural elements and details. Vertical and horizontal offsets shall be provided to minimize bulk.

3. Avoid long, monotonous building facades and create diversity by clustering buildings around courtyards and open areas.

4. Avoid a single, large dominant building mass. Horizontal building masses shall not exceed a height-to-width ratio of 1:3 without substantial changes in height and projecting or recessed elements.

5. Large buildings shall have articulated facades, including recesses and architectural detailing, to avoid a monotonous streetscape. Openings shall be recessed 2 to 4 inches to further articulate the façade.

6. Vary rooflines to reduce the overall mass of the building. Parapet walls and roof systems shall be designed to conceal all roof-mounted equipment from adjacent properties and public rights-of-way. Flat roofs shall be disguised through the use of parapet walls.

7. Architectural elevations of principal buildings over 20 feet tall shall have a clearly discernible base (minimum 3'), body, and cap (consisting of a cornice, parapet, awning, or eave that do not to exceed the base height). The base and cap shall be discernible from the body by changes in color, materials, texture, pattern, or profile.

8. Utilize low reflective, subtle, neutral, or earth tone colors on the building body. Building trim and accent areas may feature brighter colors, including primary colors. Applied paint over brick and stone is strongly discouraged.

9. Utilize high quality materials on building bases, bodies, and caps.

Towers and other architectural features shall be used within the Activity Center to create a distinctive sense of place

The distinctive architectural detailing of this commercial retail project creates a consistent design theme for the project

7.3.3 Activity Center Entries

1. Entries shall be clearly marked, with distinctive landscaping and attractive monument-style signage.

2. Access shall be located as far from street intersections as possible.

7.3.4 Paving

1. A variety of paving materials shall be used to clearly delineate vehicular and pedestrian areas and to create a sense of place.

2. Decorative paving shall be incorporated into parking lot design, driveway entries, pedestrian walkways, crosswalks, plazas, and pedestrian malls.

7.3.5 Storage and Accessory Structures

1. Storage, loading areas, and service entrances shall be located to the rear of the structure and oriented away from noise-sensitive uses, such as residences. Landscaping, berming, and walls shall be used to buffer adjacent uses from these areas.

2. Outdoor storage areas and loading docks shall be screened from the street and adjacent uses.

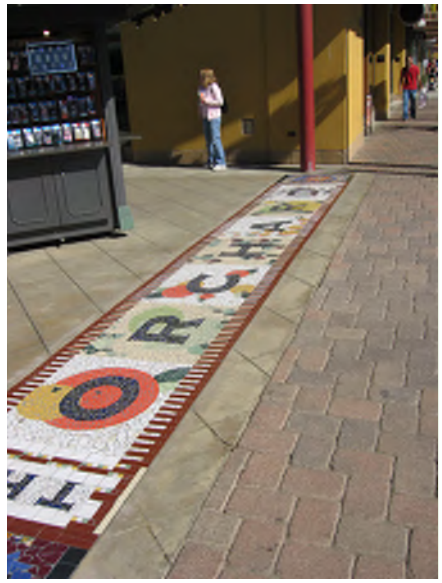
3. Accessory uses and utilities shall be located behind the primary structure out of public view whenever possible. Uses that cannot be placed out of view shall be shielded with berms, landscaping, attractive walls, or decorative screening.

7.3.6 Parking

1. Disperse parking into multiple smaller lots as opposed to one large lot, where feasible, and screen parking with berms, landscaping, or fences.

Pedestrians should be buffered from parking lots with landscaping and sidewalks

Screening of trash receptacles



Colorful and varied paving materials add interest to sidewalks and public spaces

Quality commercial project signage

7.3.7 Activity Center Signs

1. Signs shall be backlit or downlit to prevent glare and spillover onto adjacent properties.
2. "Canned" signs are prohibited. Interior illuminated channel letters shall be used instead.
3. Signs shall be compatible with the building and site design in terms of color, material, and placement.
4. All signs shall be maintained in good repair.
5. Color schemes for signage shall be related to other signs and graphics in the vicinity to achieve a coordinated sense of identity.
6. The design and style of a sign shall complement the architectural style of the building to which it is attached or adjacent.
7. The exposed backs and sides of signs shall be architecturally treated to blend with the exterior character of the buildings and site.
8. Signage shall be visually interesting and informative. It shall be distinctive and eye-catching yet simple and tasteful. Cluttered designs and excess advertising shall be avoided.
9. Multitenant signage is encouraged to minimize visual clutter.

7.4 Landscape Design Guidelines

These landscape design guidelines establish a landscape theme for the project and set forth general criteria for landscaping of the residential community for the Arboretum. The Arboretum's design guidelines are driven by the goal to create a cohesive overall community while still promoting the design of unique and interesting landscape spaces at the neighborhood level.

7.4.1 Community-Wide Landscape Design Guidelines

1. All landscaping shall utilize the approved trees, shrubs, and groundcovers listed in the Plant Palette found in this chapter (Table 7.4).

2. Landscaping along main ~~major~~ roadways and at project entries shall be consistent, formalized, and composed of signature plantings from the plant palette to create an attractive and cohesive community identity. Formal plantings of nonnative species may be used at key entries and intersections to highlight these areas.

Patterned paving at pedestrian crosswalks increases pedestrian safety and enhances entries

3. Median plantings shall reflect the use of the roadway of which they are a part. Median plantings along Sierra Avenue and Citrus Avenue shall be more formal to reflect the hierarchy and character of the roadways.

4. Landscaping within paseos shall consist of informal groupings of shade trees, shrubs, and plantings. Native and other low-water species shall comprise the majority of landscaping within paseos. However, turf areas may be provided in areas intended for active use.

5. The planting of native and drought-tolerant species coupled with water-efficient and drip irrigation systems is encouraged throughout the project, especially in public or common areas.

6. As practical, utilize medians and parkways for water treatment and to reduce runoff.

7. As practical, ample street and shade trees shall be provided to create an attractive and pedestrian-friendly environment.

8. Increase tree canopy and place trees strategically to reduce energy demand for adjacent buildings, enhance roadway safety, and provide for a more aesthetically pleasing environment.

9. As practical, utilize a variety of tree types with an emphasis on trees that provide shade cover and an urban forest within The Arboretum. Also, provide formal, linear plantings of trees as windrows, with proper orientation toward prevailing winds, to mitigate the negative effect of wind on the project

10. Landscape Design Guidelines must comply with the approved Fire Protection Master Plan. If the Specific Plan and Fire Protection Master Plan conflict, the latter will control.

11. Install automated, high efficiency irrigation systems to reduce the amount of water devoted to landscaped areas, such as drip and bubbler irrigation and low-angle, low-flow sprayheads.

12. Encourage homeowners to select plant materials and species that are native, drought tolerant, and/or low water demand.

13. Minimize the use of large or inefficiently small turf areas in landscaping by incorporating water-conserving native groundcovers or perennial grasses, shrubs, and trees.

14. Group plants with similar water requirements together, a technique known as hydrozoning.

15. Increase tree cover in developed areas to reduce solar heat gain into buildings and to reduce the amount of heat absorbed by paved areas. In general, plant drought-tolerant or native tree species around and near buildings, walls, windows, and paved areas. Plant deciduous trees on the south side of buildings to allow for increased solar heat gain in winter months (reducing energy needed for heating interiors) and shading in summer months (reducing energy needed for cooling interiors).

Street trees provide shade and visual character along residential streetscapes

Groundcover and informal tree plantings

7.4.2 Tiered Landscape Program

Landscaping for The Arboretum shall follow a tiered planting plan as shown in Figure 7.1, *Tiered Planting*. Using different scales, forms, colors, and/or textures of plant materials "tiered" planting visually increases the depth of planters and promotes interest and diversity. The application of tiered planting is required to enhance the visual character of the project by softening the appearance of walls and fencing along main ~~major~~ community roadways such as Duncan Canyon Road and Cypress Avenue. The tiered concept shall also be applied at the neighborhood level (along collector and local streets) and in front of individual residential units or multifamily housing projects as allowed by the Fire Protection Master Plan for The Arboretum. A selection of acceptable planting materials is found in Table 7.4, Plant Palette.

Example of tiered planting techniques

Table 7.1 General Tiered Landscaping Requirements

Tier	DESCRIPTION	SIZE
Tier A	Low spreading groundcover (1) (3) ***(including turf or turf substitute)***	Under 12" height
Tier B	Low mounding shrub/groundcover (1) (2) (3) ***(informal mass planting)***	12"-30" height
Tier C	Low hedge ***(formal-linear) (3)***	12"-30" height
Tier D	Medium shrub ***(informal mass or hedge)*** (2) (3)	24"-48" height
Tier E	Large shrub ***(informal mass or hedge)*** (2) (3)(3)	42"-60" height
Tier F	Vertical accent ***(growth habit columns rather than horizontal) (3)***	42"-72" height
Accent G	Strategically located specimens (3)	Varies

Notes

(1) Groundcover material shall be permeable and be able to retain moisture in the root zone, as well as reduce dust and weeds. Examples of appropriate ground place materials include decomposed granite (3/8" minus with 11% fines), fractured rock (2"-6"), river rock (4"-9"), shredded bark, and ornamental grass. Groundcover should be "California-friendly". Only landscape areas 8'x18' in size and greater and designed for active outdoor activity shall be permitted to use turf.

(2) Shrubs shall be a minimum of 5-gallons in size; in any "multi-tier" scheme, shrubs serving as the first (shortest) tier, a 1-gallon shrub size or rooted cutting is acceptable. When four or more tiers are used, shrubs serving as the first two tiers, may be a minimum of 1-gallon in size.

(3) All planting plans are subject to the requirements of the Fire Protection Master Plan for The Arboretum which supercedes this document.

TIERED PLANTING

FIGURE 7.1

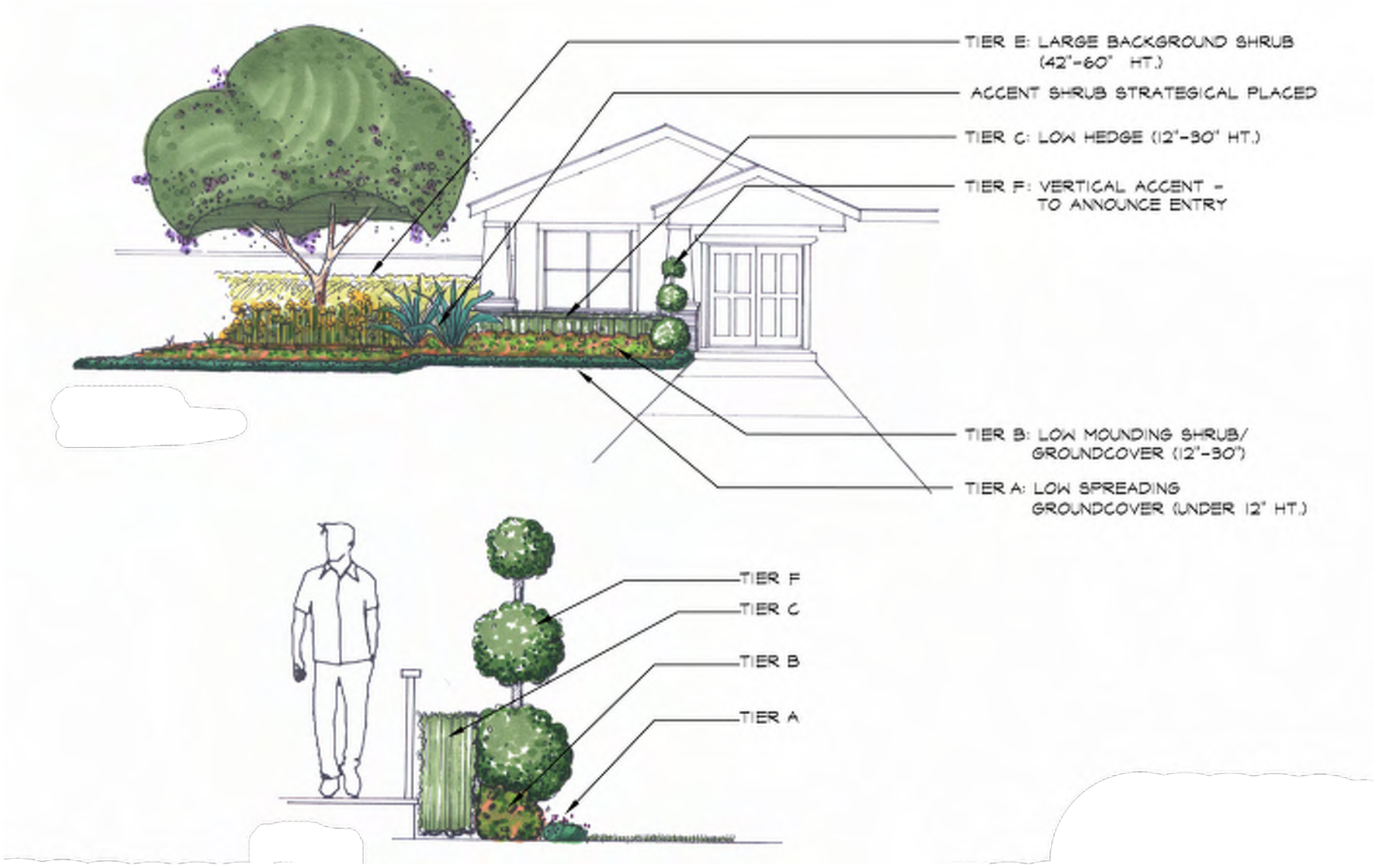


Table 7.2, Specific Tiered Landscaping Requirements, provides details on how to approach tiered landscaping in front and side yards and slopes and large open spaces. Table 7.3, Streetscape Landscaping Requirements, details sizing, spacing and other requirements for the various street typologies found within The Arboretum community. Please see Chapter 6, *Circulation and Streetscape Design*, for further information regarding the Arboretum's streetscene.

Table 7.2 Specific Tiered Landscaping Requirements

PLANTER WIDTH	NUMBER OF TIERS REQUIRED (Choose tiers A-G from Table 7.1)		
	Front yards	Side yards	Slopes and large open space
18" - 30"	1	1	1
30"-48"	2	2	1
48"-60"	2 or 3	2	1
60" and up	3	3	1
5'-12'	-	-	2: Second tier minimum "Tier C"
12' - 18'	-	-	3: Third tier minimum "Tier D"
18' and up	-	-	4

* Accent planting is encouraged depending on length of planter and could, depending on its use, count as a tier.

7.4.3 Streetscapes

1. Streetscape elements, such as landscaping, lighting, street furniture, and signage shall create an attractive, consistent, and cohesive community image and complement the surrounding architectural styles.

2. Attractively landscaped medians shall be provided along main ~~major~~ roadways to reduce vehicular speed, create a pedestrian-friendly environment, and ensure a pleasant community image.

3. Special patterned paving shall be provided at important intersections and pedestrian crossings within the Specific Plan area, such as the intersection of Cypress Avenue and Duncan Canyon Road.

4. Traffic-calming measures such as speed dots will be used every +/- 650 feet in and adjacent to residential and park areas to reduce the speed of traffic and create a more pedestrian-friendly environment. Sidewalk bulbs increase pedestrian safety and comfort and shall be placed at important intersections.

At the product level, product-adjacent private spaces that are part of the public realm (i.e. private front and side yards) help create the overall landscape tone for the Arboretum. Specific tiered-landscape requirements for front and side yards are provided to encourage the development of a cohesive streetscape throughout all levels of the Arboretum. Slopes and large open spaces (a minimum of 900 square feet in size and/or with 20-foot dimensions) can also serve to unite the streetscene.

Table 7.3 Streetscape Landscaping Requirements

	Trees	Vines	Shrubs	Unique Details
Perimeter Streets *(Figures 6.3 and 6.4)*	• Combination of 24- and 36-inch box trees • Flowering accent tree groupings between 120-200 ft spacing	• 1-gallon minimum • 20 ft on center spacing	• Tiered landscape • 1-gallon minimum • 30-inch max height for shrubs in the median • Wood mulch or D.G. around shrubs	• Option A (Specimen Tree) and/or Option B (Vineyard) to occur 3-4 times per 1,000 linear feet
Duncan Canyon Road and Citrus Avenue at Easement (Requirements in addition to those for Perimeter Streets) *(Figure 6.5)*	• 24-inch box minimum • 40 ft on center spacing • 20 ft height max			
Collector Streets *(Figures 6.6)*	• 24-inch box minimum • 40 ft on center spacing	• 1-gallon minimum (where applicable)	• Layered between sidewalk and community wall or maintenance curb • 50% 1-gallon minimum, 50% 5-gallon minimum • Wood mulch around shrubs	
Local Streets *(Figures 6.7)*	• 24-inch box minimum • 40 ft on center spacing • Three trees per lot for side and corner conditions, two trees per lot for front yard conditions	• 1-gallon minimum (on side yards) • 10 ft on center spacing	• Tiered medium scale shrubs for side-yard between wall and property line wall • 50% 1-gallon minimum, 50% 5-gallon minimum • Wood mulch around shrubs	
Arboretum Trail Streetscape *(Figures 6.8)*	• 24-inch box minimum • 40 ft on center spacing	• 1-gallon minimum (where applicable)	• Layered between sidewalk and community wall or maintenance curb • 50% 1-gallon minimum, 50% 5-gallon minimum • Wood mulch around shrubs	• Perimeter Street Option A and/or Option B where appropriate
Alleys	• 15-gallon minimum tree size	• 1-gallon minimum		

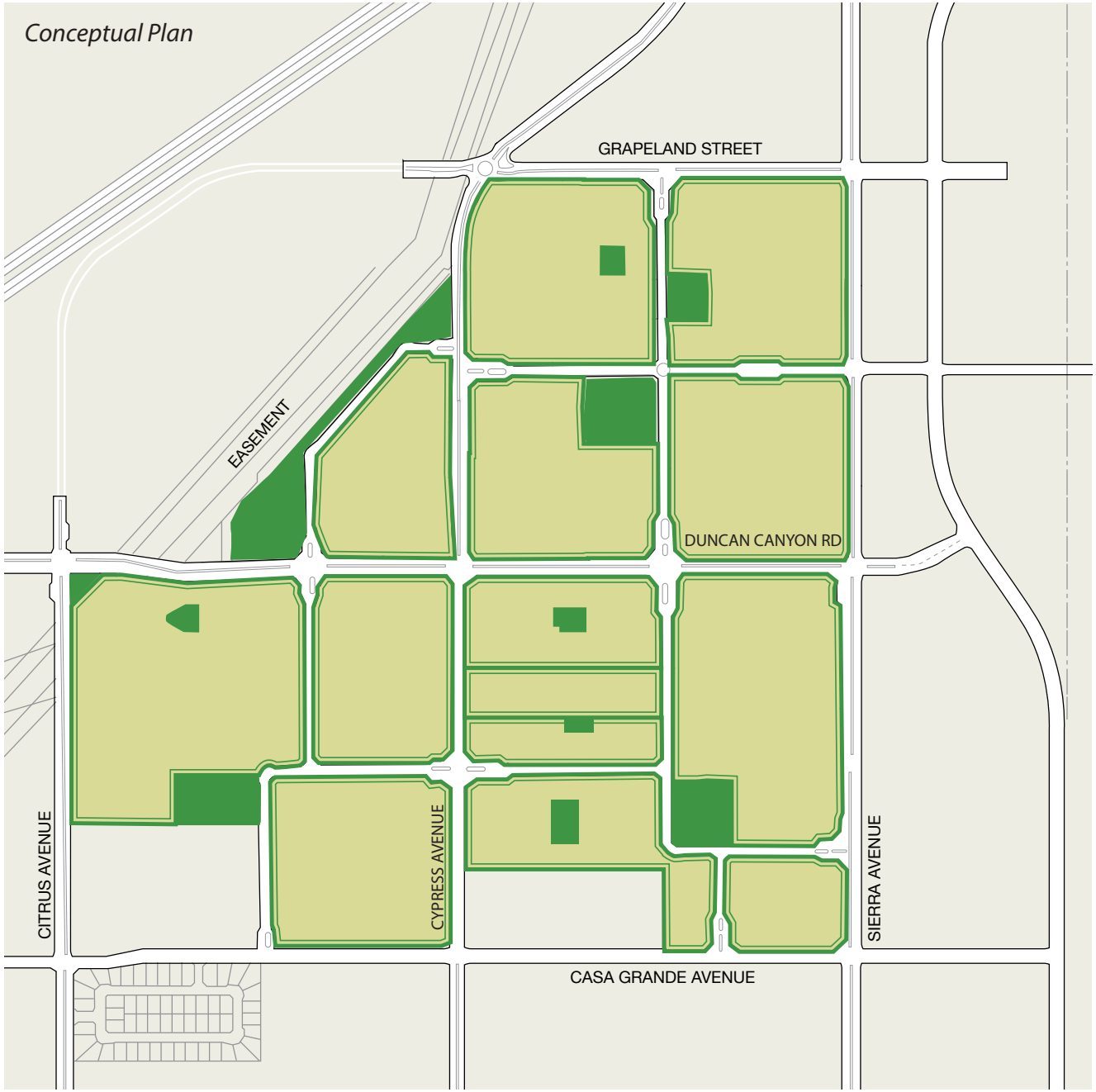
Note: Streetscape landscaping requirements superceded by Fire Protection Master Plan.

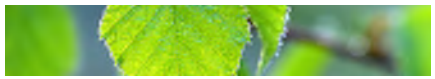
7.4.4 Landscape Districts

To ensure that the arboretum concept and theming established in the Arboretum Park extends to the residential neighborhood level (above and beyond the parks and gardens that are required), The Arboretum Specific Plan area has been divided into 14 ~~15~~ landscape districts (Figure 7.2, *Landscape Districts*) that are comprised of multiple planning areas.

While the streetscape landscaping palette provides overall visual continuity throughout the four villages, the landscape districts were established to ensure that visual variety in the Arboretum's landscaping is achieved at the individual property and/or product level. As a result, a landscape theme will be selected for each landscape district that is based upon the planting materials used in one of the community gardens that are required in each village. Variations in the landscape themes will occur between adjacent landscape districts to visually create a distinctive sense of place for each district.

The landscape district delineations shown in Figure 7.2 are provided for reference only. District boundaries, garden theme selection, and each landscape district plant palette shall be refined and finalized during the tentative tract map approval process.





LANDSCAPE DISTRICTS

FIGURE 7.2

LEGEND

- Landscape District
- Park

7.4.5 Product-Level Landscaping

The following general requirements for detached product front yards and attached product interior drive courts provide minimum standards necessary to create a vibrant public realm. These standards, when combined with a tiered landscaping plan and guided by the images presented in this section, will result in a cohesive landscape at the product level while maintaining a sense of originality and diversity.

To ensure that appropriate landscape treatments and materials selected at the landscape district level are carried through to the product level, examples of landscaping requirements for four conceptual products - detached single family, detached court cluster, attached paseo cluster, and attached green court cluster - are presented in this section. These four products present options on how to approach landscaping at the product level of development - a key level in setting the tone for the entire Arboretum community.

All landscaping design must conform to the Fire Protection Master Plan and the City of Fontana's Model Water Efficiency Ordinance (MWELO).

DETACHED UNITS: FRONT YARDS

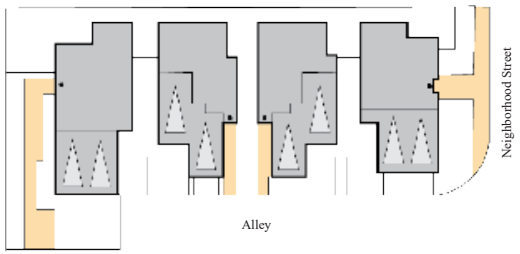
1. Plant accent shrubs to highlight home entry
2. Any wall over 42" high shall have a 5-gallon foundation or shrub material planted at a minimum 3' o.c. at its base
3. Two large plantings per lot, in addition to street trees, shall be required. One planting must be a tree (24" box minimum) while the other planting shall be a 15-gallon minimum tree or shrub.
4. Trees shall be planted in informal clusters to create dynamic rhythm and avoid monotony of evenly spaced trees.
5. Plant materials are encouraged to be "California-friendly".

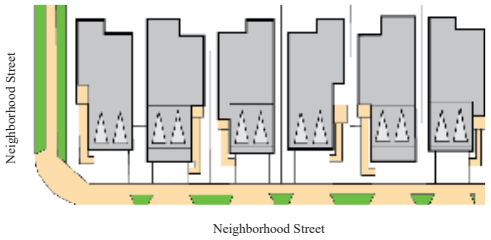
ATTACHED UNITS: INTERIOR DRIVE COURTS

1. Provide landscape planters between garage doors to achieve softening of motor court/alley area.
    - Planter shall be a minimum of 16" wide and 24" deep.
    - Planter shall be able to support a vertical hedge or vines capable of reaching and being maintained at 5' height.
2. Provide vertical accent tree or large vertical shrub at corner of building facing alleys to soften and frame building.
3. Plant materials are encouraged to be "California-friendly".

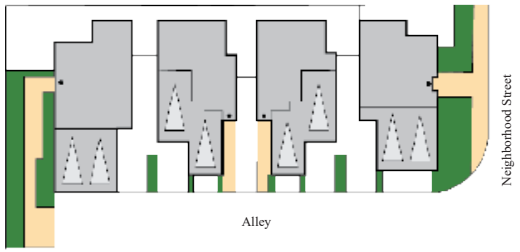
DETACHED TRADITIONAL SINGLE FAMILY HOME

STREET-ADJACENT PUBLIC SPACE

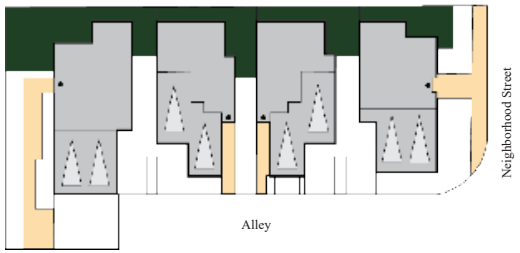




PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

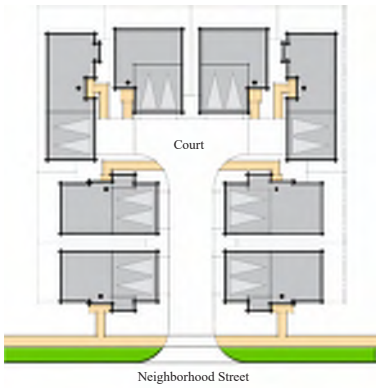


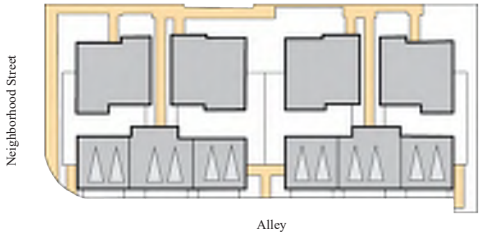
PRODUCT-ADJACENT PRIVATE SPACE

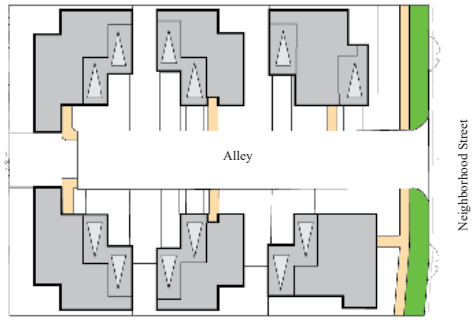


DETACHED COURT CLUSTER

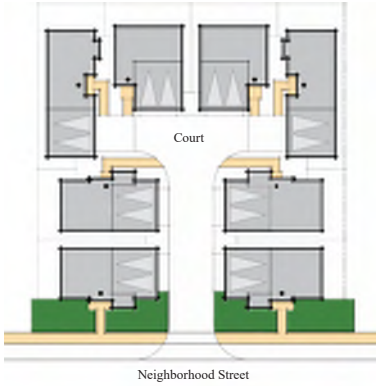
STREET-ADJACENT PUBLIC SPACE

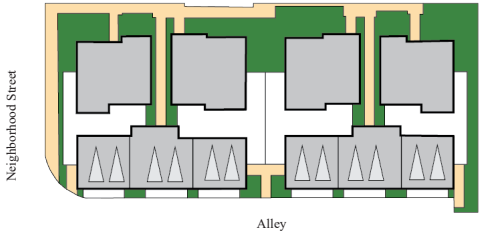


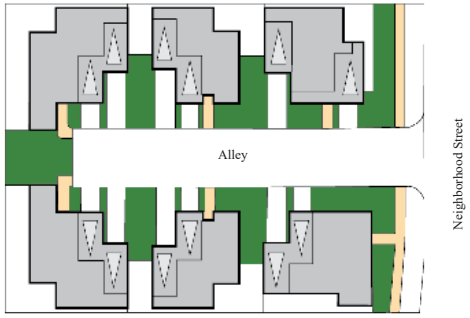




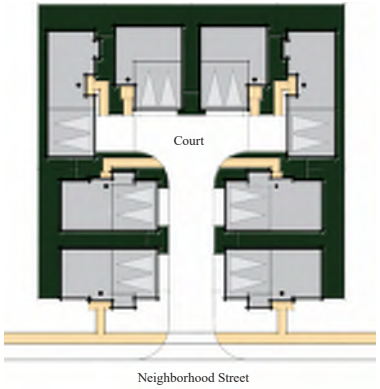
PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

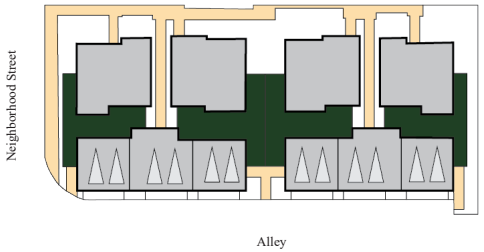


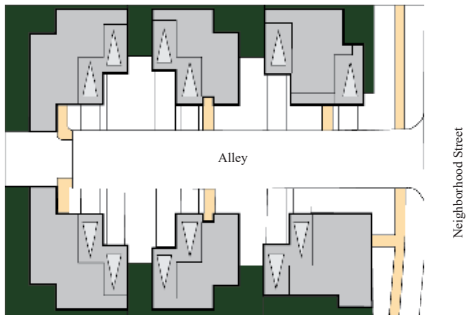




PRODUCT-ADJACENT PRIVATE SPACE

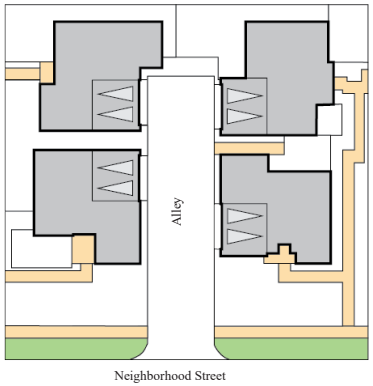


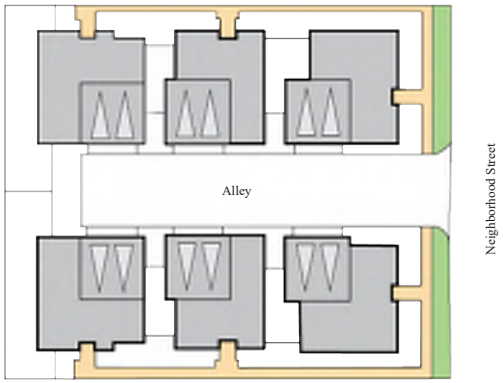




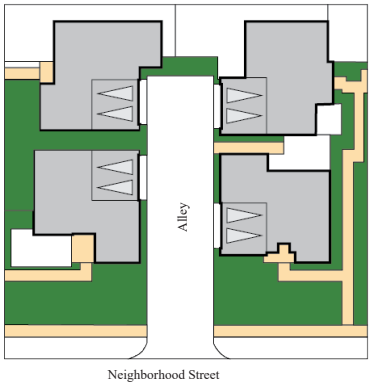
DETACHED COURT CLUSTER

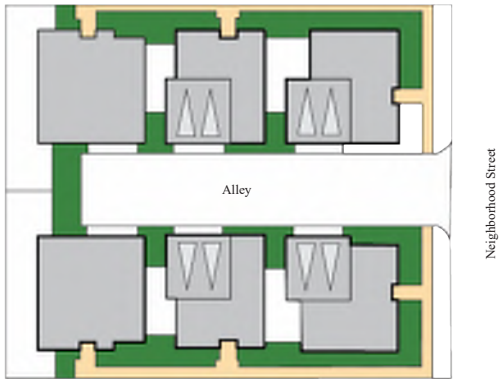
STREET-ADJACENT
PUBLIC SPACE



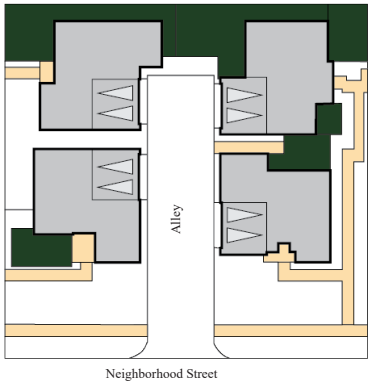


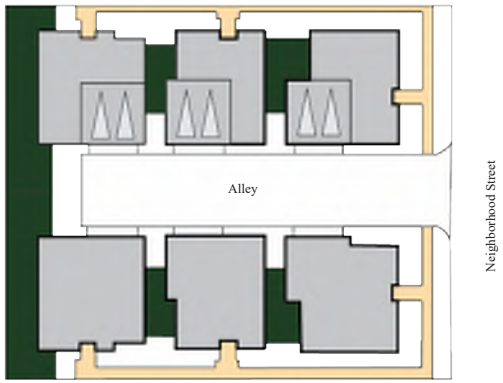
PRODUCT-ADJACENT
PUBLIC SPACE,
PRIVATELY OWNED





PRODUCT-ADJACENT
PRIVATE SPACE

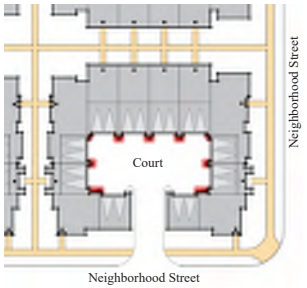


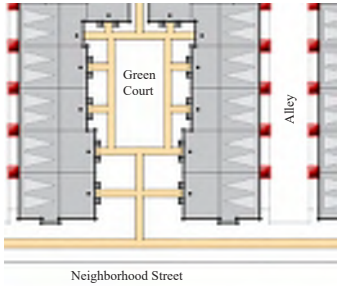


ATTACHED PASEO CLUSTER

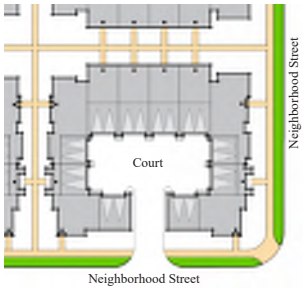
ATTACHED GREEN COURT CLUSTER

INTERIOR DRIVE COURT

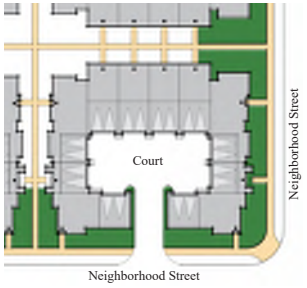


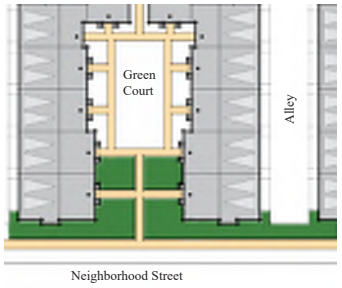


STREET-ADJACENT PUBLIC SPACE

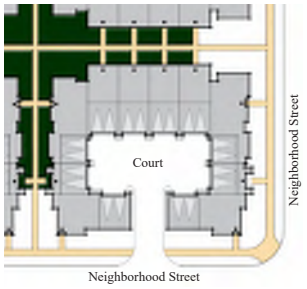


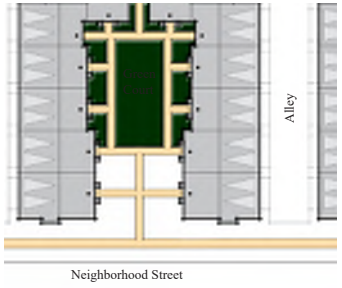
PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED





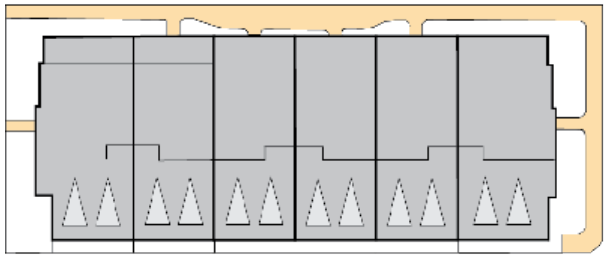
PRODUCT-ADJACENT PRIVATE SPACE



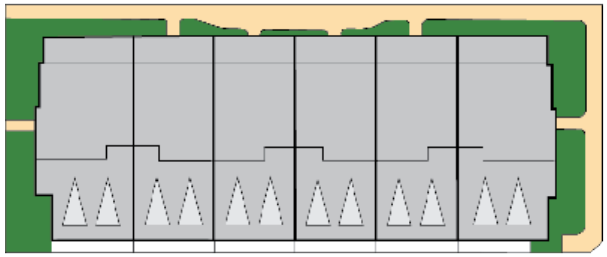


ATTACHED TOWNHOME

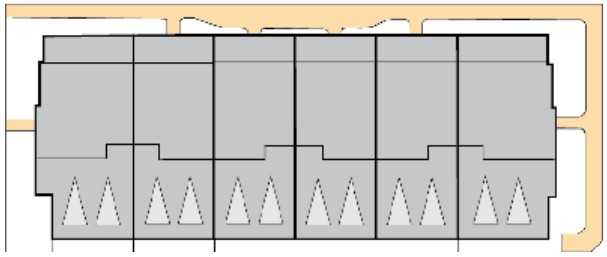
STREET-ADJACENT
PUBLIC SPACE



PRODUCT-ADJACENT
PUBLIC SPACE,
PRIVATELY OWNED



PRODUCT-ADJACENT
PRIVATE SPACE



7.4.6 Alternative Landscape Techniques

Individual residential property owners will be encouraged to utilize alternative landscaping techniques to reduce turf throughout the Arboretum. These alternative techniques include, but are not limited to:

1. Turf Limitations: limit the amount of turf in front yards based on yard size (i.e. 10% of total square footage with an 8' minimum dimension) or require front yards to be turf-free. Encourage use of various groundcover, inert natural materials, and/or native grasses instead.

2. Landscape Zones: group plants with similar water needs together to create distinct watering zones (mini oasis zone, transition zone, and natural zone). Lots may be laid out with a smaller but highly visible area where regular irrigation is provided, but with other broad areas requiring little maintenance or watering.

3. Vertical Landscaping: orient landscape vertically rather than horizontally. Vertical landscaping requires less ground space and concentrates required watering. Vertical plantings can include trellises or large pots with small trees.

4. Wall Planting: when there are retaining wall conditions, create walls where plants can root into material behind the wall façade or where the rooting medium for the plants is contained within the wall structure. These walls can be made to convey a sense of local distinctiveness.

5. Native Grasses: plant native grasses in place of traditional turf to reduce water use, green waste and add variety to the landscape.

6. Creative Pavement Patterns: utilize visually pleasing paving options to create interesting groundcover patterns, without the use of turf.

7. Decomposing Granite (DG): commonly used for paths and other paved surfaces. DG is much more permeable than conventional paving materials and can usually be installed at a much lower cost.

8. Outdoor Rooms: encourage use of outdoor spaces by creating outdoor "rooms" using pavement, walls, and planters which support drought tolerant planting materials.

9. Solar Orientated Landscaping: organize landscape based on sun exposure (west/south side requires direct sun and tolerates reflected heat, east side should have plants that require filtered or moderate sunlight, and north side needs shade tolerant plants).

The use of drought-tolerant and native plant species can be an attractive turf alternative in front yards and common landscaped areas.

7.4.7 Plant Material Guidelines

It is the intent of these guidelines to provide flexibility and diversity in plant material selection, while maintaining a limited palette in order to give greater unity and thematic identity to The Arboretum. The plant material lists have been selected for their appropriateness to the project theme, climatic conditions, soil conditions, conformance with The Arboretum Fire Protection Plan and concern for maintenance. Wherever possible, overall plant material selection for given project areas, shall have compatible drought-resistant characteristics. Irrigation programming can then be designed to minimize water application for the entire landscape setting.

PLANTING CONSTRAINTS

There are several planting and hardscape restrictions, constraints, and considerations which occur within The Arboretum, as follows:

- The landscape area between hardscape elements (i.e., curb, sidewalk) shall be no smaller than 4 feet in width (excluding planters in interior courts).
- Trees planted on small areas (less than 5' wide) require an 8-foot linear-type root barrier and their location must be approved by the Public Works Department.
- No trees higher than 20 feet are allowed in the SCE easement.
- Trees shall be centered in parkways, medians or planting areas, unless indicated as randomly spaced.

IRRIGATION

All irrigation systems installed in any commonly irrigated lots and which are maintained by the Homeowner Association or a Landscape Maintenance District, shall be designed to conform to the state's Water Conservation Assembly Bill 325 and any City of Fontana Guidelines currently in effect. All irrigation systems shall be installed in conformance with all City of Fontana Standards.

All landscaped areas to include neighborhood parkways shall be watered with a permanent underground irrigation system, and shall be designed with head-to-head or point-to-point 100 percent coverage. Landscape areas within the SCE easement shall be watered using point irrigation system (drip or bubbler). No irrigation controllers or irrigation main lines are allowed within the SCE Easement.

Water-saving irrigation equipment shall be used, including flow sensors, moisture sensors, and using California Irrigation Management Information System (CIMIS).

PLANT PALETTE

The plant palette for The Arboretum Specific Plan, accompanied by images of typical species, is presented in Table 7.4, ***Plant Palette***, below. The plant palette describes the types and locations of species to be used in certain areas, including streetscapes, entryways, and park areas. Trees recommended for the Arboretum Park are indicated by a green marker ● next to the tree name within the Community Plant Palette.

Eucalyptus grandis

California Pepper Tree

London Plane Tree

Honey Locust

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Table 7.4 Plant Palette

BOTANICAL NAME	COMMON NAME
EXTERIOR PERIMETER STREETS (Grapeland St., Citrus Ave., Casa Grande Ave., Sierra Ave.)	
Large-Scale Evergreen Street Trees and Median Island Trees	
Alnus rhombifolia	White Alder
Cinnamomum camphora	Camphora
Eucalyptus leucoxylon	White Ironbark
Eucalyptus microtheca	Coolibah
Eucalyptus robusta	Swamp Mahogany
*Eucalyptus viminalis	Eucalyptus
Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
*Pinus halepensis	Aleppo Pine
*Pinus pinea	Italian Stone Pine
*Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Quercus virginiana	Southern Live Oak
Quercus wislizeii	Interior Live Oak
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
Large Scale Deciduous Accent Trees	
Luquipambar stracuflua	American Sweet Gum
*Olea europaea	Olive
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree; 'Bloodgood'
Populus nigra italica	Lombardy Popular
Zelkova serrata	Saw Leaf Zelkova
Flowering Accent Trees	

Jacaranda

Crape Myrtle

Magnolia

Camphor Tree

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Bauhinia variegata	Purple Orchid Tree
Chitalpa tashkentensis	Chitalpa
Cupaniopsis anacardiodies	Carrot Wood Tree
Glenditsia triancanthos	Honey Locust
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Pyrus calleryana	Ornamental Pear; 'Aristocrat'

Shrubs

See Overall Arboretum Plant Palette

Median Island Shrubs (30" High Maximum)

See Overall Arboretum Plant Palette

INTERNAL PERIMETER STREETS (Cypress Ave., Duncan Canyon Road)

Large-Scale Street Tree and Median Island Trees

Duncan Canyon Road

*Cinnamomum camphora	Camphora
*Eucalyptus viminalis	Eucalyptus
Quercus agrifolia	Coast Live Oak
Quercus virginiana	Southern Live Oak
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Pistacia chinensis	Chinese Pistache
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
Zelkova serrata	Saw Leaf Zelkova

Purple Orchid Tree

Saw Leaf Zelkova

Chinese Fringe Tree

Ornamental Pear

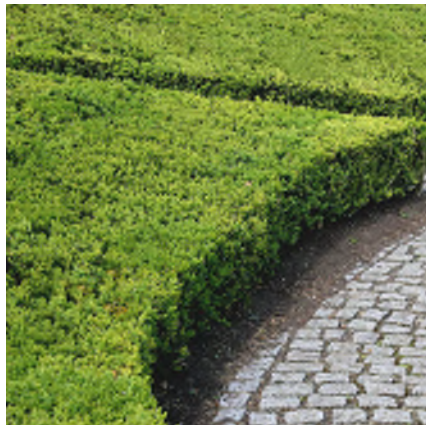
Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Cypress Avenue	
*Cinnamomum camphora	Camphora
*Eucalyptus viminalis	Eucalyptus
Jacaranda mimosifolia	Jacaranda
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Quercus agrifolia	Coast Live Oak
Quercus wislizeii	Interior Live Oak
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
Zelkova serrata	Saw Leaf Zelkova
Flowering Trees	
Duncan Canyon Road and Cypress Avenue	
Castanospermum australe	Moreton Bay Chestnut
Cupaniopsis anacardiodies	Carrot Wood Tree
Lagerstroemia indica	Crape Myrtle (Duncan Canyon Road)
Magnolia grandiflora	Southern Magnolia (Cypress Avenue)
Pyrus calleryana	Ornamental Pear; 'Aristocrat'
*Olea europaea	Olive
Quercus ilex	Holley
SCE Easement Street Trees	
Duncan Canyon Road	
Lagerstroemia indica	Crape Myrtle
SCE Easement Shrubs	
See Overall Arboretum Plant Palette	
Vines (On Perimeter Streetscene Walls)	
See Overall Arboretum Plant Palette	

Chinese Tallow Tree

Flaxleaf Paperbark

Kangaroo Paw



Buxus

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

ARBORETUM TRAIL AT COLLECTOR STREETS

Street Trees – All of the following trees shall be used along the Arboretum trail to create plant diversity along this corridor.

Bauhinia blakeana	Hong Kong Orchid Tree
Bauhinia variegata	Purple Orchid Tree
*Cinnamomum camphora	Camphor Tree
Cupaniopsis anacardioides	Carrot Wood
Jacaranda mimosifolia	Jacaranda
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
*Olea europaea	Olive
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Pyrus calleryana	Ornamental Pear; 'Aristocrat'
Quercus agrifolia	Coast Live Oak
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
Zelkova serrata	Saw Leaf Zelkova

Background/Windbreak Trees

Alnus rhombifolia	White Alder
Eucalyptus microtheca	Coolibah
Eucalyptus robusta	Swamp Mahogany
Eucalyptus leucoxylon	White Ironbark
*Eucalyptus viminalis	Eucalyptus
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Populus nigra italica	Lombardy Popular

Shrubs

See Overall Arboretum Plant Palette

Jerusalem Sage

Pink Melaleuca

Dwarf Strawberry Tree

Bougainvillea

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Vines (On Perimeter Streetscene Walls)

See Community Plant Palette

COLLECTOR STREETS

Street Trees

Arbutus marina	No Common Name
Bauhinia blakeana	Hong Kong Orchid Tree
Bauhinia variegata	Purple Orchid Tree
*Cinnamomum camphora	Camphora
Cupaniopsis anacardioides	Carrot Wood Tree
*Eucalyptus viminalis	Eucalyptus
Fraxinus oxycarpa	'Raywood'; Raywood Ash
Koelreuteria bipinnata	Chinese Flame Tree
Lagerstroemia indica	Crape Myrtle
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Melaleuca linariifolia	Flaxleaf Paperbark
*Olea europaea	Olive
*Pinus canariensis	Canary Island Pine
Pinus eldarica	Afghan Pine
Platanus acerifolia	London Plane Tree; 'Bloodgood'
*Podocarpus gracilior	Fern Pine
Pyrus calleryana	'Aristocrat'; Ornamental Pear
Quercus agrifolia	Coast Live Oak
Rhus lancea	African Sumac
Sapium sebiferum	Chinese Tallow Tree
Sophora japonica	Japanese Pagoda Tree
Tristania conferta	Brisbane Box
Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
X chitalpa tashkentensis	'Pink Dawn'; Chitalpa Tree
Zelkova serrata	Saw Leaf Zelkova

Purple Leaf Plum

Boston Ivy

Mexican Bush Sage

Pink Powder Puff

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Shrubs

See Overall Arboretum Plant Palette

Vines (On Perimeter Streetscene Walls

See Overall Arboretum Plant Palette

COMMUNITY PROJECT ENTRIES

Specimen Trees

*Olea europaea	Olive
*Pinus Pinea	Italian Stone Pine
Platanus acerifolia 'bloodgood'	London Plane Tree
Quercus agrifolia	Coast Live Oak
Quercus virginiana	Southern Live Oak
*Schinus molle	California Pepper Tree

Vertical Evergreen Backdrop Tree

*Cupressus sempervirens	Italian Cypress
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
*Pinus canariensis	Canary Island Pine
Populus nigra 'Italica'	Lombardy Popular
Prunuscaroliniana	Carolina Laurel Cherry

Entry Monumentation Thematic Shrubs

Arbutus unedo 'compacta'	Dwarf Strawberry Tree
Agave sp.	Agave
Aloe sp.	Aloe
Anigozanthus flavidus	Kangaroo Paw
*Bougainvillea sp.	Bougainvillea
Buxus japonica 'Green Beauty'	Buxus
Dasylirion wheeleri	Desert Spoon
Festuca glauca	Blue Fescue
Lavendula stoechas 'Otto Quast'	Spanish Lavendar

Bronze Loquat

Pink Dawn

New Zealand Flax

Crabapple

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Leonotis leonarus	Lion's Tail
Melaleuca nesophila	Pink Melaleuca
Muhlenbergia rigens	Deer Grass
Muhlenbergia rigida	Purple Muhly
Phlomis fruticosa	Jerusalem Sage
Phormum tenax (Varieties)	New Zealand Flax
Pittosporum tobira (Varieties)	Tobira
Rhaphiolepis umbellata minor	No Common Name
Rosa floridunda 'Iceberg'	Rose
Rosa 'Flower Carpet'	Landscape Rose
*Rosmarinus officinalis (Varieties)	Rosemary
*Salvia leucantha	Mexican Bush Sage
Santolina chamaecyparissus	Lavender Cotton
Westringia fruticosa	'Morning Light' Coast Rosemary

Vines / Espaliers

*Bougainvillea sp.	Bougainvillea
Calliandra haematocephala (espalier)	Pink Powder Puff
Distictus buccinatoria	Red Trumpet Vine
Grewia caffra (Espalier)	Lavender Star Flower
Parthenocissus tricuspidata	Boston Ivy
Rosa sp.	Climbing Rose

PRIMARY AND SECONDARY ENTRIES

Specimen Trees

*Pinus pinea	Italian Stone Pine
Platanus acerifolia 'bloodgood'	London Plane Tree
*Olea europaea	Olive
Quercus agrifolia	Coast Live Oak
*Schinus molle	California Pepper Tree

Agave

Box Leaf Euonymus

Blue Fescue

Southern Magnolia

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Vertical Evergreen Backdrop	
*Cupressus sempervirens	Italian Cypress
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
*Pinus canariensis	Canary Island Palm
Flowering Entry Backdrop Tree	
Arbutus marina	No Common Name
Cassia excelsa	Crown of Gold
Chitalpa tashkantensis	'Pink Dawn'; Chitalpa Tree
Lagerstroemia indica	Crape Myrtle
Prunus cerasifera	Purple Leaf Plum
Trees in Pots	
Eriobotrya deflexa	Bronze Loquat
Feijoa sellowiana	Pineapple Guava
Laurus nobilis (Standard)	Bay Tree
Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Malus hybrid	Crabapple
Shrub Hedge Row	
Buxus japonica 'Green Beauty'	Buxus
Euonymus japonica 'Microphyllus'	Box Leaf Euonymus
Ligustrum japonica 'Texanum'	Texas Privet
Rhaphiolepis umbellata minor	No Common Name

ICON MONUMENTATION	
Intersection Heritage Trees	
Cinnamomum capidora	Camphon Tree
Quercus agrifolia	Coast Live Oak
*Schinus molle	California Pepper Tree
Vertical Backdrop Trees	
Alnus rhombifolia	White Alder
Liquidamar stracuflua	American Sweet Gum

Lavender Cotton

Tobira

Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
Populus nigra 'italica'	Lombardy Popular
Shrub Hedge Row	
Buxus japonica	'Green Beauty'
Buxus rhaphiolepis umbellata minor	NCN
Euonymus japonica 'Microphyllus'	Box Leaf Euonymus
Icon Monumentation Thematic Shrubs	
Agave Sp.	Agave
Aloe Sp.	Aloe
Anigozanthus flavidus	Kangaroo Paw
Arbutus unedo 'Compacta'	Dwarf Strawberry Tree
*Bougainvillea sp.	Bougainvillea
Buxus japonica 'Green Beauty'	Buxus
Dasylirion wheeleri	Desert Spoon
Festuca glauca	Blue Fescue
Lavendula stoechas 'Otto Quast'	Spanish Lavendar
Leonotis leonarus	Lion's Tail
*Muhlenbergia rigens	Deer Grass
Muhlenbergia rigida	Purple Muhly
Phlomis fruticose	Jerusalem Sage
Phormum tenax (Varieties)	New Zealand Flax
Pittosporum tobira	Tobira
Rhaphiolepis umbellata minor	No Common Name
Rosa floridunda	'Iceberg' Rose
Rosa 'Flower Carpet'	Landscape Rose
*Rosmarinus officinalis (Varieties)	Rosemary
*Salvia leucantha	Mexican Bush Sage
Santolina chamaecyparissus	Lavender Cotton
Westringia fruticosa 'Morning Light'	Coast Rosemary

Note: * Plant species is prohibited in the Fuel Modification Zone. Refer to the Fire Protection Plan for The Arboretum for allowed species.

Hybrid Palo Verde

Mexican Fan Palm

Hong Kong Orchid Tree

Holly Oak

COMMUNITY PLANT PALETTE
(All Areas Except SCE Easement, including Recreation Centers, Parks, Streetscenes, and On Site Landscaping)

	***Palm Trees**	
●	Bauhea armata	Blue Mexican Palm
●	Chamaerops humilis	Mediterranean Fan Palm
	Phoenix dactylifera	Date Palm
	Washingtonia robusta	Mexican Fan Palm
	Local Street Trees	
	Arbutus marina	No Common Name
	Bauhinia blakeana	Hong Kong Orchid Tree
	Bauhinia variegata	Purple Orchid Tree
	Cercidium hyprid 'desert museum'	Hybrid Palo Verde
	*Cinnamomum camphora	Camphora
	Cupaniopsis anacardioides	Carrot Wood
	*Eucalyptus viminalis	Eucalyptus
	Koelreuteria bipinnata	Chinese Flame Tree
●	Lagerstroemia indica	Crape Myrtle
	Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
	Melaleuca linariifouia	Flaxleaf Paperbark
	*Olea europaea	Olive
	*Pinus canariensis	Canary Island Pine
	Pinus eldarica	Afghan Pine
	Platanus acerifolia	London Plane Tree; 'Bloodgood'
	*Podocarpus gracilior	Fern Pine
	Pyrus calleryana 'Aristocrat'	Ornamental Pear
	Quercus agrifolia	Coast Live Oak
●	Rhus lancea	African Sumac
	Sapium sebiferum	Chinese Tallow Tree
	*Schinus molle	California Pepper Tree

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

Carolina Laurel Cherry

Long Leaved Yellow Wood

Coast Live Oak

European White Birch

	Sophora japonica	Japanese Pagoda Tree
	Tristania conferta	Brisbane Box
	Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
●	X chitalpa tashkentensis 'Pink Dawn'	Chitalpa Tree
	Zelkova serrata	Saw Leaf Zelkova
	Vertical Evergreen Trees	
	*Cupresses sempervirens	Italian Cypress
●	Eucalytus grandis	N.L.N.
	Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
	*Pinus canariensis	Canary Island Palm
	Podocarpus henkelii	Long Leaved Yellow Wood
	*Podocarpus macrophyllus	Yew Pine
	Prunus caroliniana	Carolina Laurel Cherry
	Park Large Scale Trees	
●	*Cinnamomum camphora	Champhor Tree
●	*Olea europaea	Olive (Fruitless Varieties)
●	*Pinus pinea	Italian Stone Pine
●	Pistacia chinensis	Chinese Pistache
	Platanus racemosa	California Sycamore Tree
●	Platanus acerifolia'Bloodgood'	London Plane Tree
●	Quercus agrifolia	Coast Live Oak
●	Quercus virginiana	Southern Live Oak
	*Schinus molle	California Pepper Tree
	Ulmus parvifolia 'True Green'	Chinese Evergreen Elm
	Recreation Center Accent Trees	
	Arbutus marina	NCN
	Citrus Sp.	Citrus
	Cupaniopsis anacardioides	Carrot Wood Tree
	Feijoa sellowiana	Pineapple Guava

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

Coyote Bush

Little John

California Sycamore Tree

Creeping Acacia

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

	Magnolia grandiflora	Southern Magnolia; 'DD Blanchard'
	*Phoenix dactylifera	Date Palm
●	*Podocarpus gracilior	Fern Pine
	Quercus agrifolia	Coast Live Oak
	Washingtonia robusta	Mexican Fan Palm
	Deciduous Accent and Flowering Trees	
	*Acacia smallii	Desert Sweet Acacia
	Betula pendula	European White Birch
●	Castanospermum australe	Moreton Bay Chestnut
	Cercis mexicana	Mexican Redbud
●	Glenditsia triancanthos	Honey Locust
	'Italica'	Lombardy Poplar
●	Lagerstroemia indica	Crape Myrtle
●	Leptuspermum laevigatum	Australian Tea Tree
●	Liquidambar styraciflua	American Sweet Gum
	Liriodendron tulipifera	Tulip Tree
	Platanus acerifolia 'Bloodgood'	London Plane Tree
	Platanus racemosa	California Sycamore
	Populus nigra	Chitalpa Tree
	Prunus cerasifera	Purple Leaf Plum
	Sapium sebiferum	Chinese Tallow Tree
	Sophora japonica	Japanese Pagoda Tree
	Tipuana tipu	Tipu Tree
	X chitalpa tashkentensis	
	Overall Arboretum Shrubs and Ground Covers (All Areas Except SCE Easement)	
	*Acacia redolens 'Desert Carpet'	Creeping Acacia
	Agapanthus africanus	Lily-of-the-Nile
	Agave sp.	Agave
	Aloe sp.	Aloe
	Anigozanthos sp.	Kangaroo Paw
	Arbutus unedo 'Compacta'	Strawberry Tree

Rockrose

Promrose Jasmine

Red Hot Poker

Pride of Madeira

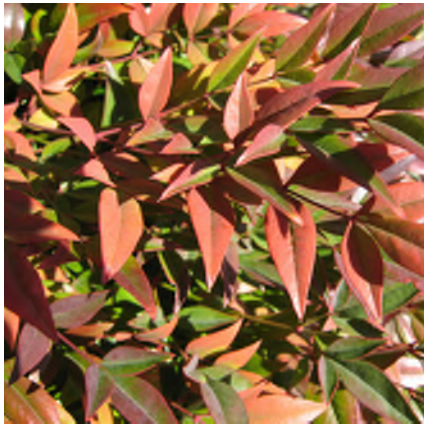
	*Baccharis pilularis	Coyote Bush
	*Bougainvillea	Bougainvillea
	Buxus japonica 'Green Beauty'	Boxwood
	Calliandra haematocephala	Pink Powder Puff
	Callistemon citrinus	'Little John'; Lemon Bottlebrush
	Camellia sasaqua	Sun Camellia
	Carissa sp.	Natal Plum
	Cassia Sp.	Senna
	Cercis occidentalis	Western Redbud
●	*Chamaerops humilis	Mediterranean Fan Palm
	Cistus sp.	Rockrose
	Cotoneaster sp.	Cotoneaster
	Cuphea hyssopifolia	False Heather
	*Cupressus sempervirens	Italian Cypress
	Dietes bicolor	African Iris
	Dietes vegeta	Fortnight Lily
	Dodonaea viscosa	Hopseed Bush
	Echium fastuosum	Pride of Madeira
	Euonymus japonica (Varieties)	Evergreen Euonymus
	Europs 'pectinatus' And 'viridis'	Euryops
	Feijoa sellowiana	Pineapple Guava
	Festuca glance	Blue Fescue
	Helictotrichon sempervirens	Blue Oat Grass
	Hesperaloe parviflora	Red Yucca
	Heteromeles arbutifolia	Toyon
	Hibiscus syriacus	Rose of Sharon
	Ilex sp.	Holly
	Jasminum mesnyi	Promrose Jasmine
	Jasminum officalnale	Common White Jasmine
	Kniphofia uvaria	Red Hot Poker

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park

Cape Plumbago

Orange Jasmine



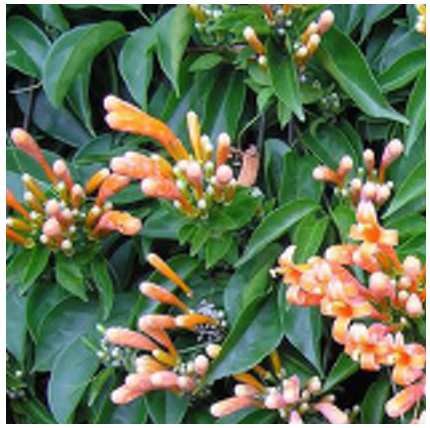
Heavenly Bamboo

Lady Bank's Rose

Lantana montevidensis	Trailing Lantana
Lavandula sp.	Lavender
Leonotis leonurus	Lion's Tail
● Leptospermum scoparium (Varieties)	New Zealand Tea Tree
Ligustrum japonica	'Texanum'; Texas Privet
Liriope gigantea	Giant Lily Turf
Liriope muscari	Lily Turf
Lonicera japonica 'Halliana'	Hall's Japanese Honeysuckle
Melaleuca nesophila	Pink Melaleuca
*Muhlenbergia rigens	Deer Grass
Muhlenbergia rigida	Purple Muhly
Murraya paniculata	Orange Jasmine
Myoporum 'Pacificum'	Myoporum
Myoporum parvifolium 'Putah Creek'	No Common Name
Myrtus communis 'Compacta'	Dwarf Myrtle
Myrtus communis	Greek Myrtle
Nandina 'Gulf Stream'	Heavenly Bamboo
*Perovskia artiplicifolia	Russian Sage
*Phlomis fruticosa	Jerusalem Sage
*Phoenix roebelenii	Pigmey Date Palm
Phormium tenax (Varieties)	New Zealand Flax
Photinia fraseri	No Common Name
Pittosporum tobira (Varieties)	Tobria
Plumbago auriculata	Cape Plumbago
Podocarpus henkelii	Long Leaved Yellow Wood
*Podocarpus macrophyllus	Yew Pine
Pyracantha sp.	Firethorn
Rhaphiolepis 'Majestic Beauty'	No Common Name
Rhaphiolepis Umbellata 'Minor'	No Common Name
Rhaphiolepis sp.	India Hawthorn

Note: * Plants are prohibited in the Fuel Modification Zone.

● Plants appropriate for the Arboretum Park



Cape Honeysuckle

Red Trumpet Vine

Princess Flower

Currant

Note: * Plants are prohibited in the Fuel Modification Zone.

Rosa 'Iceberg'	Rose
Rosa banksiae	Lady Bank's Rose
*Rosmarinus officinalis (Varieties)	Rosemary
*Salvia leucantha	Mexican Bush Sage
Santolina chamaecyparissus	Lavender Cotton
Sarcarocca ruscifolia	Sweet Box
Tecomaria capensis	Cape Honeysuckle
Ternstroemia japonica	No Common Name
Teucrium chamaedrys 'Prostratum'	Bush Germander
Tibouchina urvilleana	Princess Flower
Trachelospermum jasminoides	Star Jasmine
Tulbaghia violacea	Society Garlic
Viburnum suspensum	Sandankwa Viburnum
Viburnum tinus 'Spring Bouquet'	Laurustinus
Westringia fruticosa	Westringia
Xylosma congestum 'Compacta'	Shiny Xylosma
Vines	
*Bougainvillea	Bougainvillea
Distictis buccinatoria	Red Trumpet Vine
Hardenbergia violacea	'Happy Wanderer'; Lilac Vine
Parthenocissus tricuspidata	Boston Ivy
Polygonum aubertii	Silver Lace Vine
Wisteria sinensis	Chinese Wisteria
Vitis spp. 'Thompson Seedless'	Thompson Seedless Grape
Vitis spp. 'Rogers Red Leaf'	Rogers Red Leaf Grape
Vitis spp. 'Ruby Seedless'	Ruby Seedless Grape
Vitis spp. 'Concord'	Concord Grape
Vitis spp. 'Golden Muscat'	Golden Muscat Grape
Turf	
100% Tall Fescue	Sod or Seed

Coffeeberry

Deer Grass

Flannelbush

Texas Ranger

Note: * Plants are prohibited in the Fuel Modification Zone.

SCE EASEMENT	
Trees	
Chilopsis linearis 'Dark Storm'	Desert Willow
Citrus sp.	Citrus Trees
Feijoa sellowiana	Pineapple Guava
Lagerstroemia indica	Crape Myrtle
Prunus cerasifera	Purple Leaf Plum
Shrubs and Ground Cover	
*Acacia redolens 'Desert Carpet'	Creeping Acacia
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita
Arctostaphylos edmundsii	Little Sur Manzanita
Artemisia 'Powis Castle'	Wormwood
Artemisia arborescens	Sagebrush
Baccharis pulularis	Dwarf Coyote Bush
Baccharis 'Centennial'	Hybrid Coyote Bush
Carpenteria californica	Bush Anemone
Encelia californica	Coast Sunflower
Fremontodendron 'California Glory'	Flannelbush
Hesperaloe parviflora	Red Yucca
Heteromeles arbutifolia	Toyon
Kniphofia uvaria	Red Hot Poker
Leucophyllum frutescens	Texas Ranger
*Muhlenbergia sp.	Deer Grass
Opuntia ficus indica	Thornless Beavertail Cactus
Penstemon azureus	Azare Penstemon
Rhamnus californica	Coffeeberry
Rhamnus crocea	Redberry
Rhus integrofolia	Lemonade Berry
Ribes sp.	Currant

Matilija Poppy

Woolly Blue Curls

Romneya coulteri	Matilija Poppy
*Salvia sp.	Sage
Sisyrinchium bellum	Blue Eye Grass
Trichostema lanatum	Woolly Blue Curls

FRUIT BEARING PLANT MATERIAL
All Areas and within SCE Easement
(Varieties to be under 20' in height).

- Apple 'Gordon'
- Apricot (All)
- Cherry (All)
- Citrus (All)
- Crab Apple (All)
- Nectarine (All)
- Olives (All)
- Peach (All)
- Pear (All)
- Plum (All)
- Pomegranate (All)
- Quince (All)

Blue Eye Grass

Peach Tree

Note: * Plants are prohibited in the Fuel Modification Zone.

- Plants appropriate for the Arboretum Park

7.4.8 Pedestrian and Bicycle Connectivity

1. Incorporate walking and bicycling paths to provide transportation alternatives and contribute to a healthy lifestyle. Ensure connections and access for pedestrian and bicycle paths to non-residential uses and recreational facilities.

2. Pedestrian and bicycle routes along roadways and paseos shall incorporate pedestrian amenities, such as benches, shade structures, and lighting.

3. Meandering trails and sidewalks that are separated from the street by landscaping are desirable.

4. Trails and paseos shall be clearly marked with consistent signage and well lit.

5. Provide accessible, secure and lockable bicycle storage facilities at strategic locations throughout residential areas and the parks and trails system to make bicycle use a convenient and safe transportation choice. For example, centralized bicycle facilities incorporated into residential projects as well as recreational amenities facilitate resident perception that such amenities are sensible cycling destinations.

Pedestrian Connectivity with Wayfinding Signage

7.4.9 Walls and Fences

1. Solid walls and fences shall not dominate the street scene. They shall be used for noise attenuation, privacy, spatial delineation, and shielding of incompatible adjacent uses.

2. View fences (which are partially solid and see-through material such as wrought iron) provide a visually attractive alternative to solid walls and fences. They allow for safety and privacy while preserving views and creating a more visually appealing neighborhood. View fences shall be used instead of solid walls when feasible, especially around the Arboretum Park and facing onto parks and paseos.

3. Wall faces that are visible to the public shall be constructed of attractive materials, such as split face block. Pilasters shall be incorporated into wall design with spacing of approximately 100 feet, especially at entries and important community intersections.

4. Walls and/or wall surfaces not visible to the public do not need the same high level of design detail.

5. Trees, vines, and landscaping shall be used to soften the visual appearance of the walls.

6. Walls and fences shall be made of durable yet attractive materials that complement the adjacent architecture. When solid walls are necessary, precision block, split-face block, stone, concrete, stucco with pilasters and caps, or materials with similar visual qualities shall be used. Likewise, view fences shall incorporate visually attractive materials such as tubular steel, wrought iron, and stone (or faux-stone) in areas where they are highly visible.

7. Long, monotonous walls are to be avoided. Walls shall have breaks, recesses, and offsets, especially at entries and important intersections. Long walls shall be made more attractive and visually interesting through the incorporation of surface articulation and pilasters.

8. Trees, shrubs, and vines soften the visual appearance of walls and are required.

9. Walls shall provide convenient pedestrian gates to ensure ease of pedestrian circulation.

Residential view fencing

Wall softened with landscaping

7.4.10 General Lighting

1. Attractive and consistent lighting elements shall be provided along roadways within the neighborhood. The height, brightness, and spacing of the lighting elements shall be appropriate to the scale and speed of the roadway.

2. Pedestrian-scale lighting shall be provided in areas with nighttime use, such as paseos and walkways. The type, style, and intensity of pedestrian lighting shall reflect the use of the character of the area.

3. To preserve views of the night-time sky, lighting elements shall minimize glare, spill over, and light pollution. Direct outdoor lighting downward.

4. Utilize shielded fixtures, avoiding overhead lighting of areas such as walkways.

5. Provide low-contrast lighting and use low-voltage fixtures and energy-efficient bulbs, such as compact fluorescent (CFL) and light emitting diode (LED) bulbs.

6. Lighting fixtures shall be compatible with the architectural styles of surrounding buildings and yet consistent throughout the community.

7. Lighting standards shall be consistent with City safety and illumination requirements.

Iconic landscaping and buildings within the project shall be spotlighted to provide visual accent and directional reference, but done so in a sensitive way that minimizes unnecessary glare, spill over, and light pollution.

7.4.11 Outdoor Lighting

The following areas will be lighted:

- Recreation Centers
- Public Parks
- All neighborhood pocket parks
- Paseos and pedestrian walks (when away from a streetscene edge)
- Monumentation Signage
- Gated and nongated vehicular entry areas
- Specimen trees at entry areas

Active use areas shall be safety lit for users. Fixtures shall not be placed or directed in such a manner causing glare of excessive light to fall on adjacent residences or sites. Iconic landscaping and buildings within the project shall be spotlighted to provide visual accent and directional reference, but done so in a sensitive way that minimizes unnecessary glare, spill over, and light pollution.

Final size, placement, wall age, intensity and amount of lighting required per use area shall be at the direction of the City of Fontana.

Example of outdoor lighting of public common areas

Chapter 8.0

Development Standards

The Arboretum Specific Plan provides detailed regulations for new residential development within the specific plan area. The standards are intended to ensure that new residential development will be internally compatible.

Without prescribing specific housing types, the development standards provided herein primarily address the built environment along the public realm. For the purpose of this chapter, the public realm refers to any area that has or will provide public access. This includes public and private streets as well as common open space.

A summary of residential development standards is presented in Table 8.1 at the conclusion of this chapter.

In addition, development standards for the Activity Center as well as Parks and Recreation are provided in this chapter.

8.1 Definition of Terms

- **Acreage, Gross.** All land within a defined area, including private and public ownerships, rights-of-way, easements, etc., measured to centerline of street.
- **Acreage, Net.** The developable portion of a given site less public rights-of-way, easements, and public and dedicated open space.
- **Adjusted Gross Acreage.** Gross acreage (see above) minus the area for collector streets and above, public facilities (excluding schools), and open space (excluding parks).
- **Balcony.** A platform projecting from the external wall of a building and enclosed by a railing or parapet.
- **Buffer Areas.** An area of land used to visibly separate one land use from another or to shield noise, lights, or other possible nuisances.
- **Buildable Lot Area.** The total gross acreage of an individual Planning Area.
- **Building Coverage.** The relationship between the ground floor area (footprint) of the building(s) and the buildable lot area.
- **Building Height.** The vertical distance above a reference point measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the average height of the highest gable of a pitched or hipped roof. The reference point shall be selected by either of the following, whichever yields a greater height of building:
  - The elevation of the highest adjoining sidewalk or ground surface within a 5-foot horizontal distance of the exterior wall of the building when such sidewalk or ground surface is not more than 10 feet above lowest grade.
  - An elevation 10 feet higher than the lowest grade when the sidewalk or ground surface described above is more than 10 feet above lowest grade.
  - The height of a stepped or terraced building is the maximum height of any segment of the building.
- **Common Open Space.** Land in a residential development held in common and/or single ownership and not reserved for the exclusive use or benefit of an individual tenant or owner.
- **Conditional Use**. A use permitted in a particular zoning district only upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of such use as specified according to zone and authorized by the Planning Commission.
- **Density**. The number of dwelling units or housing structures per acre of land.
- **Development Advisory Board (D.A.B.).** Consists of representatives of the various city departments and public agencies. The D.A.B. serves to review projects for consistency with the general plan, zoning ordinance, and other policies and procedures established by the City Council and Planning Commission on development proposals. The D.A.B is strictly advisory.
- **Dwelling, Single-Family Detached.** A building designed and/or used for one dwelling unit, exclusive of a secondary unit, located on a single lot, and separated from any other dwelling unit and includes detached condos.
- **Easement.** A grant of one or more of the property rights by the property owner to and/or for the use by the public, a corporation or another person or entity.
- **Floor Area, Gross.** The total horizontal area, in square feet, including the exterior walls of all floors of a structure.
- **Frontage.** The length of that portion of a lot abutting a street.
- **Garage.** A building or portion thereof in which a motor vehicle containing flammable or combustible liquids or gas in its tank is stored or kept.
- **Grade** (adjacent ground elevation). The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line or, when the property line is more than 5 feet from the building, between the building and a line 5 feet from the building.
- **Grade, finished.** The final elevation of the ground surface after development.
- **Grade, natural.** The elevation of the ground surface in its natural state, before man-made alterations.

- **Guest Parking.** On-site parking spaces provided for intermittent use by visitors.
- **Homeowners Association.** A community association that is organized within a development and in which individual owners share common interests and responsibilities for open space, landscaping, and/or facilities.
- **HDR.** High Density Residential.
- **LDR.** Low Density Residential.
- **Lot Area, Net.** See "Buildable Lot Area".
- **Lot, Corner.** A lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than 135 degrees.
- **Lot Coverage.** The percentage of the net area of the lot that is covered by the main building and all accessory structures (as viewed from a plan perspective).
- **Lot, Cul-de-sac.** A lot located on the turning end of a dead-end street.
- **Lot Depth.** The average linear measurement between the front and rear lot lines when measured at 90 degree angles from the front lot line, or the tangent or chord line of a curved front lot line.
- **Lot, Flag.** A lot having access to a street by means of a private driveway access, easement, or parcel of land not meeting the requirements of this Specific Plan for lot width, but having a dimension of at least 30 feet at its narrowest point. Residential structures on flag lots shall also be visible from the street.
- **Lot Frontage.** The length of the defined front lot line measured at the street right-of-way.
- **Lot, Interior.** A lot other than a corner lot.
- **Lot, Knuckle.** A lot that has frontage on the outside turning radius of two intersecting streets.
- **Lot Line.** Lines bounding a lot as defined herein.
- **Lot Line, Front.** The line separating the narrowest street frontage of the lot from the street right-of-way.
- **Lot Line, Rear.** The lot line opposite and most distant from the front lot line; or in the case of an irregularly shaped lot, a straight line not less than 10 feet long, within the lot, and most nearly parallel to and at the maximum distance from the front lot line.
- **Lot Line, Side.** Any lot lines other than the front or rear lot lines.
- **Lot Width.** The average linear distance between side lot lines when measured at a 90 degree angle to the front lot line.
- **Maximum Lot (Building) Coverage.** The maximum area of the lot that may be covered by buildings and roofed structures. This may be expressed in square footage or as a percentage of the minimum lot area.
- **MDR.** Medium Density Residential.
- **Minimum Lot Area.** The amount of land that must be contained in a lot for each dwelling unit to be built on that lot. This ratio is typically applied in multiple-family zones. In single-family zones, it is the same as minimum lot size.
- **Paseo.** A landscaped corridor with a common path.
- **Setback Area.** The minimum distance required by zoning to be maintained between two structures or between a structure and a property line.
- **Specific Plan**. A fully planned community, with all design controls, servicing requirements and financing techniques incorporated into the plan, which is adopted with a self-contained regulatory text and serves to implement the general plan in more detail.
- **Yard, Front.** A yard extending the full width of the lot between the front lot line and a line parallel thereto and passing through the nearest point of the building; provided that, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.
- **Yard, Rear.** A yard extending the full width of the lot between the rear lot line and a line parallel thereto. For through lots, if a future street right-of-way has been established, such measurement shall be from the future street right-of-way line.
- **Yard, Side**. A yard between the side lot line and a line parallel thereto and extending from the front yard to the rear yard.

8.2 General Notes

1. The maximum number of residential dwelling units permitted by The Arboretum Specific Plan shall be 3,532. The approximate number of dwelling units within each residential planning area is established in Chapter 4, Community Structure. Each planning area contains a target adjusted gross density ~~and an approximate number of dwelling units. During the site plan and tentative map stage of design, the actual number of dwelling units allocated to a particular planning area may differ slightly from the number shown on the Land Use Plan.~~ Up to 10 percent of the R-PC ~~R-MF~~ 3.0-8.0 units in a particular residential planning area may be transferred to another R-PC ~~R-MF~~ 3.0-8.0 planning area, provided the maximum unit count for the Specific Plan as a whole does not exceed 3,532 units. Up to 15 percent of the R-PC ~~R-MF~~ 8.1-24.0 units in a particular residential planning area may be transferred to another R-PC ~~R-MF~~ 8.1-24.0 planning area, provided the maximum unit count for the R-PC ~~R-MF~~ 8.1-24.0 residential uses as a whole does not exceed 2,569 units.

2. Minor boundary, density, and acreage variations (up to 10 percent) in the planning areas shall be permitted, subject to approval of the Director of Planning or their designee ~~Community Development~~, without an amendment to the Specific Plan document.

3. Development standards relating to room additions, pools, spas, and accessory structures are not included in this Chapter and shall conform to City of Fontana Zoning and Development Code.

4. Performance standards for noise, vibration, light and glare, odors, and electromagnetic interference shall comply with the City of Fontana Zoning and Development Code and any supplemental performance standards contained in the project's CC&Rs.

5. All private streets within the Specific Plan shall be permanently reserved and maintained for their intended purpose by a means acceptable to and enforceable by the City of Fontana. Access for emergency vehicles shall be maintained at all times.

6. The project may incorporate future live/work land uses in the Specific Plan area, in the Arboretum Village around the Arboretum Park. The "work" component of the live/work uses should be comprised of uses such as architects, accountants, florists, and other uses that complement the Arboretum theme. If live/work uses are desired in the future, they shall be developed under the provisions of the zoning ordinance, if applicable. Alternatively, a Specific Plan Amendment may be needed to regulate permitted and conditionally permitted uses and to regulate the appearance of the built environment. Any future live/work uses will also be regulated by the project CC&R's. In no case shall new live/work uses exceed the maximum dwelling units and square footage permitted by the land use plan (Figure 4.2) without a Specific Plan Amendment and the appropriate environmental review.

7. The Fontana Zoning and Development Code shall apply regarding the keeping of animals on residential property, in addition to the project's CC&Rs.

8. The Fontana Zoning and Development Code shall apply to all private swimming pools, spas, and hot tubs.

9. Recreational vehicle and oversized vehicle parking requirements on private streets and driveways shall be as stipulated by the City of Fontana Municipal Code and/or the project's CC&Rs.

10. HOA, or the majority property owner, when necessary, shall petition the Fontana City Council to enforce the California Vehicle Code on private streets within The Arboretum Specific Plan communities, pursuant to Fontana City Code 17-38.

11. Parking in private drives shall be restricted by the project's CC&Rs, requiring residents to first park in the garage. Only overflow and guest parking will be allowed on the private drives. When parking on the private drive, no overhang shall be allowed on pedestrian walkways/sidewalks.

12. A maximum of four lots (6,000 square feet or larger) per village, with a maximum of two lots per Planning Area, may be designed as flag lots. The Planning Commission may choose to allow more at their discretion.

13. Staggered building placement required for variation in streetscape shall not encroach into the minimum required setback area for any given lot (variations in building footprints shall be set back from the minimum front yard setback required).

14. The San Bernardino County Fire Department requires that projects provide an appropriate number of ingress and egress points into each village and their associated Planning Areas will require Fire Department approval.

15. The majority of the properties in the Specific Plan are owned by a single landowner. The remaining properties with residential designations are owned by two separate entities that have not yet determined if they would like to be a part of the larger Arboretum neighborhoods or if they will develop as separate, individual projects. If the property owner elects to develop the site independently, appropriate emergency vehicle access (EVA) must be provided as required by the San Bernardino County Fire Department.

16. If the properties are not developed as separate neighborhoods, but are included as part of the larger development concept, the planning area may participate in village amenities and develop at densities up to Medium density, so long as the total number of units does not exceed the maximum number of units allowed by the Specific Plan in each village.

17. The approval of this specific plan does not relieve the design professional engineer from adhering to current City standards and standard engineering practices in place at time of plan development as approved by the City Engineer.

18. Development standards in this chapter are based on lot size (or a range of sizes) as measured in square feet. The referenced lot size represents a general product type and is not meant to limit development to only those square footages explicitly identified. For example, a traditional single family lot of 6,000 square feet includes any lot from 6,000 square feet to less than 7,000 square feet in size.

8.3 Residential Development Standards

The residential development standards presented in this chapter have been devised to define the relationship of private space (i.e. homes) within the project to the public realm. In other words, these development standards delineate, categorize, and regulate the built environment along edge conditions, which includes any area that has or will provide public access, such as streets, common open space, and other edge conditions. By characterizing the feel of the relationship between the built environment and the adjacent public realm through development standards, considerable flexibility is allowed in choosing appropriate residential product types while still ensuring a uniformity of well-defined spaces within the project. Residential development standards are defined by product type for the following products: products with densities 3.0-9.0 du/ac (typically traditional single family lots 2,600-6,000 square feet in size), products with densities of 8.1-16.0 du/ac, and products with densities of 16.1-24.0 du/ac.

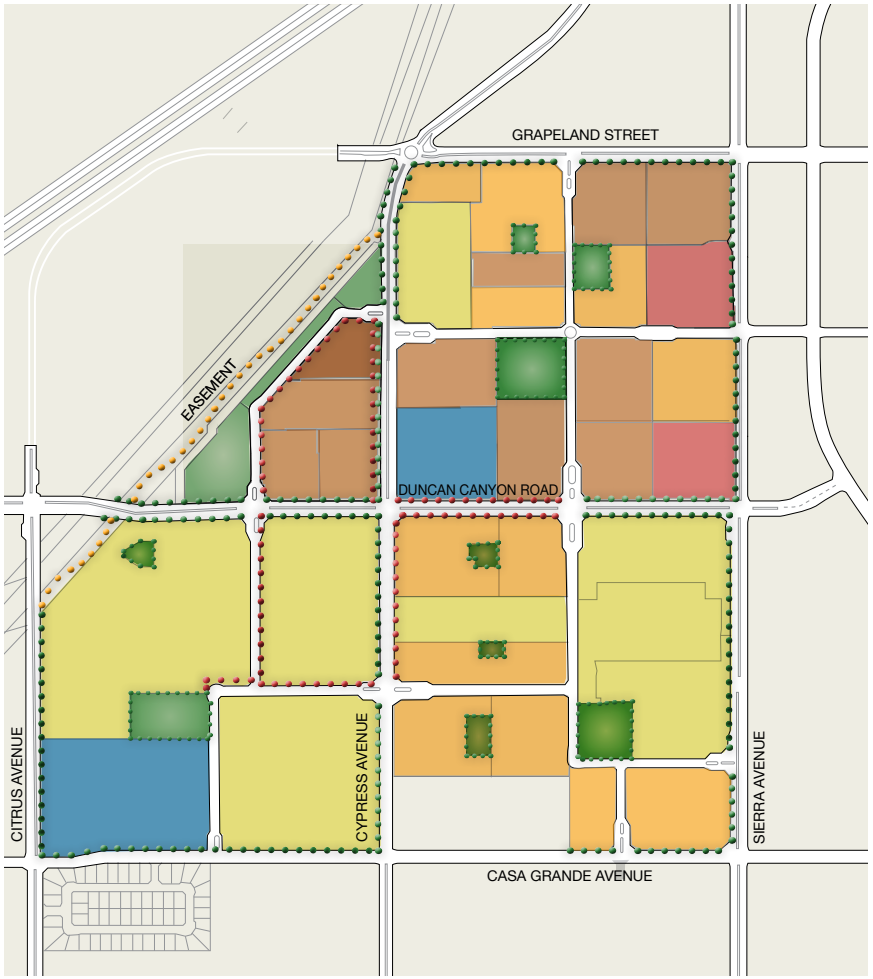
8.3.1 Layers

The relationship between the built environment and public realm is defined by a series of layers. The layers delineate and characterize space found between elements of the public realm, such as street right-of-way or landscape easements, and the architectural features of the built environment.

Layers are customized according to the level of community structure being addressed, including the community, village and neighborhood levels. For example, the standards devised for community edges are different than those devised for the intimate spaces found within individual neighborhoods.

Standards also vary according to residential density for each layer, (i.e., R-PC ~~R-MF~~ 3.0, R-PC ~~R-MF~~ 18.0). For example, standards defining spaces relating to structures with fourth-story building elements would not be applicable to R-PC ~~R-MF~~ 3.0, as having four stories is prohibited in this residential density. But such standards would be relevant to high density areas within the project, such as R-PC ~~R-MF~~ 18.0.

Building sections and isometric diagrams have been provided to illustrate the development standards for each level of the community structure (community, village and neighborhood) as well as other private/public realm conditions found in The Arboretum Specific Plan (~~pascos,~~ parks, drive aisles).



COMMUNITY PLAN

Street Frontage - *Massing Envelope (1) (2) (3)*

Perimeter Streets: Sierra Ave, Cypress, Ave, Citrus Ave, Casa Grande Ave, Duncan Canyon Rd, and Grapeland St.

Layer 1 - Entry Elements (4)

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 5' *(5)*
R-PC ~~R-MF~~ 8.1-16.0: 5'
R-PC ~~R-MF~~ 16.1-24.0: 5'

Layer 2 - Building Elements: 1st and 2nd Story

R-PC ~~R-MF~~ 3.0-8.0: 10' *(5)*
R-PC ~~R-MF~~ 8.1-16.0: 10'
R-PC ~~R-MF~~ 16.1-24.0: 10'

Layer 3 - Building Elements: 3rd Story

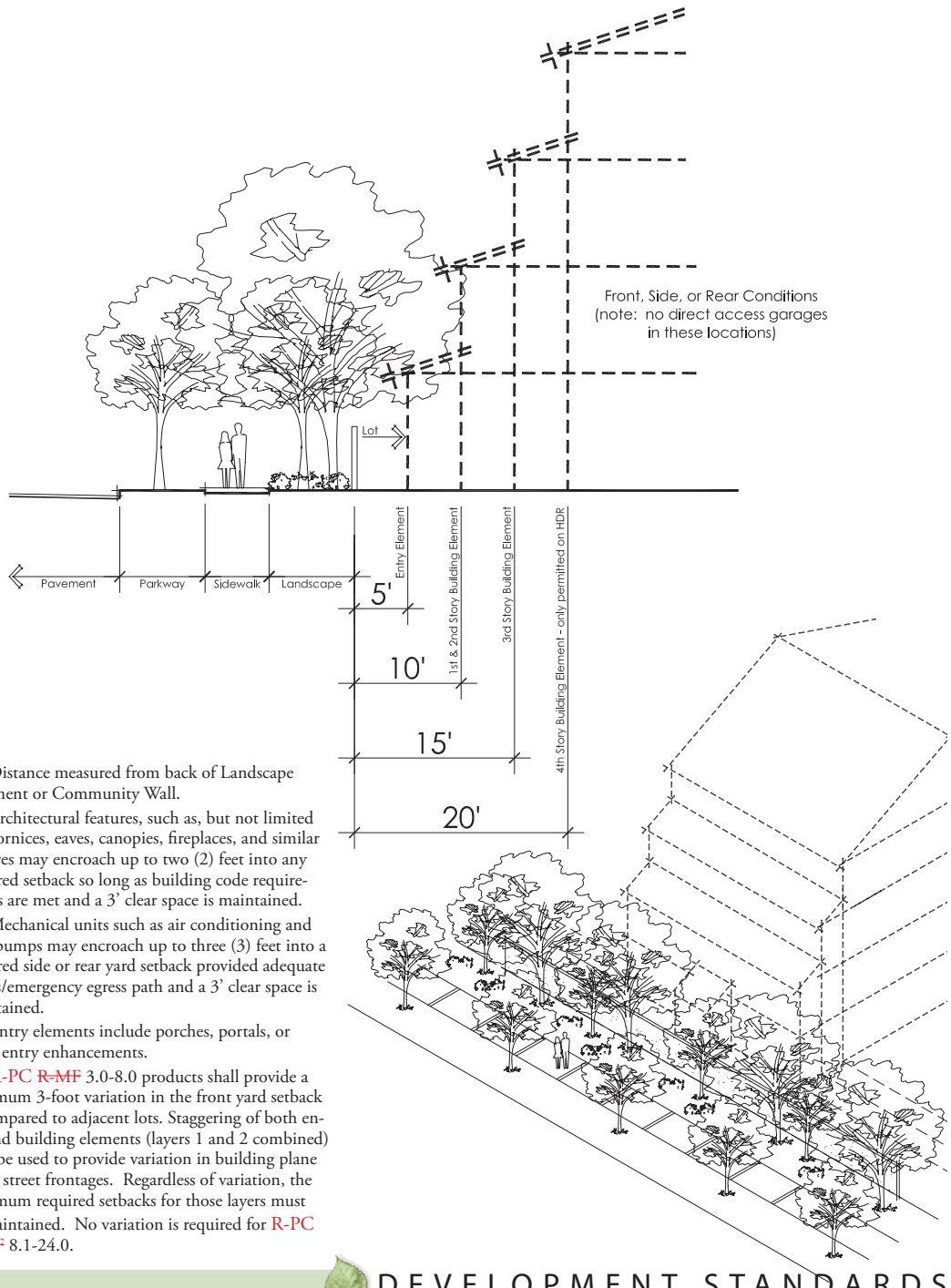
R-PC ~~R-MF~~ 3.0-8.0: 15'
R-PC ~~R-MF~~ 8.1-16.0: 15'
R-PC ~~R-MF~~ 16.1-24.0: 15'

Layer 4 - Building Elements: 4th Story

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: 20'

Layer 5 - Direct Access Garage

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: not permitted



(1) Distance measured from back of Landscape Easement or Community Wall.

(2) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.

(3) Mechanical units such as air conditioning and heat pumps may encroach up to three (3) feet into a required side or rear yard setback provided adequate access/emergency egress path and a 3' clear space is maintained.

(4) Entry elements include porches, portals, or other entry enhancements.

(5) R-PC ~~R-MF~~ 3.0-8.0 products shall provide a minimum 3-foot variation in the front yard setback as compared to adjacent lots. Staggering of both entry and building elements (layers 1 and 2 combined) shall be used to provide variation in building plane along street frontages. Regardless of variation, the minimum required setbacks for those layers must be maintained. No variation is required for R-PC ~~R-MF~~ 8.1-24.0.

8.3.2 Summary of Residential Development Standards

A summary of residential development standards is presented in Table 8.1 at the conclusion of this chapter. The standards presented in Table 8.1 match the standards and diagrams found throughout the chapter and serve as a consolidated collection of the information for convenient reference.

8.3.3 Development along Perimeter Streets

The Arboretum Specific Plan is bounded by four main ~~major~~ streets and a public utility easement. Grapeland Street on the north, Casa Grande Avenue on the south, Sierra Avenue on the east, Citrus Avenue on the west, and the utility easement on the northwestern corner and bisected by Cypress Avenue and Duncan Canyon Road. Together, these form each village's perimeter streets. In order to address development along these edge conditions, specific development standards have been written.

Private driveway cuts along perimeter streets shall be prohibited. Innovative housing types such as detached and attached clustered or green courts are encouraged frontages. In any case, the building forms along these edges shall stagger and provide relief in the massing. Staggering can be achieved through varying front yard setbacks in detached residential product types. R-PC ~~R-MF~~ 3.0-8.0 products shall have a minimum 3 foot variation (please see note 5 on opposite page). Visual variation for R-PC ~~R-MF~~ 8.1-24.0 products can be achieved through architectural design techniques.

Street Frontage - *Massing Envelope* *(1) (2)*

Collector Streets (including the Arboretum Trail)

Layer 1 - Entry Elements (3)

R-PC ~~R-MF~~ 3.0-9.0 (traditional 6,000 sf lots): 12' *(4)*
R-PC ~~R-MF~~ 3.0-8.0 (traditional 2,600-6,000 sf lots): 5' *(4)*
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 5' *(4)*
R-PC ~~R-MF~~ 8.1-16.0: 5'
R-PC ~~R-MF~~ 16.1-24.0: 5'

Layer 2 - Building Elements: 1st, 2nd, and 3rd Story

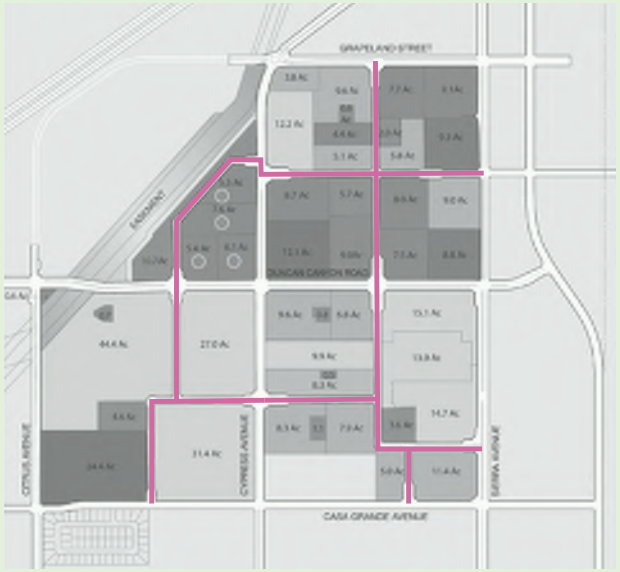
R-PC ~~R-MF~~ 3.0-8.0: 10' *(4)*
R-PC ~~R-MF~~ 8.1-16.0: 10'
R-PC ~~R-MF~~ 16.1-24.0: 10'

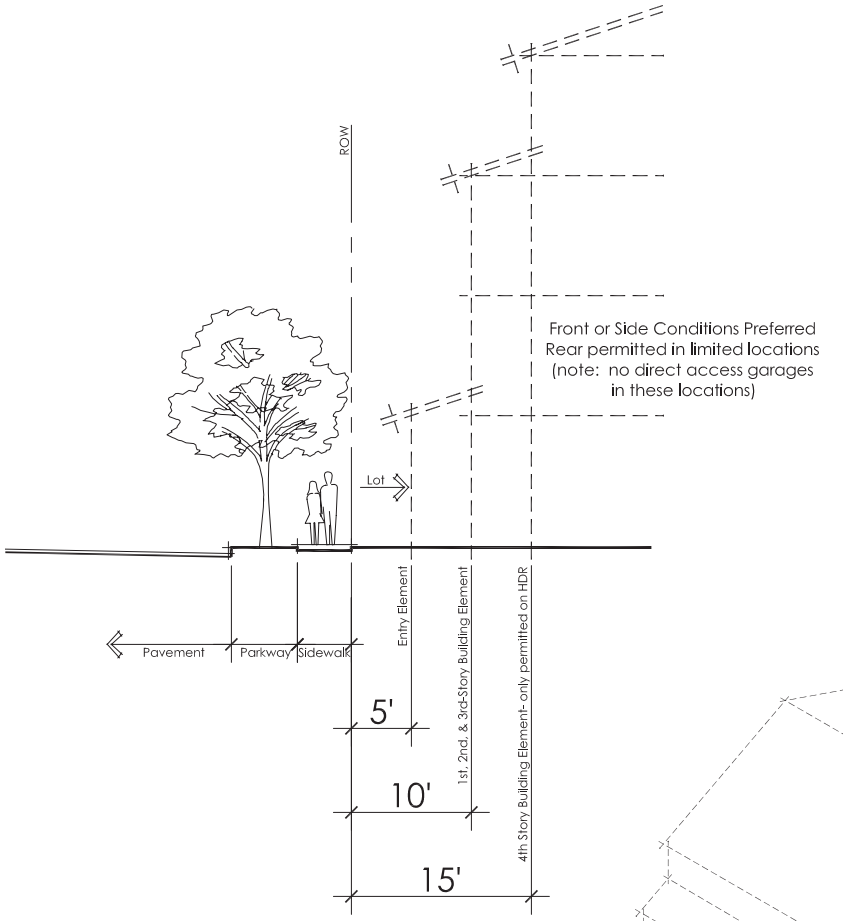
Layer 3 - Building Elements: 4th Story

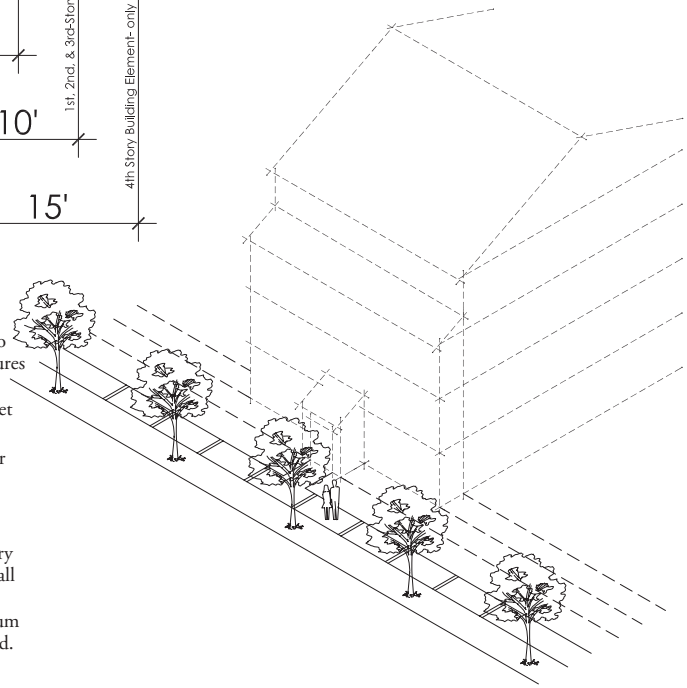
R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: 15'

Layer 4 - Direct Access Garage

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: not permitted







(1) Distance measured from back of walk.

(2) Architectural features, such as, but not limited to cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.

(3) Entry elements include porches, portals, or other entry enhancements.

(4) R-PC ~~R-MF~~ 3.0-8.0 products shall provide a minimum 3-foot variation in the front yard setback as compared to adjacent lots. Staggering of both entry and building elements (layers 1 and 2 combined) shall be used to provide variation in building plane along street frontages. Regardless of variation, the minimum required setbacks for those layers must be maintained. No variation is required for R-PC ~~R-MF~~ 8.1-24.0.

8.3.4 Development along Collector Streets

Within the interior of each village, there are several neighborhoods which consist of different density housing types. Each neighborhood is defined by the planning area. While each of the neighborhoods is unique, the building frontages are integral to the overall village fabric. Such edges include collector streets (including the Arboretum Trail) as well as neighborhood parks and greenways.

In an effort to maintain an active public realm, where feasible, dwellings shall front onto collector streets. Front-loaded driveway cuts on Collector Streets are prohibited. Innovative housing types including, but not limited to, detached and attached clustered or green courts are encouraged frontages. In any case, the building forms along these edges shall stagger and provide relief in the massing. Staggering can be achieved through varying front yard setbacks in detached residential product types. R-PC ~~R-MF~~ 3.0-8.0 products shall have a minimum 3 foot variation (please see note 4 on opposite page). Visual variation for R-PC ~~R-MF~~ 8.1-24.0 products can be achieved through architectural design techniques.

8.3.5 Development within Planning Areas

Dwellings within each neighborhood are defined by the lot or building in which they exist. While the design of the individual lot or building is important, the edge of the lot or building is equally important. Together, these edges comprise the streetscene. Elements along these edges include private or common front and side yards.

In an effort to maintain positive interface between the lot or building edges, it is important to consider the usability of space along such edges. The spaces can generally be classified into two categories: primary wall or secondary wall. Primary walls generally have principal windows along the wall plane and include entryways and yard access. Secondary walls have none of these elements and can be plotted at minimal separation.

STREET FRONTAGE - MASSING ENVELOPE

The "front" of a dwelling generally occurs along the street frontage. This is where the dwelling meets the public realm. This interface is integral to the neighborhood streetscene and the dwelling shall be designed with proper articulation. Proper street frontage elements include front entries, porches, porticos, patios, and stoops.

Streets within the Specific Plan may be public or private. Public streets must adhere to the City Standard while private streets may be used to minimize the required street section. Additional frontage width may be required in various planning areas to include perimeter fencing.

DRIVES

The purpose of including a private drive/rear lane/ court street in site plan design is to minimize the driveway cuts along the neighborhood street. Since this side of the dwelling is typically considered the rear, minimal building setbacks are required. While elements along this edge generally include garages, yards, balconies, and living space, some court clusters may feature front entries along this edge as well.

Street Frontage - *Massing Envelope* *(1) (2)*

Local Streets

Layer 1 - Entry Elements (3)

R-PC ~~R-MF~~ 3.0-8.0 (traditional 6,000+ sf lots): 12' *(4)*
R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600- 5,999 sf lots): 5' *(4)*
R-PC ~~R-MF~~ 3.0-8.0 (multifamily 6,000+ sf lots): 5'
R-PC ~~R-MF~~ 8.1-16.0: 5'
R-PC ~~R-MF~~ 16.1-24.0: 5'

Layer 2 - Building Elements: 1st, 2nd, and 3rd Story

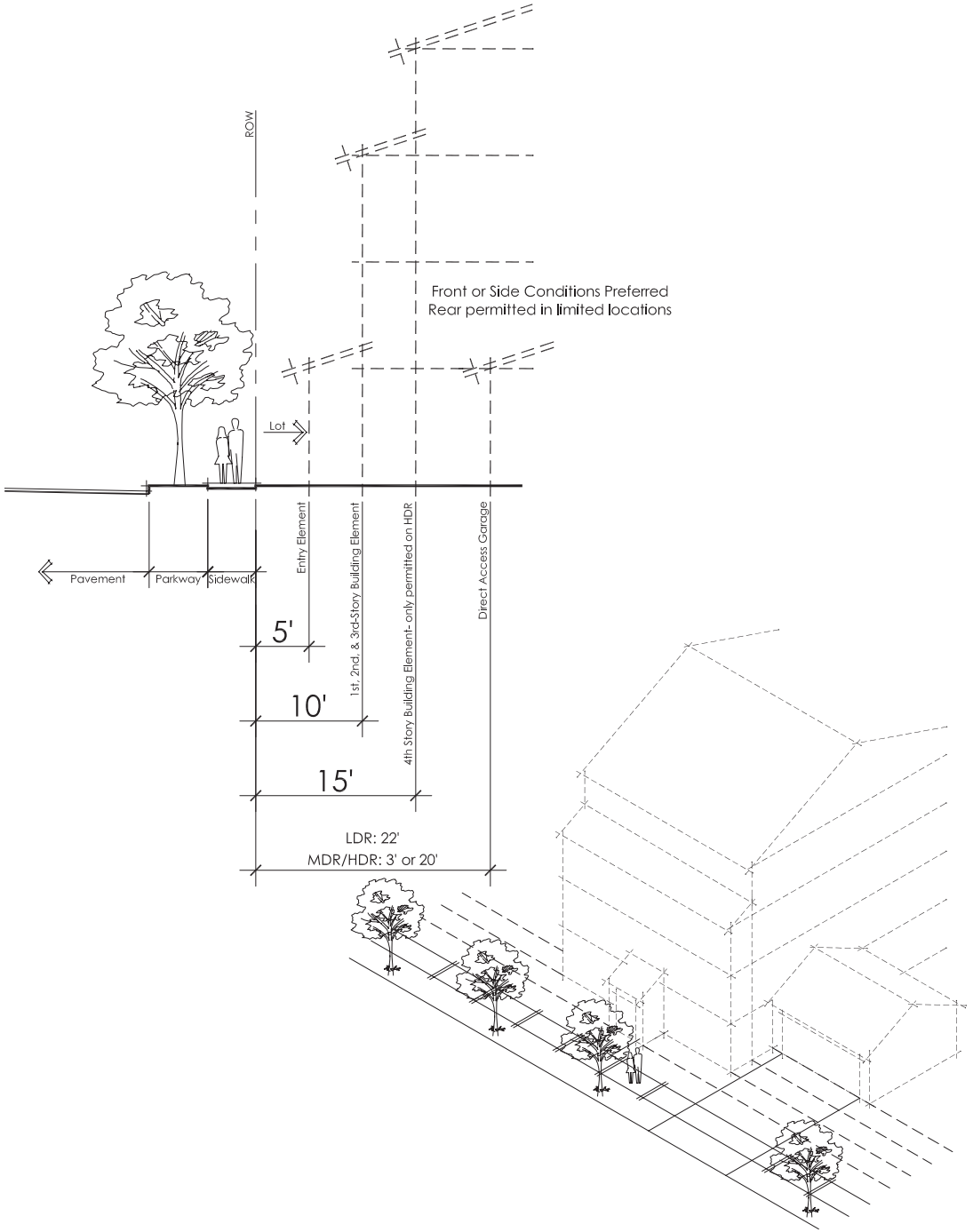
R-PC ~~R-MF~~ 3.0-8.0: 10' *(4)*
R-PC ~~R-MF~~ 8.1-16.0: 10'
R-PC ~~R-MF~~ 16.1-24.0: 10'

Layer 3 - Building Elements: 4th Story

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: 15'

Layer 4 - Direct Access Garage

R-PC ~~R-MF~~ 3.0-8.0: 18'
R-PC ~~R-MF~~ 8.1-16.0: 18'
R-PC ~~R-MF~~ 16.1-24.0: 18'



(1) Distance measured from back of walk.

(2) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.

(3) Entry elements include porches, portals, or other entry enhancements.

(4) Lots 3,000 square feet in size and greater shall provide a minimum 3-foot variation in the front yard setback as compared to adjacent lots. Staggering of both entry and building elements (layers 1 and 2 combined) shall be used to provide variation in building plane along street frontages. Regardless of variation, the minimum required setbacks for those layers must be maintained. No variation is required for R-PC ~~R-MF~~ 8.1-24.0.

Community Paseo or Park Frontage

- Massing Envelope

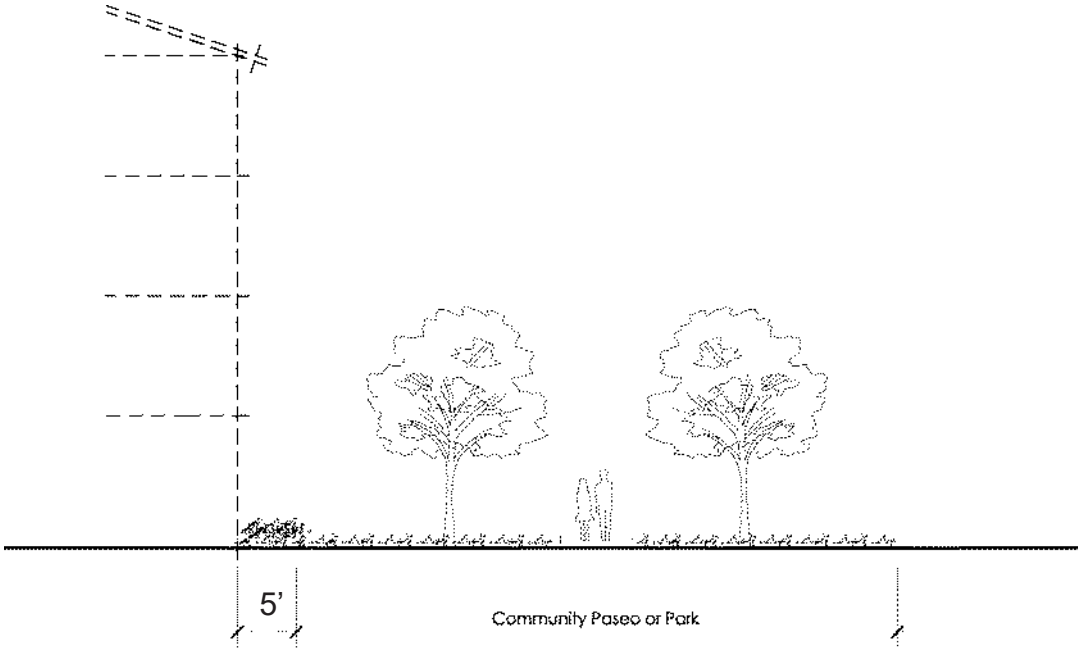
Master Plan level Paseo and Parks

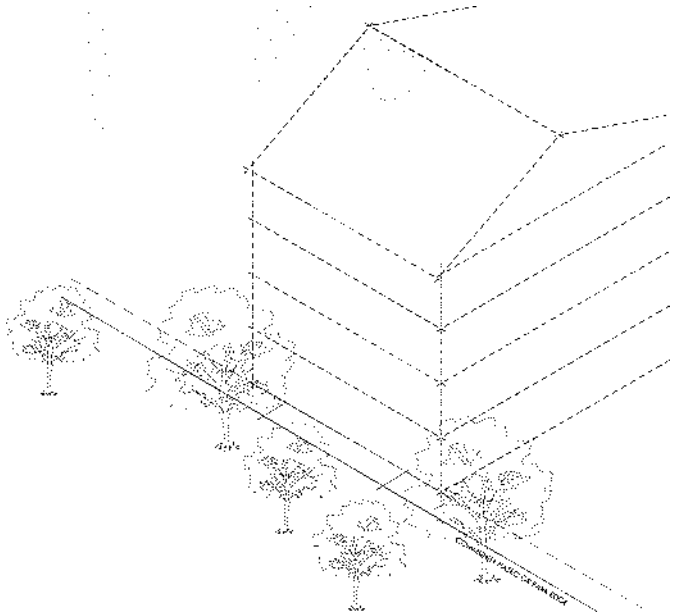
Building Elements: 1st, 2nd, 3rd, and 4th Story (1)

R-PC ~~R-MF~~ 3.0-8.0: 5’

R-PC ~~R-MF~~ 8.1-16.0: 5’

R-PC ~~R-MF~~ 16.1-24.0: 5’





(1) A 15-foot setback from any side of a residential building to an active play area and/or equipment area shall be maintained.

Drives - *Massing envelope*

Private Drive, Rear Lane, or Court Street

Pavement Section (1)

R-PC ~~R-MF~~ 3.0-8.0:	26′ or 30′
R-PC ~~R-MF~~ 8.1-16.0:	26′ or 30′
R-PC ~~R-MF~~ 16.1-24.0:	26′ or 30′

Drive Apron

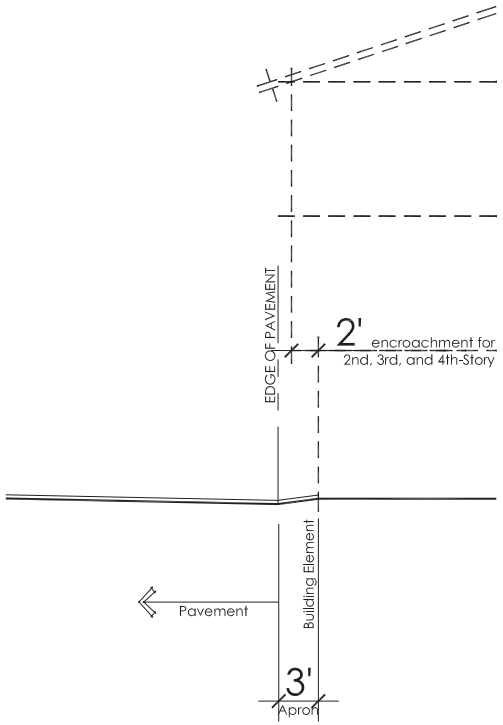
R-PC ~~R-MF~~ 3.0-8.0:	3′
R-PC ~~R-MF~~ 8.1-16.0:	3′
R-PC ~~R-MF~~ 16.1-24.0:	3′

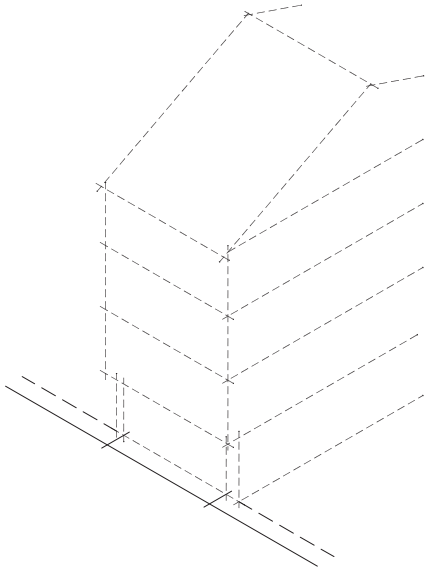
Building Setback (2)

R-PC ~~R-MF~~ 3.0-8.0:	3′
R-PC ~~R-MF~~ 8.1-16.0:	3′
R-PC ~~R-MF~~ 16.1-24.0:	3′

(1) 26’ pavement section for 1 and 2-story buildings, 30’ pavement section for 3 and 4-story buildings

(2) Second, third, and fourth story elements may encroach up to 2’ into required setback so long as a 3’ clear space is maintained.





Siting - Yard Area *(1) (2)*

Front - refer to Street Frontage

Interior Side

R-PC ~~R-MF~~ 3.0-8.0 (traditional 6,000 sf lots):
15' aggregate; 3' to property line

R-PC ~~R-MF~~ 3.0-9.0 (traditional 4,000-5,999 sf lots):
5' min; excludes allowable projections

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-3,999 sf lots):
3' min

R-PC ~~R-MF~~ 3.0-8.0 (traditional lots less than 4,000 sf): 3'

R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 3'

R-PC ~~R-MF~~ 8.1-16.0: 3'

R-PC ~~R-MF~~ 16.1-24.0: yard not required,
refer to bldg separation

Rear

R-PC ~~R-MF~~ 3.0-8.0 (traditional 6,000 sf lots):
20% of lot depth; not to exceed 25'

R-PC ~~R-MF~~ 3.0-8.0 (traditional 4,000-4,999 sf lots): 15' *(3)*

R-PC ~~R-MF~~ 3.0-8.0 (traditional lots less than 4,000 sf): 6'

R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 10'

R-PC ~~R-MF~~ 8.1-16.0: 5'

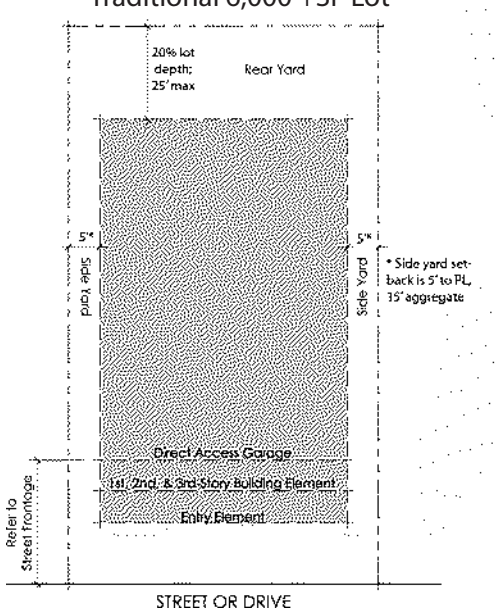
R-PC ~~R-MF~~ 16.1-24.0: yard not required,
refer to bldg separation

(1) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.

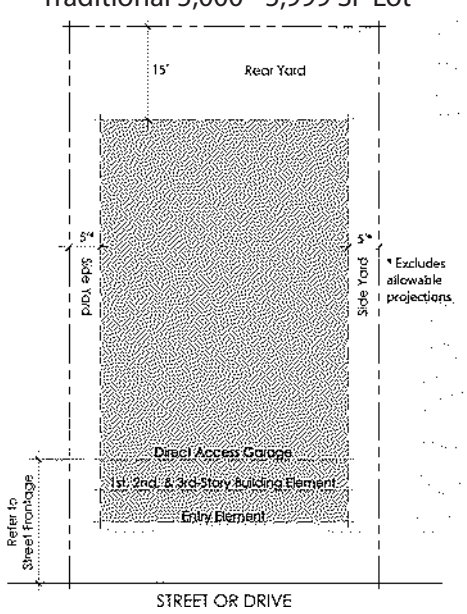
(2) Mechanical units such as air conditioning and heat pumps may encroach up to three (3) feet into a required side or rear yard setback provided adequate access/ emergency egress path and a 3' clear space is maintained.

(3) If applicable to the product type, rear yard on 4,000 SF lots can be reduced to 10' at the discretion of the Planning Commission.

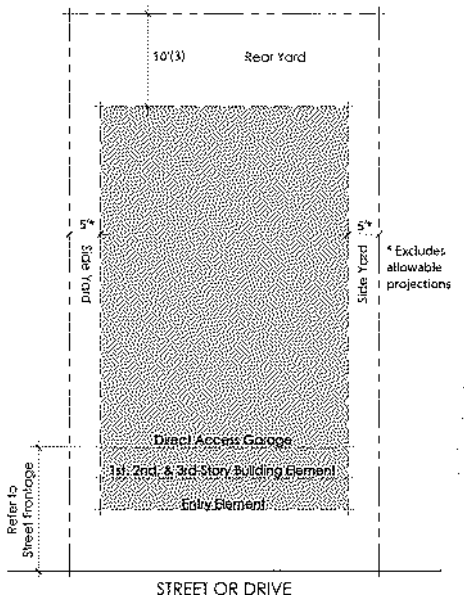
R-PC ~~R-MF~~ 3.0-8.0
Traditional 6,000 +SF Lot



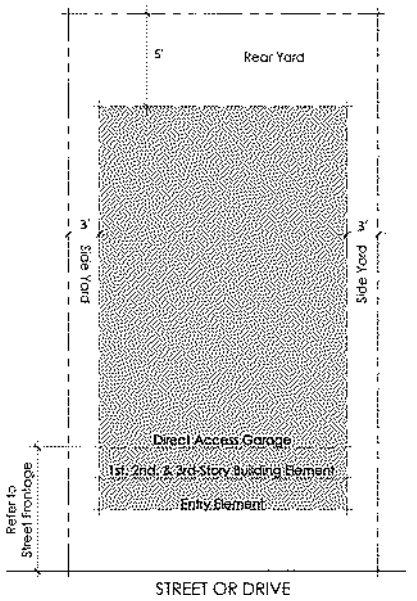
R-PC ~~R-MF~~ 3.0-8.0
Traditional 5,000 - 5,999 SF Lot



R-PC ~~R-MF~~ 3.0-8.0
Traditional 4,000 - 4,999 SF Lot



R-PC ~~R-MF~~ 8.1-16.0



Siting - Building Separation

PASEO *(1) (2) (3) (4)*

Paseo is defined as a landscaped corridor with common path. These are typically located within individual neighborhoods.

Porch to Porch

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 15′
R-PC ~~R-MF~~ 8.1-16.0: 15′
R-PC ~~R-MF~~ 16.1-24.0: 15′

1 or 2 Story to 1 or 2 Story

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 18′
R-PC ~~R-MF~~ 8.1-16.0: 18′ or 10′ *(5)*
R-PC ~~R-MF~~ 16.1-24.0: 18′

2 Story to 3 Story

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): ~~25~~18′
R-PC ~~R-MF~~ 8.1-16.0: ~~25~~18′
R-PC ~~R-MF~~ 16.1-24.0: ~~25~~18′

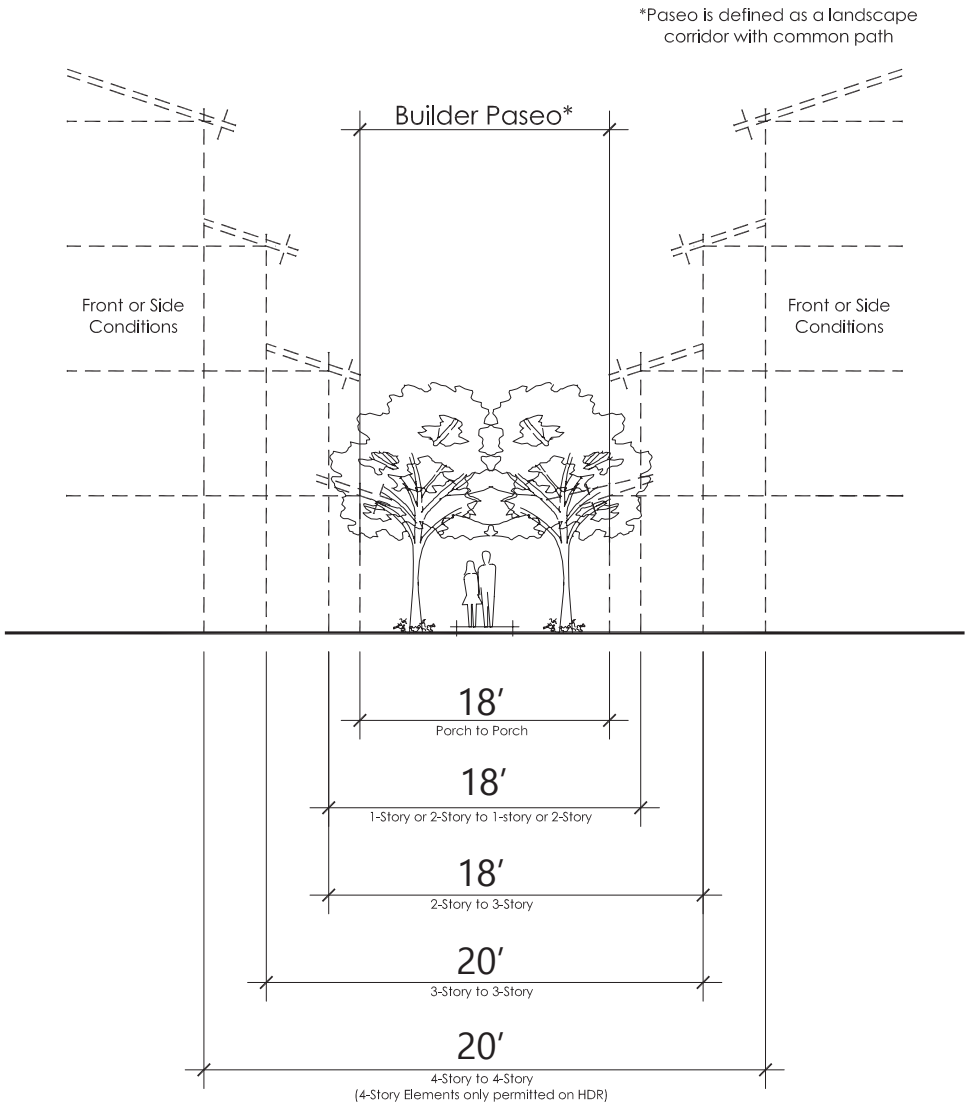
3 Story to 3 Story

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): ~~32~~0′
R-PC ~~R-MF~~ 8.1-16.0: ~~32~~0′
R-PC ~~R-MF~~ 16.1-24.0: ~~32~~0′

4-Story to 4 Story

R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: ~~42~~0′

(1) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.
(2) Distance between adjacent buildings measured from wall plane to wall plane.
(3) Residential building to school use shall be 10'.
(4) Residential building to commercial use shall be 10'.
(5) A 10 foot building separation is permitted for R-PC ~~R-MF~~ 8.1-16.0 residential cluster product. A 18 foot building separation is required for all other product types.



PASEO

Siting - Building Separation

BUILDING EDGE WITHOUT PASEO *(1) (2) (3) (4) (5)*

A building edge without paseo is defined as a private or common landscaped area not intended for pedestrian access (typically found in rear and side yard conditions).

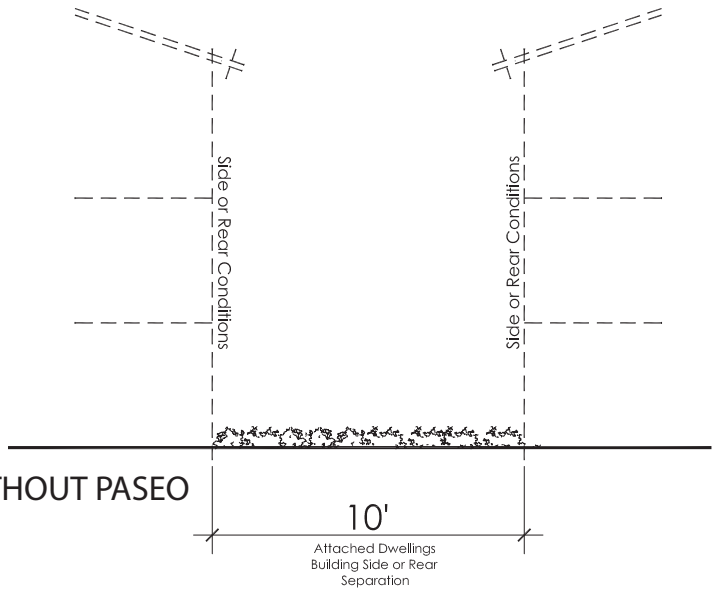
Building Separation for Attached Dwellings

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): n/a
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 10′
R-PC ~~R-MF~~ 8.1-16.0: 10′
R-PC ~~R-MF~~ 16.1-24.0: 10′

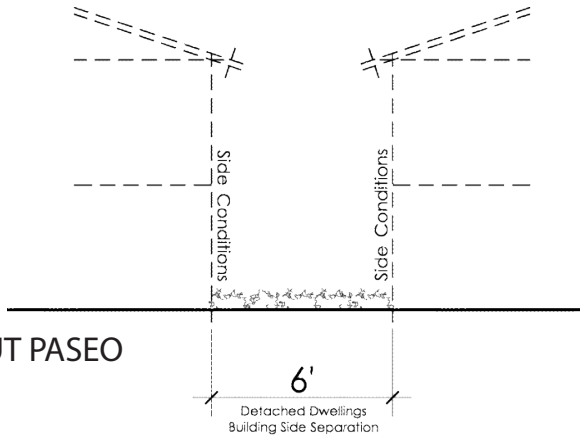
Building Separation for Detached Dwellings

R-PC ~~R-MF~~ 3.0-9.0 (traditional 2,600-6,000 sf lots): see rear and interior side yard standards
R-PC ~~R-MF~~ 3.0-8.0 (multifamily): 6′
R-PC ~~R-MF~~ 8.1-16.0: 6′
R-PC ~~R-MF~~ 16.1-24.0: 6′

(1) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to two (2) feet into any required setback so long as building code requirements are met and a 3' clear space is maintained.
(2) Distance between adjacent buildings measured from wall plane to wall plane.
(3) Mechanical units such as air conditioning and heat pumps may encroach up to three (3) feet into a required side or rear yard setback provided adequate access/ emergency egress path and a 3' clear space is maintained.
(4) Residential building to school use shall be 10'.
(5) Residential building to commercial use shall be 10'.



BUILDING EDGE WITHOUT PASEO
Attached Dwellings



BUILDING EDGE WITHOUT PASEO
Detached Dwellings

SITING- YARD AREA

On dwellings where private side and rear yards exist, the buildings shall be set back to provide ample room for yard area. However, there may be some conditions where no private yards occur. In this condition, dwellings can be plotted per the minimum building separation requirements.

SITING - BUILDING SEPARATION

When determining appropriate building separation, it is important to consider the usability of space along the building edges. The spaces can generally be classified into two categories: paseo edge or building edge without paseo.

Paseo. A landscaped corridor with common path.

Building edge without paseo. A private or common landscaped corridor not intended for pedestrian access.

In a paseo edge condition, the building separation is intended for public access. Therefore, the separation shall be wide enough to provide room for sidewalks and landscaping. In addition, the dwelling shall be designed with elements such as front entries, porches, patios, and stoops. In a building edge without paseo condition, the space is not intended as a public thoroughfare. In this case, the building separation can be minimal and building entries shall be avoided.

8.3.6 Parking Standards

Parking management in The Arboretum will entail a combination of providing physical spaces for parking and managing those spaces through CC&Rs so that they are properly allocated to and used by residents and visitors. Parking management can help prevent situations such as permanent residents using guest parking spaces or parking in private drives instead of the enclosed parking spaces allocated to them.

On and off-street parking spaces will be provided throughout the community. Figure 8.1, *Conceptual Parking Locations*, demonstrates how on street, curb adjacent parking spaces can be provided in gated villages with private roads and how parking spaces can be provided between dwelling units where appropriate. A parking management plan identifying the location of on- and off-street parking spaces shall be provided at tentative tract map and/or design review submittal. See Chapter 7 for design guidelines related to parking areas.

TRADITIONAL SINGLE-FAMILY LOTS 2,600 SQUARE FEET OR GREATER

For front-loaded detached single-family lots 2,600 square feet or greater, parking standards shall be as those set forth in the City municipal code: 2-car garage plus 1 garage for every 2 bedrooms over 3 bedrooms. Tandem spaces are permitted only to satisfy the third and fourth space requirement. Three car garages are allowed.

ALL OTHER PRODUCTS

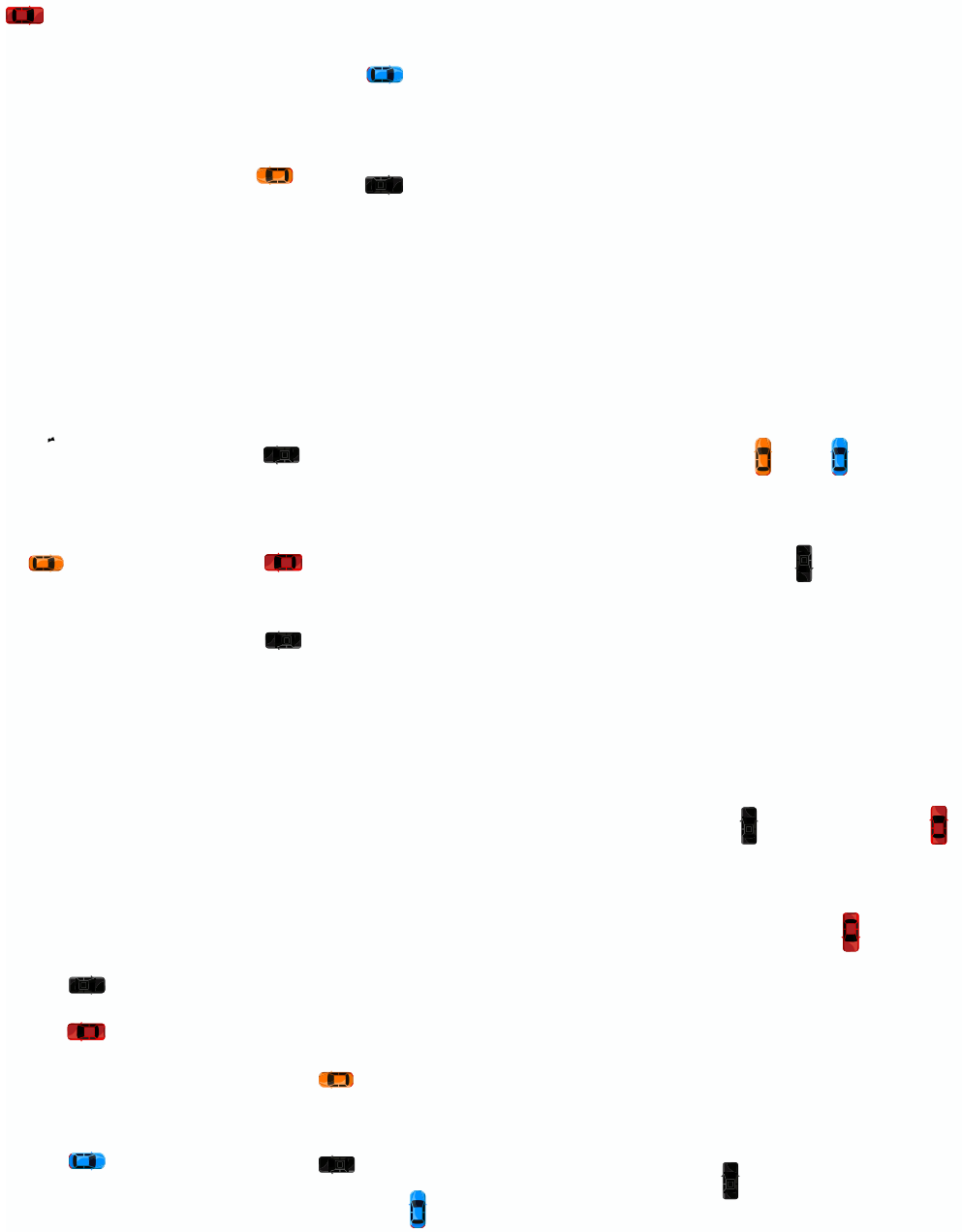
For all other products, including alley-loaded products, resident parking shall be provided as detailed below:

NUMBER OF BEDROOMS	REQUIRED SPACES	RESIDENT PARKING SPACE TYPE
1	1.5	One space shall be within an enclosed garage and remaining spaces may be uncovered.
2	2.0	One space shall be within an enclosed garage and one shall be in a covered space.
3+	2.5	One space shall be within an enclosed garage, one space shall be in a covered space, and remaining spaces may be uncovered unless the unit is a detached condo, then a 2-car garage shall be required.
		Guest parking shall be provided at a ratio of one space per three dwelling units, with a minimum of three spaces and may be head-in or parallel spaces.

~~Tandem parking shall be counted toward satisfying parking requirements. Three car garages are allowed.~~

CONCEPTUAL PARKING LOCATIONS

FIGURE 8.1



LEGEND

- Perpendicular Parking Spaces
- Parallel Parking Spaces
- Driveway Parking Spaces

Note: Conceptual street parking depicts parking on private streets and conceptual parking between dwelling units applies to guest/visitor parking.

8.4 Commercial Activity Center Overlay Development Standards

All relevant development standards and guidelines contained within Article VI of the Fontana Zoning and Development Code (Commercial and Mixed-Use Zoning Districts) shall be applicable to the land uses within The Arboretum Specific Plan designated as Community Commercial with Activity Use Overlay (C-1) and General Commercial with Activity Use Overlay (C-2) ~~Activity Center~~. Allowable land uses in these zones are included within those planning areas. Permitted uses ~~in the Activity Center~~ shall be those allowed under the C-1 and C-2 Zone of the Fontana Zoning and Development Code.

8.5 Parks and Recreation Development Standards

The following standards are applicable to park and recreation areas within The Arboretum Specific Plan. Where this Specific Plan is silent, standards, regulations and permitted uses contained within Article XV of the California Fire Code and Article VIII of the Fontana Zoning and Development Code shall be applicable.

8.5.1 Maximum Building Coverage

All buildings, including accessory buildings and structures, shall not cover more than 50 percent of the planning area.

8.5.2 Maximum Building Height

The maximum building height shall be 45 feet, with the exception of a vertical architectural component at 55 feet maximum.

8.5.3 Minimum Building Separation

There shall be no minimum building separation between primary structures other than that required by the fire department and building and safety regulations.

8.5.4 Minimum Building Setbacks

The minimum building setbacks for traditional single family lots (as measured from property line) shall be as follows:

- Arterials and Internal Roads – 14 feet minimum
- Planning Area Boundary – 12 feet minimum

For all other products no minimum building setback is required.

8.5.5 Parking

It is expected that members of the community will access parks and recreation facilities as pedestrians rather than automobile drivers because of the central locations of these areas within the community.

Parking for the Arboretum Park shall be provided at the City of Fontana parks parking standard. Parking for all other parks and recreational amenities shall be provided at 1 space per 6,000 square feet of the total acreage of the park and may include on-street (private streets) or off-street (public streets) parking. This includes any associated amenities within the planning area that serve or complement the facilities. See Chapter 7, Design Guidelines and Landscape, for parking area landscaping.

8.6 Conceptual Residential Products

Residential product types for The Arboretum may include, but are not limited to, those provided in Section 8.6.1, Conceptual Detached Product Types, and Section 8.6.2, Conceptual Attached Product Types. See Chapter 7, Design Guidelines andLandscape, for product-level landscaping

TABLE 8.1 RESIDENTIAL DEVELOPMENT STANDARDS

	R-PC ~~R-MF~~ 3.0–9.0 du/ac (19)					R-PC ~~R-MF~~ 8.1–16.0 du/ac (18)	R-PC ~~R-MF~~ 16.1–24.0 du/ac (18)
PRODUCT							
Product Type	Single Family 6,000+ sf lots	Single Family 5,000–5,999 sf lots	Single Family 4,000–4,999 sf lots	Single Family under 4,000 sf lots	Multifamily	Multifamily	Multifamily
Maximum Building Coverage	based on required setbacks	based on required setbacks	based on required setbacks	based on required setbacks	60%	65%	70%
EDGE CONDITION - PERIMETER STREETS (1) (2) (3) Sierra Avenue, Citrus Avenue, Casa Grande, Cypress Avenue, Duncan Canyon Road and Grapeland Street							
Layer 1 - Entry Elements (10)	n/a	n/a	n/a	n/a	5	5	5
Layer 2 - Building Elements: 1st & 2nd Story	10	10	10	8	8	10	10
Layer 3 - Building Elements: 3rd Story	15	15	15	15	15	15	15
Layer 4 - Building: 4th Story	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	20
Layer 5 - Direct Access Garage	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
LOT CONFIGURATION							
Minimum Width	50′	45′	40′	32.5′	NA	NA	NA
Minimum Width on Curvilinear Street	42′	42′	35′	30′	NA	NA	NA
Minimum Depth	80′	80′	75′	75′	NA	NA	NA
FRONTAGE CONDITION - COLLECTOR STREETS (2) (12) Collector Streets including The Arboretum Trail at Collector Streets							
Layer 1 - Entry Elements (10)	12	5	5	5	5	5	5
Layer 2 - Building Elements: 1st, 2nd, and 3rd Story (19)	10	10	10	10	10	10	10
Layer 3 - Building: 4th Story	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	15
Layer 4 - Direct Access Garage	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted
FRONTAGE CONDITION - LOCAL STREETS (2) (12) Local Streets							
Layer 1 - Entry Elements (10)	12	5	5	5	5	5	5
Layer 2 - Building Elements: 1st, 2nd, and 3rd Story (19)	10	10	10	10	10	10	10
Layer 3 - Building: 4th Story	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	15
Layer 4 - Direct Access Garage	22	22	22	18	18	18	18

TABLE 8.1 RESIDENTIAL DEVELOPMENT STANDARDS (cont.)							
COMMUNITY PASEO or PARK FRONTAGE CONDITION							
Building Elements: 1st, 2nd, 3rd, and 4th Story (19)	5	5	5	5	5	5	5
PRIVATE DRIVE, REAR LANE, ALLEYS or COURT STREET 26' pavement section for 1 and 2-story buildings, 30' pavement for 3 and 4-story buildings							
Drive Apron	3	3	3	3	3	3	3
Building Setback to Pavement (7)	3	3	3	3	3	3	3
YARD AREA (2) (3)							
Rear Yard	6,000 sf lots: 20% of lot depth; not to exceed 25 ft	4,000–5,000 sf lots: 15 (5) (15) 3,000 sf lots: 6 2,600 sf lots: 5			5	5	yard not required, refer to bldg separation
	R-PC ~~R-MF~~ 3.0–9.0 du/ac					**R-PC ~~R-MF~~ 8.1–16.0 du/ac**	**R-PC ~~R-MF~~ 16.1–24.0 du/ac**
Product Type	Single Family 6,000 sf +lots	Single Family 5,000–5,999 sf lots	Single Family 4,000–4,999 sf lots	Single Family under 4,000 sf lots	Multifamily	Mutlifamily	Multifamily
YARD AREA (cont.) (2) (3)							
Interior Side Yard	15 ft aggregate; 5 ft to property line	5 ft min (excludes allowable projections)	5 ft min (excludes allowable projections)	3 ft min	3	3	yard not required, refer to bldg separation
Corner Side Yard	10	10	10	10	same as street frontage	same as street frontage	yard not required, refer to bldg separation
BUILDING SEPARATION at PASEO (2) (6) (11)							
Porch to Porch	n/a	n/a	n/a	n/a	15	15	15
1 or 2-Story to 1 or 2-Story	n/a	n/a	n/a	n/a	18	18	18
2-Story to 3-Story	n/a	n/a	n/a	n/a	~~25~~18	~~25~~18	~~25~~18
3-Story to 3-Story	n/a	n/a	n/a	n/a	~~30~~20	~~30~~20	~~30~~20
4-Story to 4-Story	not permitted	not permitted	not permitted	not permitted	not permitted	not permitted	~~40~~20
BUILDING SEPARATION without PASEO (2) (3) (11)							
Building Separation for Detached Dwellings	see rear and interior side yard	see rear and interior side yard	see rear and interior side yard	see rear and interior side yard	6	6	6
Building Separation for Attached Dwellings	n/a	n/a	n/a	n/a	10	10	10

TABLE 8.1 RESIDENTIAL DEVELOPMENT STANDARDS (cont.)							
OTHER SETBACKS/SEPARATIONS							
Residential Adjacent to School Use (16)	10	10	10	10	10	10	10
Residential Adjacent to Commercial Use (16)	10	10	10	10	10	10	10
Residential Building to Active Play Area/Equipment (17)	15	15	15	15	15	15	15
OPEN SPACE							
Private Open Space	not required	not required	not required	not required	not required	150sf (14)	150sf (14)
Common Open Space	not required	not required	not required	not required	not required	25% of site area	25% of site area
HEIGHT (4)							
Maximum Height	35	35	35	35	40	40	50
PARKING (8)							
Resident Spaces	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6	refer to section 8.3.6
Guest Spaces (9)							

NOTES

*all dimensions are in feet unless otherwise noted

**all dimensions are minimums unless otherwise noted

(1) Distance measured from back of Landscape Easement or Community Wall

(2) Architectural features, such as, but not limited to: cornices, eaves, canopies, fireplaces, and similar features may encroach up to 2 feet into any required setback so long as building code requirements are met and a 3-foot clear space is maintained.

(3) Mechanical units such as air conditioning and heat pumps may encroach up to 3 feet into a required side or rear yard setback provided adequate access/emergency egress path and a 3-foot clear space is maintained.

(4) An architectural projection such as a chimney or tower may exceed building height up to 5 feet.

(5) If applicable to the product type, rear yards on 4000 s.f. lots can be reduced to 10' feet at the discretion of the Planning Commission.

(6) Paseo is defined as a landscaped corridor with common path.

(7) Second, third, and fourth story elements may encroach up to 2 feet into required setback so long as a 3-foot clear space is maintained.

(8) Parking setback from collector streets to residential building shall be 10 feet. This setback shall not apply to parking located on private drive courts or private drives. See "Layer 2" setbacks for Street Frontage - Massing Envelope for Collector Streets.

(9) Intentionally deleted.

(10) Entry elements include porches, portals, or other entry enhancements.

(11) Distance between adjacent buildings measured from wall plane to wall plane.

(12) Distance measured from back of walk.

(12) Distance measured from back of walk.

(13) Intentionally deleted.

(14) Upper floor units may be reduced to 100 s.f. of private open space. An upper floor unit is one where the primary entrance is on an upper floor.

(15) If applicable to the product type, a porch or platform on 4000 s.f. lots which does not extend vertically above the first floor of a building is permitted to encroach up to 5 feet into the rear yard provided it does not reduce the rear yard setback to less than 10 feet in depth. Open work railing may be installed provided such railing is not higher than 36 inches above the porch or platform, or as required by the current edition of the Uniform Building Code. Porch depth shall be a minimum of 5 feet.

(16) As measured from property line.

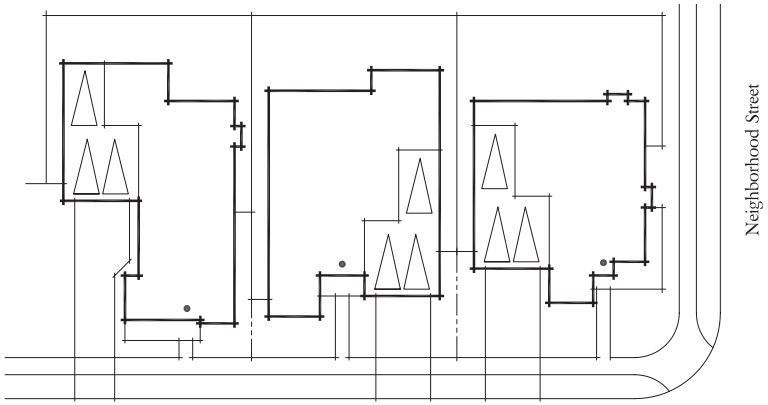
(17) Distance measured from a residential building wall to the closest edge of an active play area (i.e., tot lot equipment). This requirement does not apply to passive park areas.

(18) All alley-loaded product (rear-loaded product), court cluster product, paseo cluster product, stacked flats or row townhomes, which require a private alley, drive, or court, shall meet the City standard for usable balconies and enhanced natural surveillance over the alley, drive or court areas.

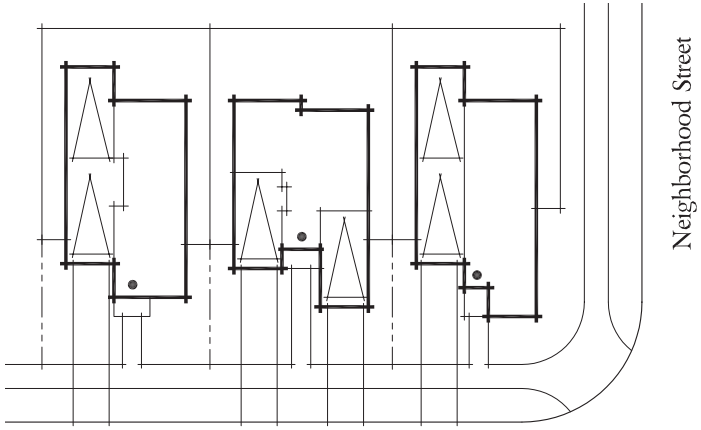
(19) No single story plans are required within single family planning areas.

8.6.1 Conceptual Detached Product Types

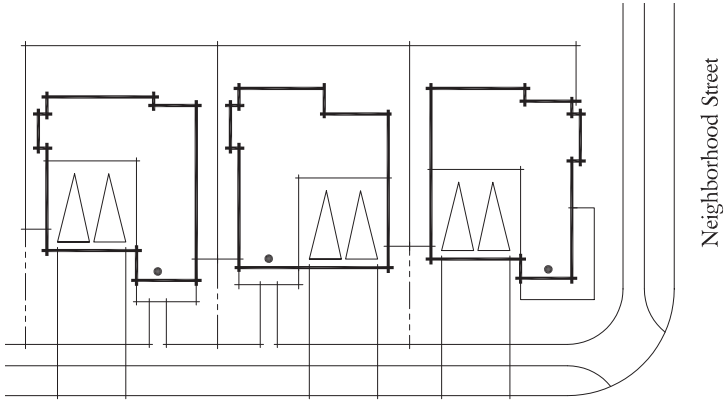
FRONT LOADED CONVENTIONAL LOTS



FRONT LOADED TANDEM AND SPLIT GARAGE LOTS



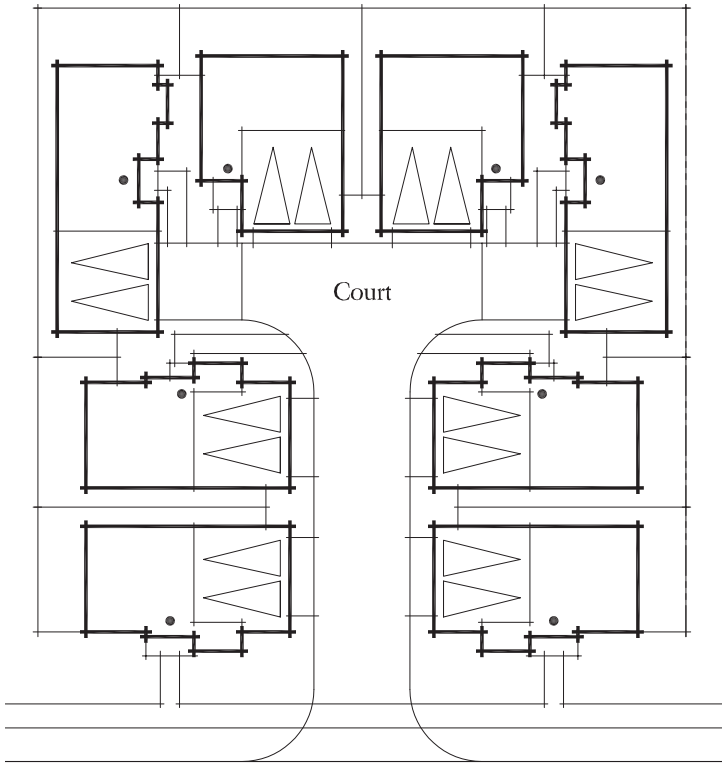
FRONT LOADED SMALL LOTS



Goals:

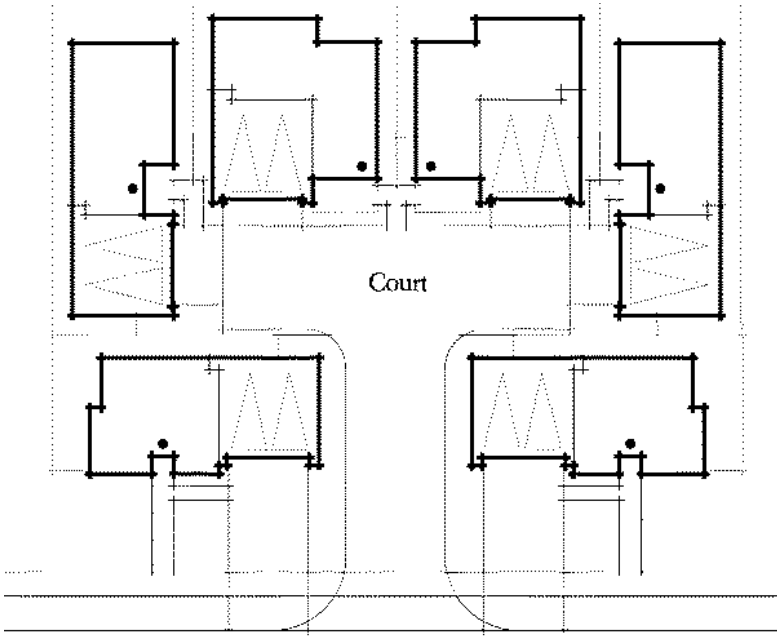
1. Provide eyes-on-the-street through living-forward floor plan design.
2. Promote neighbor interaction with front porches forward of the garage.
3. Provide variety through floor plan design and garage orientations.
4. Create articulation in street scene through front elevation offsets.
5. Limit garage door dominance on street scene by utilizing tandem or split garage options where appropriate.

FRONT LOADED COURT CLUSTER: ALTERNATIVE A



Neighborhood Street

FRONT LOADED COURT CLUSTER: ALTERNATIVE B

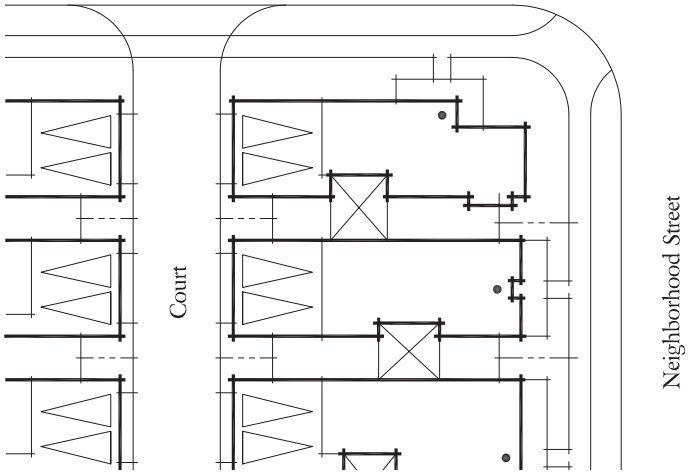


Neighborhood Street

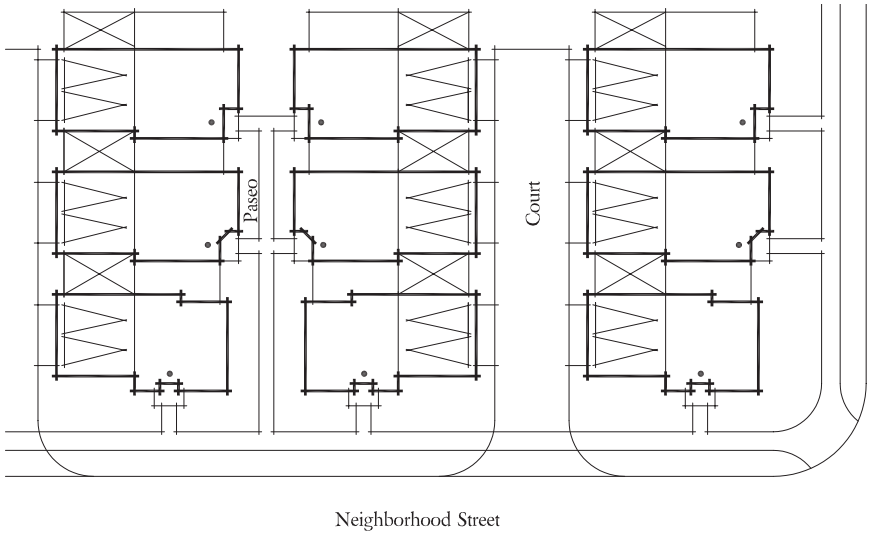
Goals:

1. Limit garage door dominance on street scene by loading garages off shared court.
2. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
3. Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plan design.
4. Create articulation in street scene through front elevation offsets.
5. Provide variety through floor plan design and garage orientation.
6. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

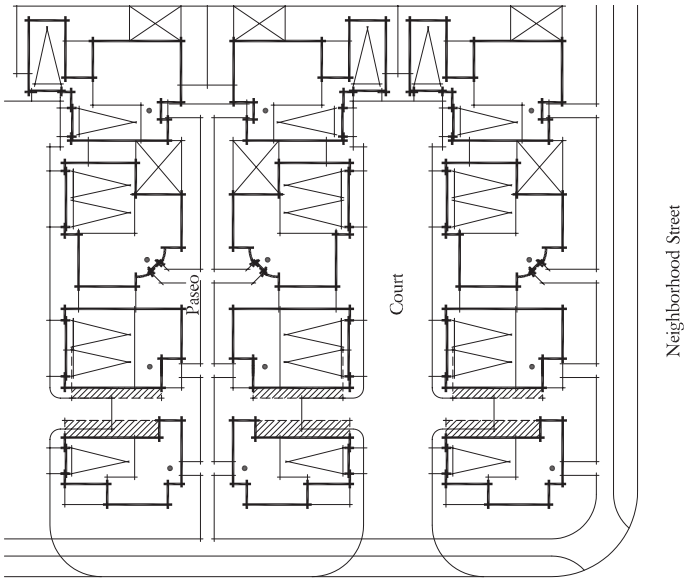
REAR LOADED LOTS



REAR LOADED PASEO CLUSTER: ALTERNATIVE B



REAR LOADED PASEO CLUSTER: ALTERNATIVE A

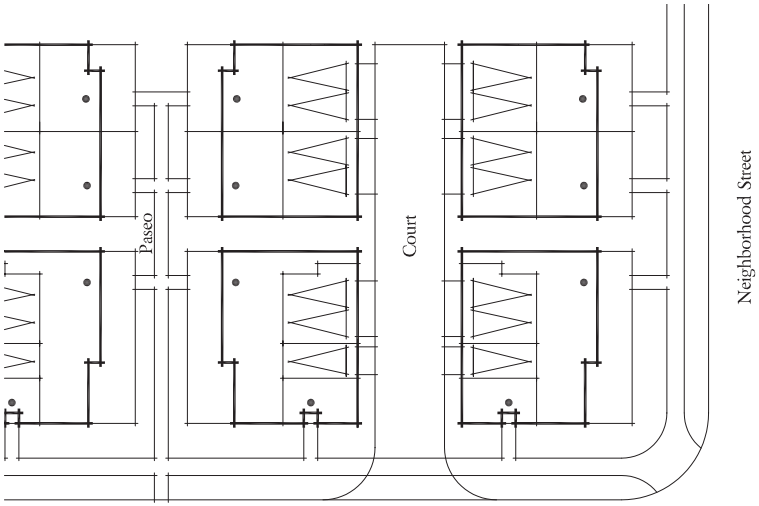


Goals:

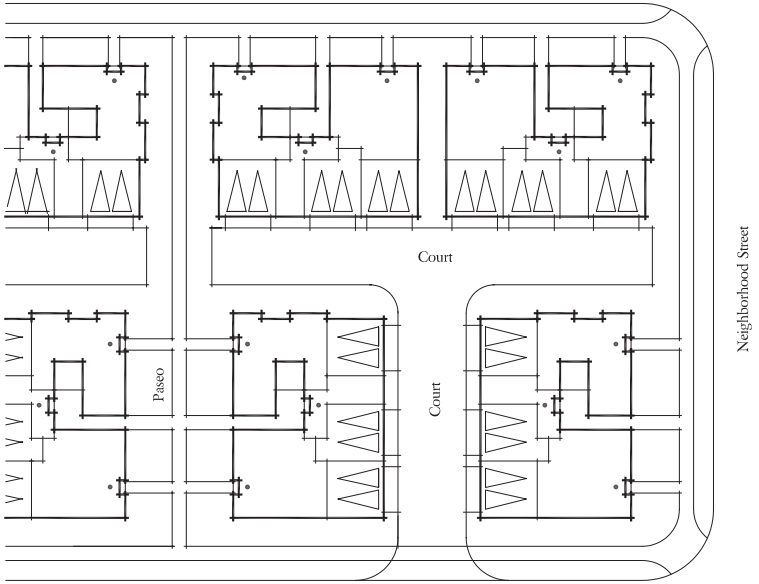
1. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
2. Create articulation in street scene through front elevation offsets.
3. Ease side yards to maximize yard usability.
4. Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward floor plans where appropriate.
5. Limit garage door dominance on street scene by utilizing read-loaded garages or loading garages off shared court.
6. Provide corner lot elevation enhancements through side-entry on corner lots where appropriate (for rear loaded lots).
7. Promote neighbor interaction by orienting front entries around shared paseos (for paseo cluster products).
8. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

8.6.2 Conceptual Attached Product Types

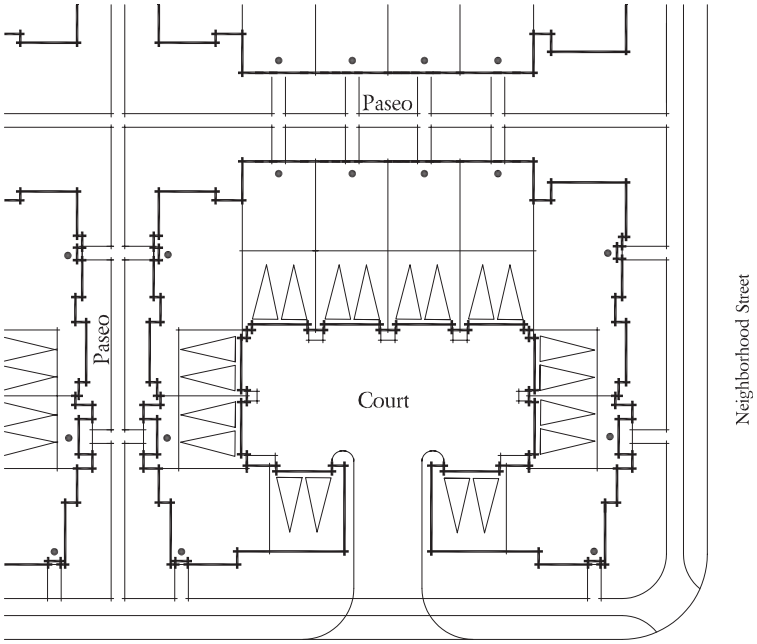
REAR LOADED DUETS



REAR LOADED TRI-PLEX



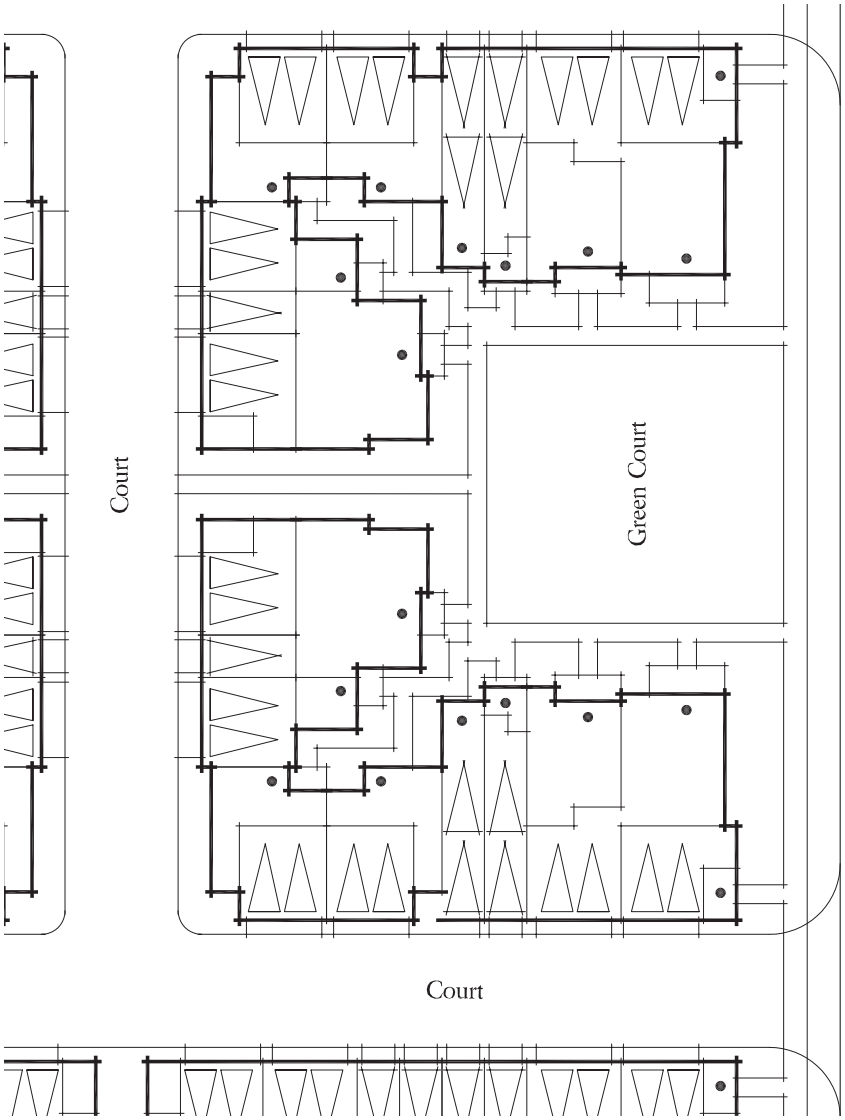
REAR LOADED CLUSTER BUILDING



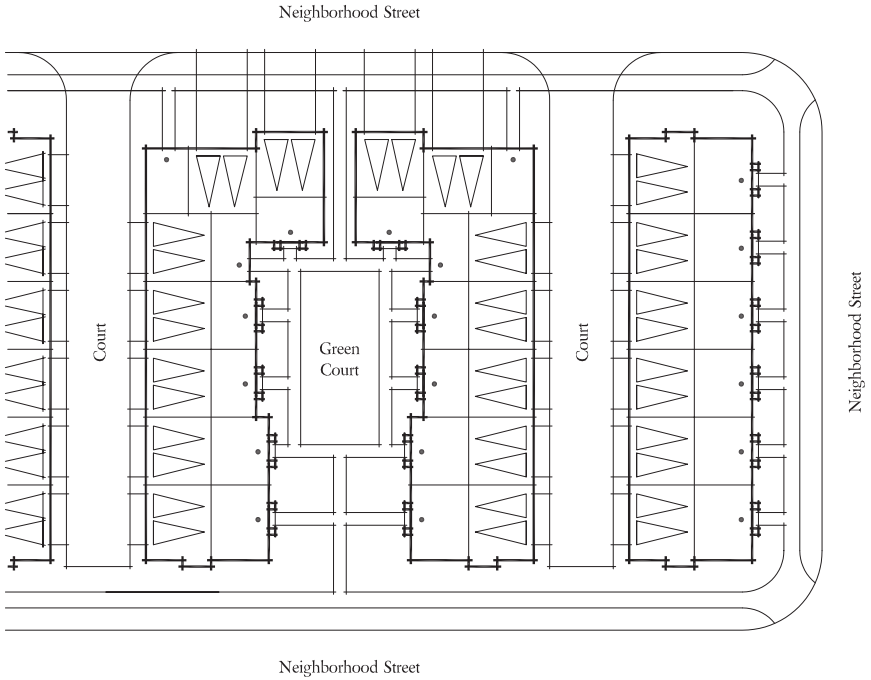
Goals:

1. Promote neighbor interaction by orienting front entries around shared paseo.
2. Provide variety through floor plan design and orientation.
3. Limit garage door dominance on street scene by loading garages off shared court.
4. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
5. Provide eyes-on-the-street for homes fronting neighborhood street through living-forward floor plan design.
6. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

REAR LOADED GREEN COURT: ALTERNATIVE A



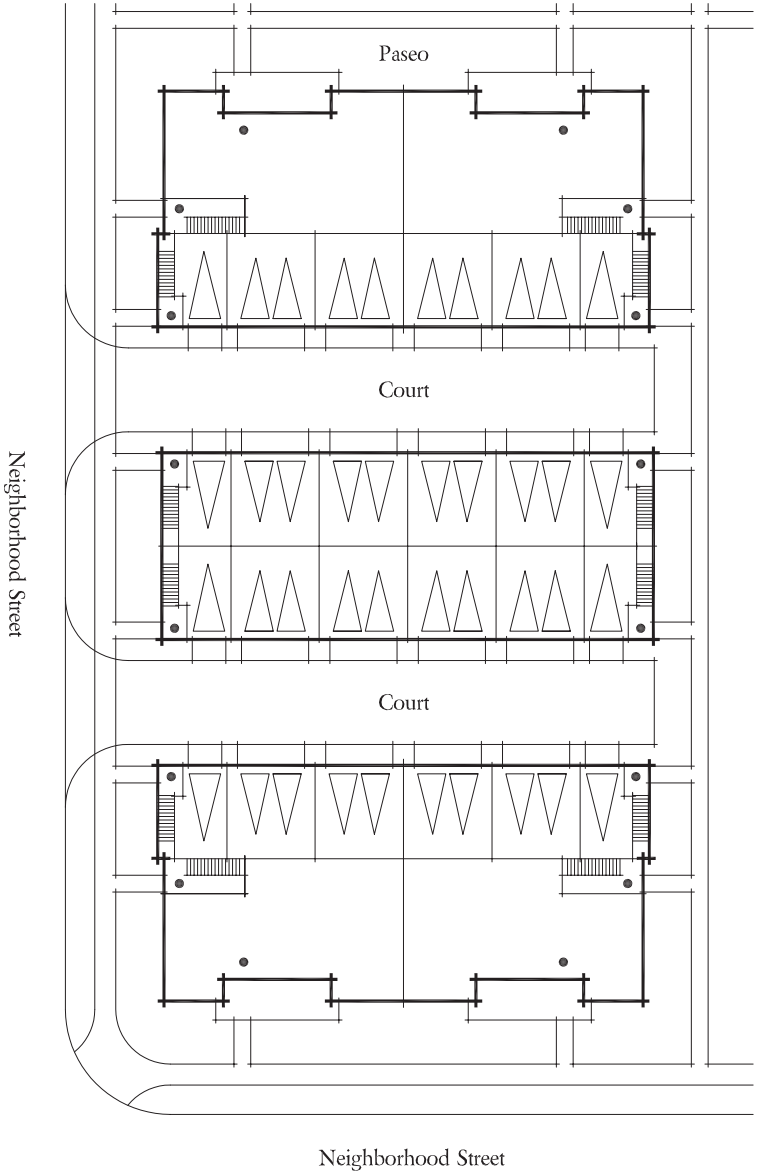
REAR LOADED GREEN COURT: ALTERNATIVE B



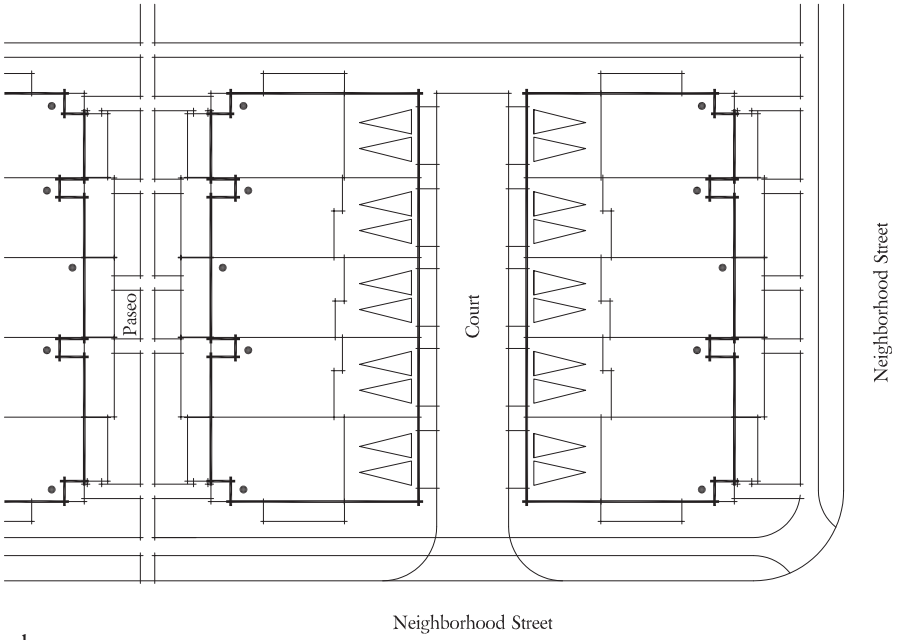
Goals:

1. Promote neighbor interaction by orienting front entries around shared green court.
2. Limit garage door dominance on street scene by loading garages off shared court.
3. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
4. Provide variety through floor plan design and orientation where applicable.
5. Provide eyes-on-the-street for homes fronting neighborhood street through living-forward floor plan design where appropriate.
6. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

STACKED FLATS WITH CARRIAGE UNITS



REAR LOADED ROW TOWNHOMES



Goals:

1. Limit garage door dominance on street scene by loading garages off shared court.
2. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
3. Provide eyes-on-the-street for homes fronting neighborhood street through living-forward floor plan design.
4. Use wide front elevations to articulate front elevations.
5. Promote neighbor interaction through entry orientation when possible.
6. Create opportunities for smaller units through carriage units and stacked flat design where appropriate.
7. Adhere to City standard for usable balconies and enhanced natural surveillance over alleys, drives or court areas.

This page intentionally left blank.

Chapter 9.0

Phasing and Infrastructure

This section describes the phasing and amenity timing of The Arboretum. It also details on- and off-site plans for the grading, water distribution, sewer services, and drainage systems necessary to accommodate build-out of The Arboretum. Within The Arboretum Specific Plan area, the developer will be responsible for constructing the required infrastructure improvements, such as streets, water lines, sewers, and storm drains. All necessary infrastructure improvements will be developed in conjunction with the roadway improvements. Lastly, this section provides an overview of nearby public facilities, such as hospitals, police and fire stations, public parks, schools, and transit facilities.

9.1 Village Phasing Plan

Development within the Arboretum community shall occur in four phases as shown in Figure 9.1, ***Phasing Plan***. Construction of the project will be phased in a logical sequence, in response to market demands. Ultimate phasing by recordation of phased final tract maps will be finalized at time of sale to merchant builders based on market demands. Adjustments to the phasing sequence are permitted provided that utilities and public facilities are available to service the phase in question.

Development of the community will start in the Meadows village, followed by the Gardens, the Resort, and lastly, the Arboretum village.

PHASING PLAN

FIGURE 9.1

9.2 Circulation Phasing Plan

The phasing of the circulation system will correspond to the overall village phasing program. The circulation system as described in this section will be constructed by the master developer and/or guest builder.

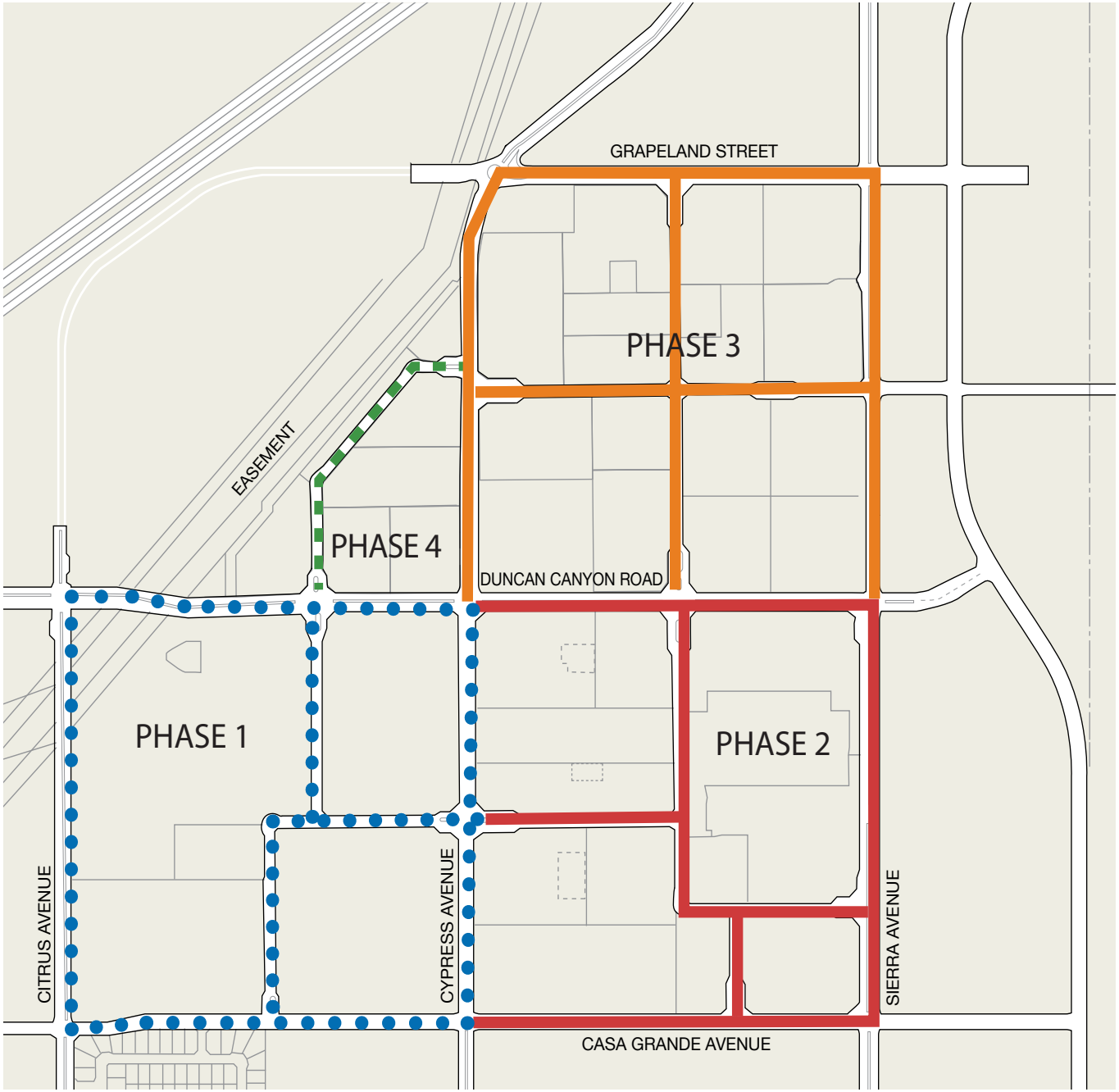
Phase 1 will include all collector streets in the Meadows Village as well as Citrus Avenue between Duncan Canyon Road and Casa Grande Avenue, Casa Grande Avenue from Citrus Avenue to Cypress Avenue, Cypress Avenue from Casa Grande Avenue to Duncan Canyon Road, and Duncan Canyon Road from Citrus Avenue to Cypress Avenue.

Phase 2 will include all collector streets in the Gardens Village, Sierra Avenue from Casa Grande Avenue to Duncan Canyon Road, Duncan Canyon Road from Cypress to Sierra, and the remainders of Cypress Avenue and Casa Grande along the Village's frontage.

Phase 3 ~~Phase 4~~ includes all collectors at The Resort, Grapeland Street and the east side ~~remainders~~ of Cypress, Sierra and Duncan Canyon.

Phase 4 ~~Phase 3~~ includes all collectors in the Arboretum Village, a portion of Cypress Avenue between Duncan Canyon and Grapeland, and the remainder of Duncan Canyon between Citrus and Cypress.

Circulation improvements to Sierra Avenue, Casa Grande Avenue, Citrus Avenue, and Grapeland Street shall be implemented as defined in the Development Agreement and in-lieu study. The circulation phasing plan is illustrated in Figure 9.2.



CIRCULATION PHASING PLAN

FIGURE 9.2

LEGEND

- Phase 1
- Phase 2
- Phase 3*
- Phase 4

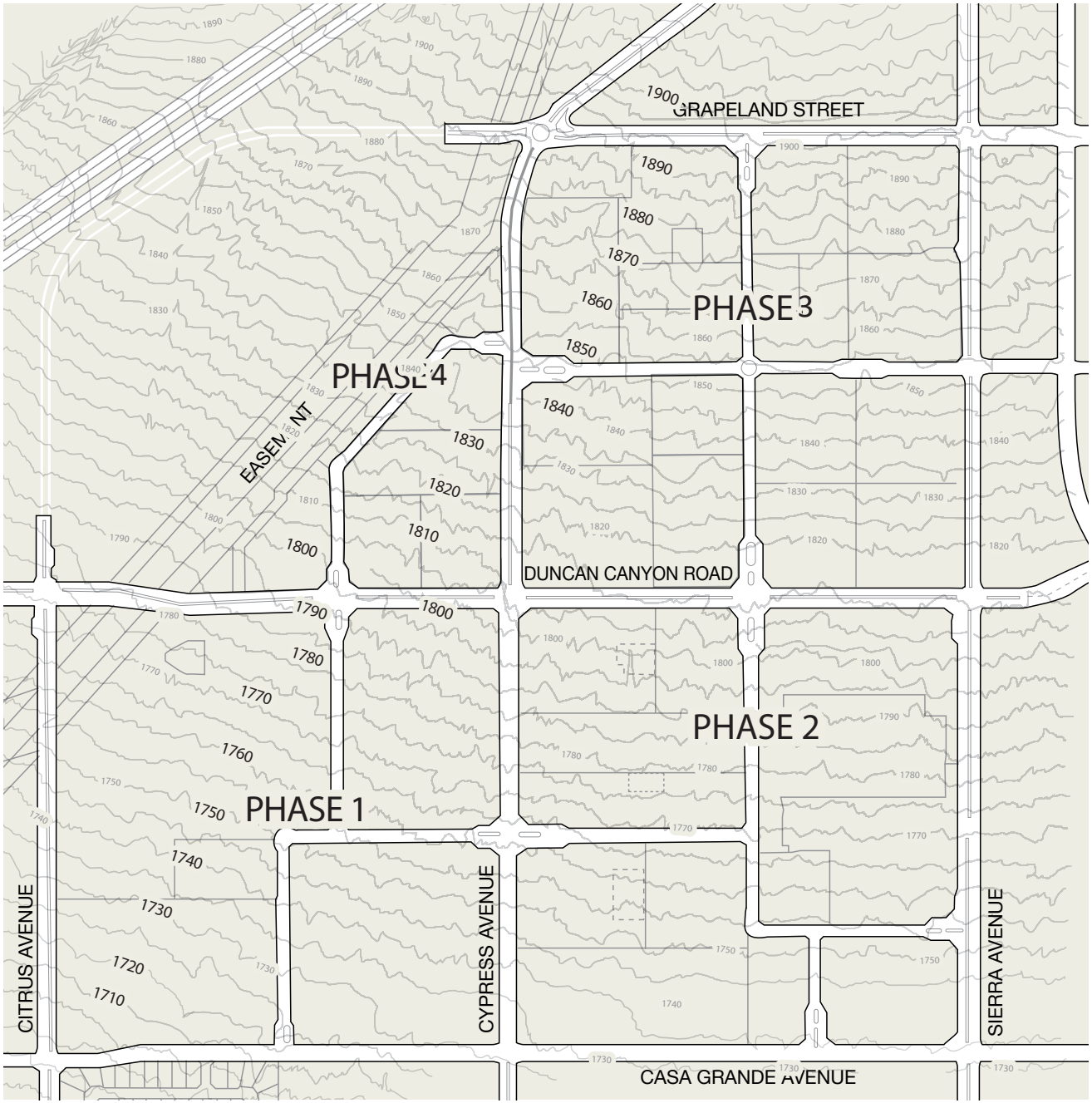
*When required by Section 9.5.6 Public and Private Parks.

9.3 Grading Concept

Grading for The Arboretum, shown in Figure 9.3, ***Grading Plan***, is tailored to the existing topography of the project site which slopes down at approximately 3.2 percent north to south. The project site is part of a flat to gently sloping alluvial plain. Soils and geologic conditions present no significant constraints to grading. The primary objectives of the grading concept are to: (a) establish road grades that are consistent with those of the existing City streets around the site; (b) provide stable development pads for residential structures and recreation amenities; and, (c) balance the cut and fill grading quantities on-site.

Grading is expected to balance on-site and will not require import or export of materials. Approximately 1,400,000 cubic yards of cut and fill will be necessary to accommodate development of the site. This quantity may vary as final grading plans are developed. The grading plans shall be designed to accommodate drainage and a street system that meets City of Fontana standards and will be reviewed and approved by the City Building/Safety, Planning, and Engineering Departments prior to the issuance of grading permits. All grading plans and activities will conform to the City grading ordinance and dust control, erosion control, and WQMP requirements.

Mass grading of the project will occur in four phases as shown on Figure 9.3, *Grading Plan and Phasing.*



FIG

GRADING PLAN AND PHASING

FIGURE 9.3

9.4 Public Facilities

9.4.1 Water Distribution

West Valley Water District (WVWD) provides water service to the project area. WVWD draws water for supply to their service area from stream flow in the Lytle Creek region and from numerous wells within the Chino groundwater basin. The WVWD infrastructure consists of reservoir tanks, booster pump facilities, and a network of pipeline facilities to deliver water throughout its service area. Domestic water will service the residential, schools, parks, and common landscape areas of The Arboretum.

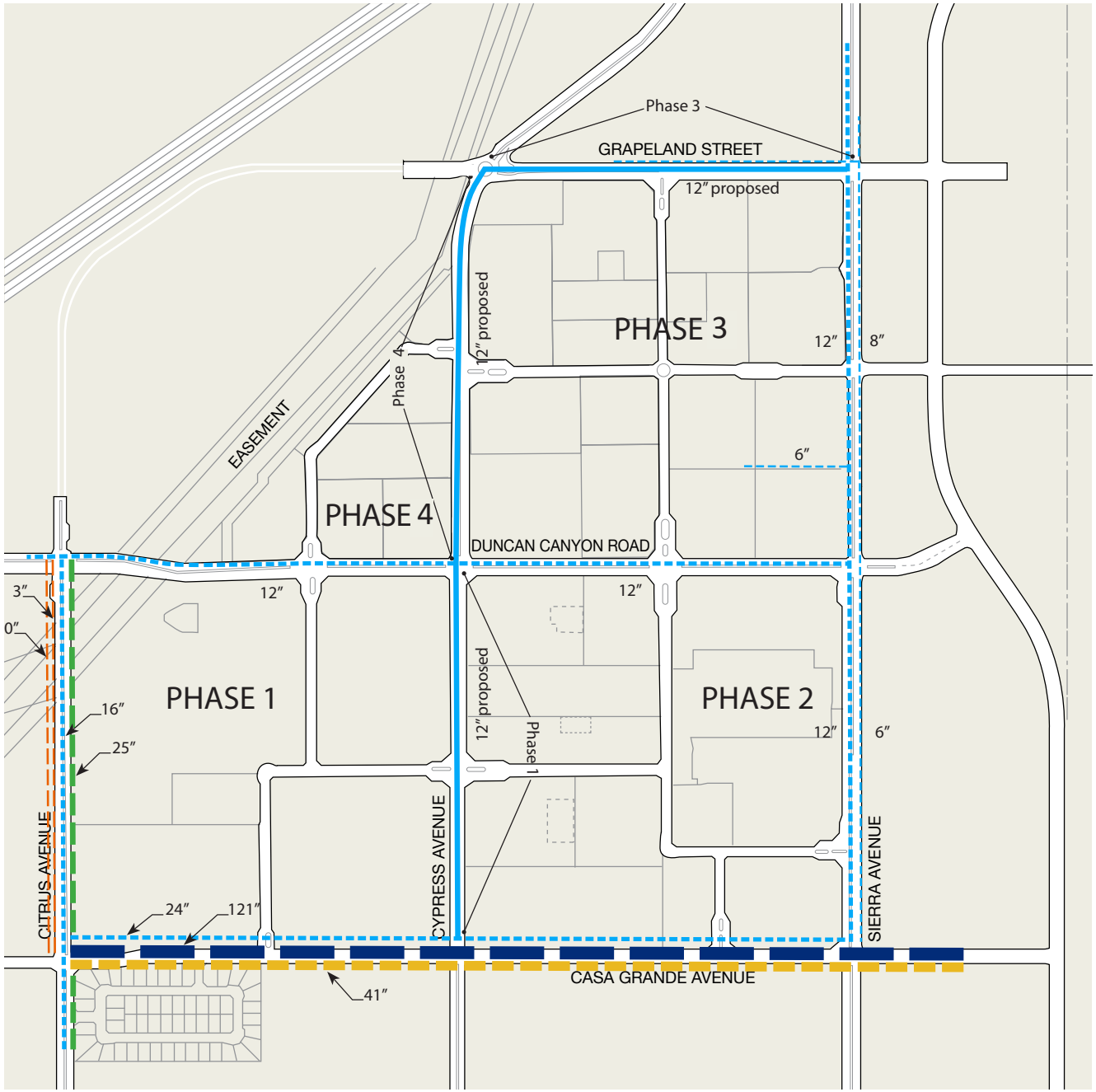
The primary connection points available for The Arboretum Specific Plan area are located in Citrus Avenue (existing 16-inch water line), Casa Grande Avenue (existing 24-inch water line), Duncan Canyon Road (existing 12-inch water line), and Sierra Avenue (existing 12-inch water line).

It should be noted that the Metropolitan Water District (MWD) has a 121-inch transmission main and San Gabriel Valley Municipal Water District has a 41-inch transmission main, both located in the proposed location of Casa Grande Avenue. Fontana Water Company has a 25-inch transmission main in Citrus Avenue. These lines will not be available to serve the community.

The proposed water system, as shown in Figure 9.4, Water Plan, will include a 12-inch water line in Cypress Avenue from Casa Grande Avenue to Duncan Canyon Road to be constructed with Phase 2. The 12-in water line in Cypress north of Duncan will be built with Phase 4 ~~Phase 3~~ and a 12-inch water line in Grapeland shall be built with Phase 3 ~~Phase 4~~ or as otherwise conditioned by WVWD. Within the internal Planning Areas, being constructed in each of the four phases, 8-inch and 10-inch water lines owned and maintained by WVWD will serve to provide domestic service to each residential Planning Area, school, park and common landscape area as well as supplying sufficient fire flows to fire hydrants placed in accordance with San Bernardino County Fire Department standards.

WATER PLAN AND PHASING

FIGURE 9.4



LEGEND

- Existing Water Facilities
- Proposed Water Facilities
- West Valley Water District WVWD
- Metropolitan Water District MWD
- Fontana Water Company FWC
- San Gabriel Valley Municipal Water District SGVMWD
- Crawford Canyon Mutual Water Company CCMWC

9.4.2 Sewer Services

The City of Fontana is responsible for the collection of wastewater within its corporate limits. The City contracts with the Inland Empire Utilities Agency (IEUA) for wastewater treatment.

The project sewer will connect to an existing 15-inch sewer line in Citrus Avenue north of Casa Grande Avenue and an existing 18-inch sewer line in Casa Grande Avenue east of Citrus Avenue.

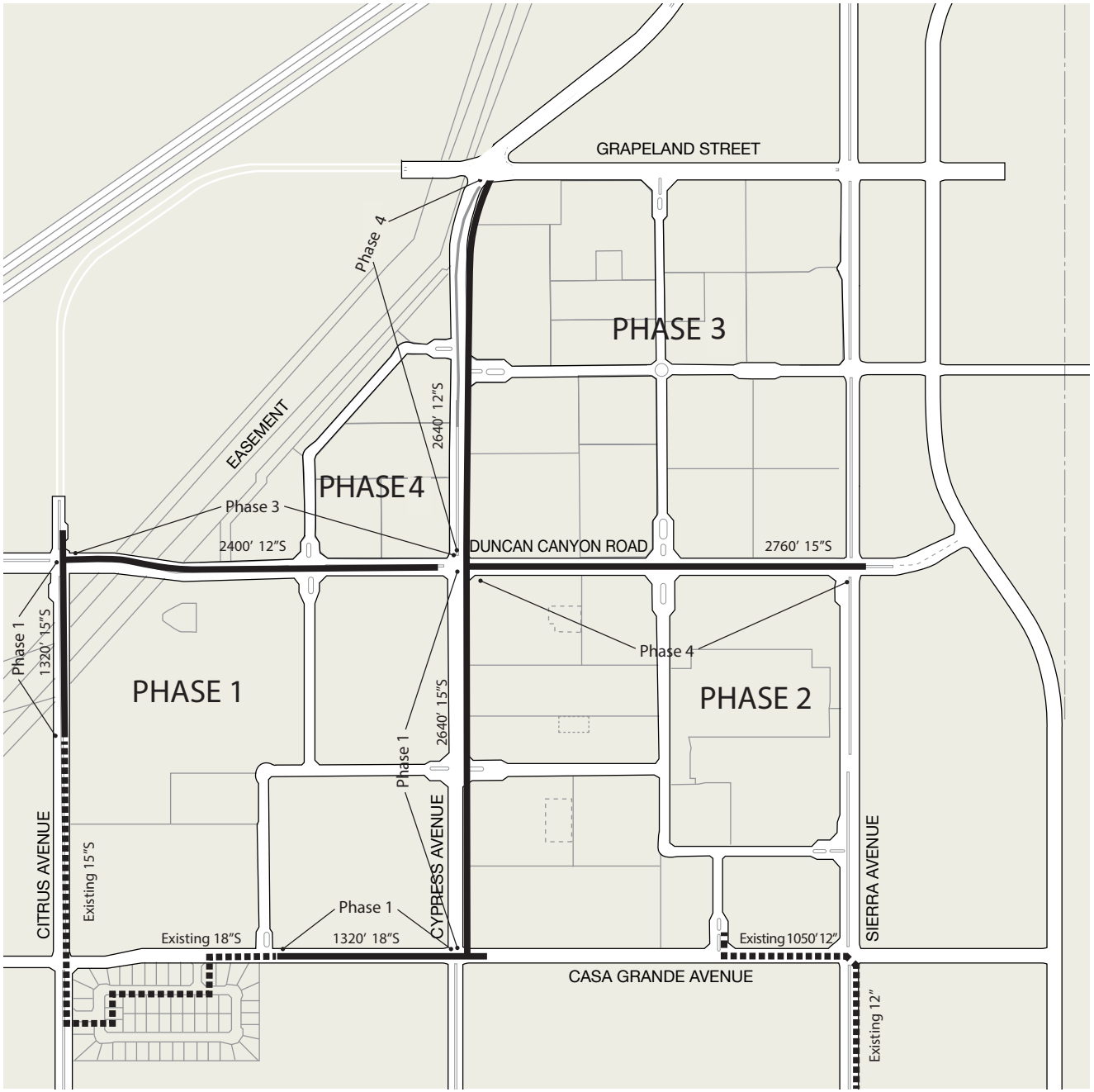
The proposed sewer plan consists of an extension of these existing lines, as shown in Figure 9.5, Master Plan of Sewer. The Master Plan phasing for the sewer will occur as follows:

Phase 1: The existing 15-inch sewer line in Citrus Avenue will be extended northerly to Duncan Canyon Road. The existing 18-inch sewer line in Casa Grande Avenue will be extended easterly to Cypress Avenue where a 15-inch sewer line will extend northerly in Cypress Avenue to Duncan Canyon Road.

Phase 3 ~~Phase 4:~~ A 15-inch sewer line in Duncan Canyon Road will connect to the proposed 15-inch sewer line in Cypress avenue and extend easterly to Sierra Avenue.

Phase 4 ~~Phase 3:~~ A 12-inch sewer line will connect to the proposed 15-inch sewer line in Cypress Avenue and extend northerly to Grapeland Street. A 12-inch sewer line will extend from Citrus Avenue easterly in Duncan Canyon Road to just short of Cypress Avenue.

8-inch and 10-inch sewer lines will occur in each of the ~~4~~ phases for onsite purposes. Use of force mains or pump stations is not required. Sewage disposal facilities shall be installed in accordance with the requirements and specifications of the State Department of Health Services and San Bernardino County Health Department, and reviewed by the City of Fontana Engineering Department.



MASTER PLAN OF SEWER

FIGURE 9.5

LEGEND

- Existing Sewer Facilities
- Proposed Sewer Facilities

9.4.3 Drainage Plan

The Arboretum is located generally in the San Sevaine Creek watershed. The site is within the Line "A" and "B" drainage areas of the revised Master Plan of Storm Drain. These lines are tributary to the existing Hawker-Crawford Channel located on the west side of Interstate 15 at Duncan Canyon Road and Summit Avenue respectively. Existing topographic relief consists of relatively flat contours, with the existing site drainage generally sheet-flowing to the south or southwest direction.

As shown on Figure 9.6, ***Drainage Plan***, the proposed on-site drainage facilities for the Planning Areas within the "Arboretum" and "The Resort" segments of The Arboretum Specific Plan will drain to the proposed Line "A" within Duncan Canyon Road. The proposed on-site drainage facilities for the Planning Areas within the westerly portion of "The Meadows" segment of The Arboretum Specific Plan will drain to the existing Line "B" within Summit Avenue. The easterly portion of this segment and the westerly portion of "The Gardens" segment will drain to the proposed line "B-2" located in Cypress Avenue which will flow southerly to the Sierra Lakes infiltration system located south of Summit Avenue, as shown in Figure 9.7, as a resource to replenish the ground water through percolation. The Sierra Lakes Infiltration System will provide the water quality provision for the Line "B-2" tributary area, and therefore additional BMPs (Best Management Practice) will not be required for this tributary area.

Off-site storm drain facilities are required to serve and protect the project. For the area north of Duncan Canyon Road, storm drain facilities will need to be extended from the existing Hawker-Crawford Channel on the northwesterly side of Interstate 15, across the freeway, to Citrus Avenue to serve the site. It is anticipated that a portion of this facility will be constructed by the state and/or city as part of the Duncan Canyon Interchange project, potentially starting in 3 to 5 years, with the balance to be constructed by other adjacent developments. Development of The Arboretum could proceed in advance of these improvements with interim mitigation. See temporary drainage swales and temporary detention basins shown graphically on Figure 9.6. Additionally, there are a number of existing culverts which convey large flows under Interstate 15 from the canyons to the north. A storm drain facility constructed by the City or other adjacent developments would be required to pickup and carry these flows to the system to be constructed in Duncan Canyon Road.

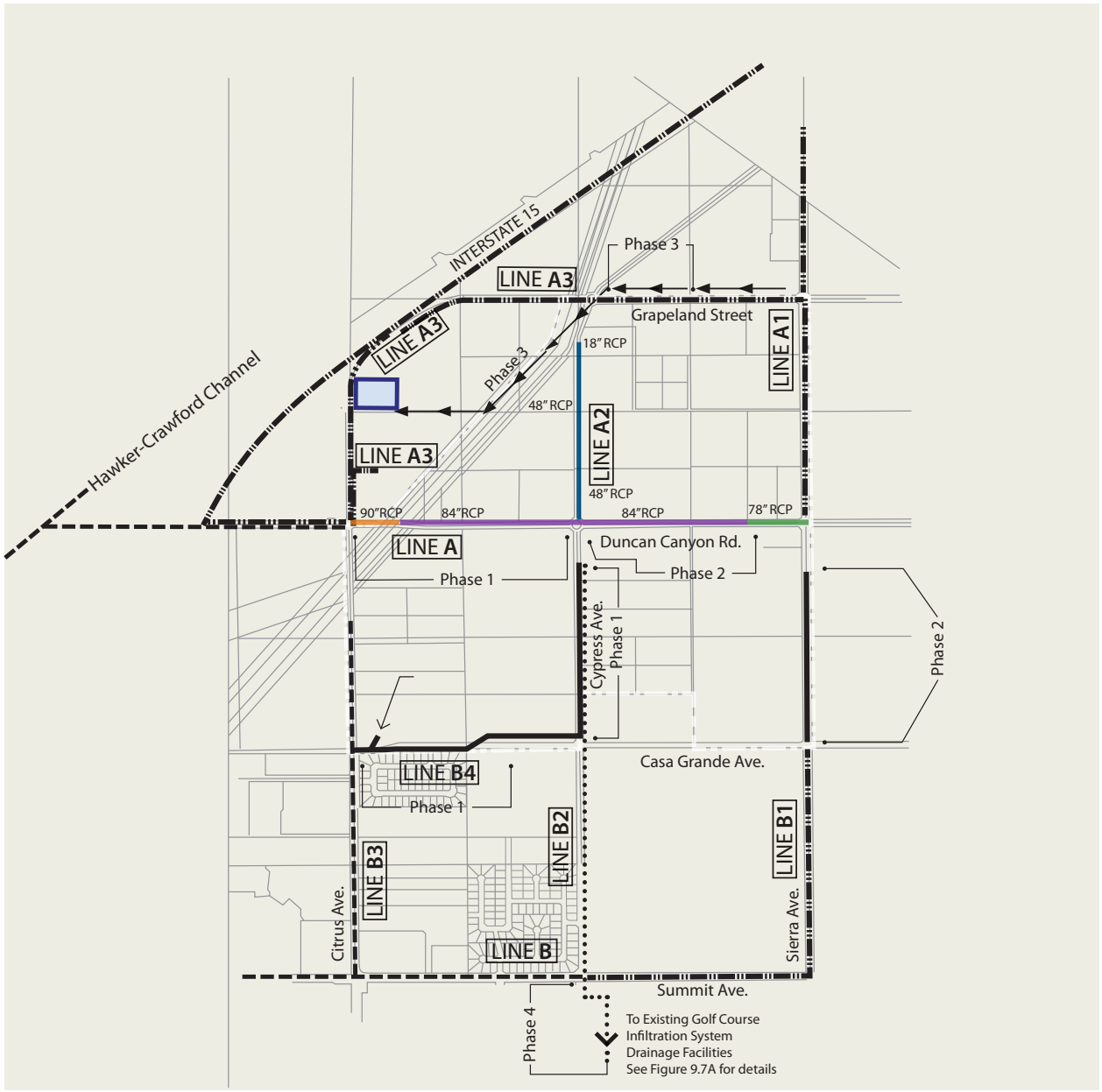
For project areas south of Duncan Canyon Road, the downstream connection will be made to an existing system in Citrus Avenue at Casa Grande Avenue and an off-site storm drain will be constructed in Cypress Avenue from Casa Grande Avenue to Summit Avenue. Development of The Arboretum could proceed prior to the completion of that phase of construction with interim mitigation. Storm drain will also need to be extended in Summit Avenue either by the City or other developments east of Cypress Avenue between Summit Avenue and Casa Grande Avenue, in order to serve planning areas near and adjacent to Sierra Avenue.

9.4.4 Water Quality Management Plan and Best Management Practices

The Arboretum Specific Plan may utilize the Sierra Lakes Golf Course Infiltration System for the BMP treatment of storm water runoff for The Gardens, The Resort, and an easterly portion of The Meadows segments of the project. See Figures 9.7A and 9.7B.

The use of the Sierra Lakes Infiltration System by said Project will lessen the maintenance burden on the affected portions of the facility. Off-site undeveloped lands presently generate fine-grain earthen materials that are transported via storm water flows to the same portions of the Sierra Lakes Infiltration System that will be utilized by said Project. The transition of the off-site areas into an urbanized ground cover will significantly reduce the content of fine-grain earthen materials in storm water flows, which will in-turn reduce the maintenance burden on the Sierra Lakes Infiltration System. While the maintenance burden to the facility will be reduced due to said Project, facility maintenance procedures, as presently defined, will remain unchanged.

The Arboretum segment of the Specific Plan will utilize a Lake/Water Oriented Garden for localized treatment. Site Design BMPs for future Planning Areas not utilizing the Arboretum Village or the Sierra Lakes Golf Course Infiltration System will provide treatment onsite with the use of vegetated swales, fossil filter, or other approved means. Site Design BMPs will be consistent with the project wide water quality management plan and approved on an individual tract basis prior to recordation of the tentative map.



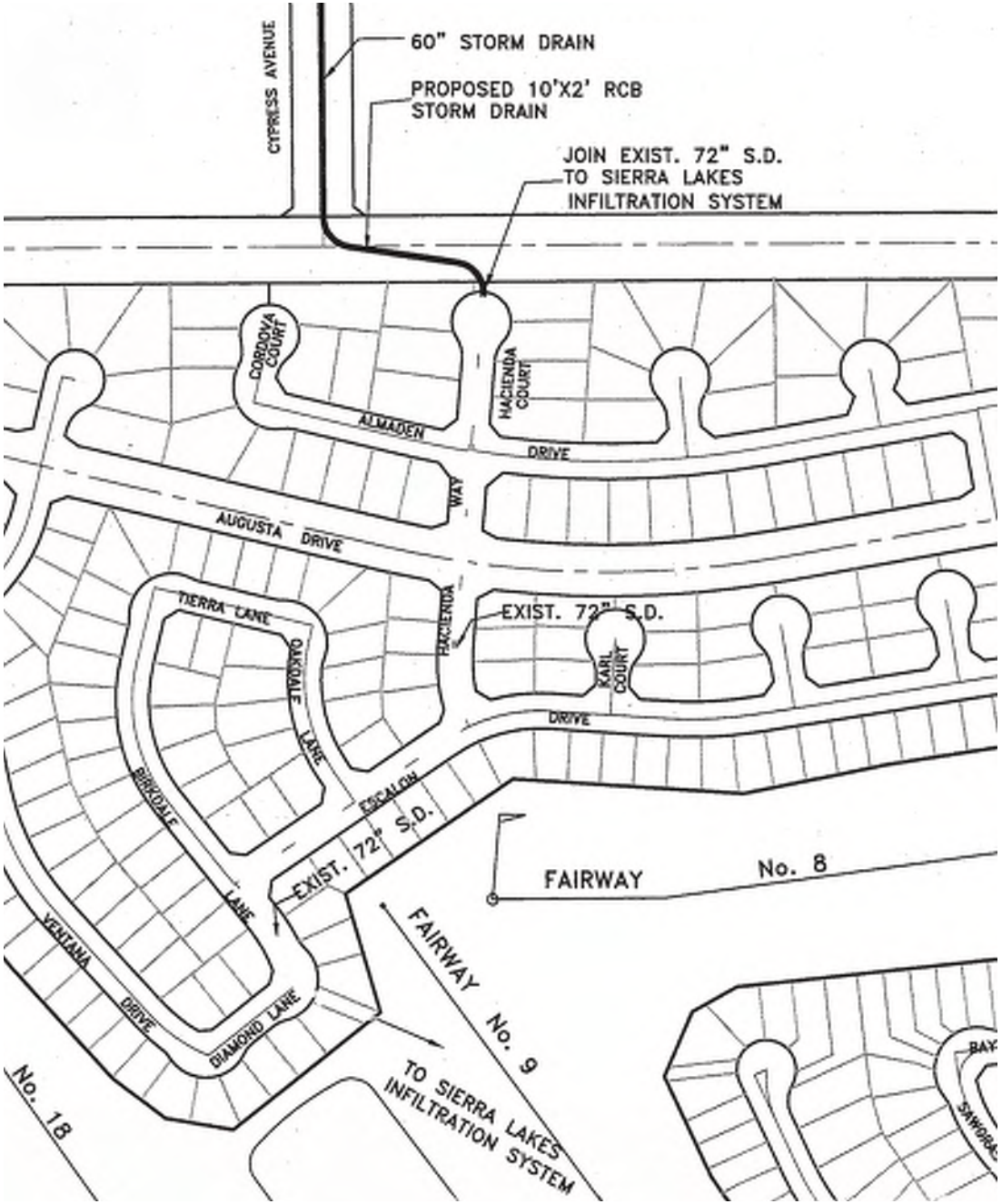
DRAINAGE PLAN AND PHASING

FIGURE 9.6

LEGEND

- Existing Storm Facilities
- Drainage Facilities by Others
- Proposed Drainage Facilities
- Proposed Offsite Drainage Facilities
- Temporary Drainage Swale
- 36" RCP — Facility Size/Type
- Temporary Detention Basins
- 48" RCP
- 78" RCP
- 84" RCP
- 90" RCP

Note: Citrus storm drain north of Duncan Canyon and the Grapeland storm drain are "by others."

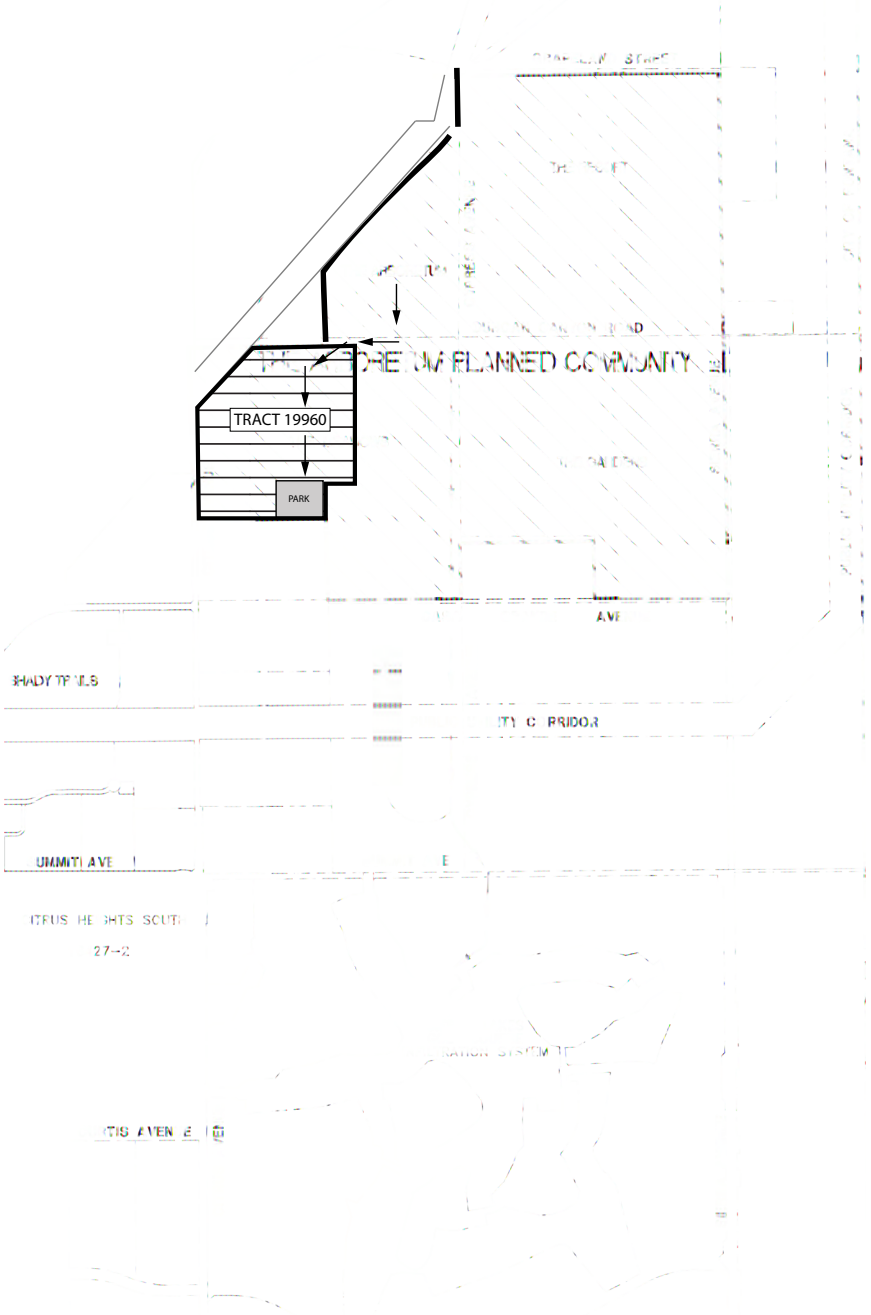


STORM DRAIN CONNECTION TO SIERRA LAKES INFILTRATION SYSTEM

FIGURE 9.7A

LEGEND

- Proposed Storm Facilities
- Existing Storm Facilities



WATER QUALITY MANAGEMENT PLAN AND BEST MANAGEMENT PRACTICES

FIGURE 9.7B

Note 1: Shaded area indicates the potential area of WQMP to be treated in Sierra Lakes.

Note 2: The Arboretum Village will need to provide a separate WQMP report when entitlements are submitted for Phase 4. That report will determine WQMP impacts and solutions for Arboretum Village.

The project will utilize the temporary drainage swales and temporary detention basins as shown on Figure 9.6, Drainage Plan and Phasing, until ultimate storm drain improvements are installed.

9.5 Public Services

The following information is a brief summary of services to be provided to The Arboretum. A more detailed discussion of facilities and service availability is presented in the Environmental Impact Report (EIR). A map showing the community service locations near the project site is provided as Figure 9.8, ***Relationship to Off-Site Public Services and Facilities***.

9.5.1 Police and Fire Protection

The City of Fontana Police Department will provide law enforcement for The Arboretum. The City of Fontana currently maintains a ratio of 1.08 sworn officers per 1,000 residents; the City of Fontana General Plan suggests a ratio of 1.4 sworn officers and 0.6 nonsworn personnel per 1,000 residents.

The Fontana Fire Protection District (FFPD) provides fire protection to the site, which is part of the San Bernardino County Fire Agency. CVFPD also provides paramedic service in the area.

9.5.2 Public Schools

Students will attend a school located at Casa Grande and Citrus Avenues. The grades served at this school site are still to be determined. The development of Elementary School #37 at Duncan Cyn and Cypress is also proposed. In the event that Elementary School #37 is not developed, residential units will be developed in its place.

For more discussion on the implementation of school sites within The Arboretum, see Chapter 10, *Administration*.

9.5.3 Public Library

Library services to the City of Fontana are provided by the San Bernardino County Library system at the Lewis Library and Technology Center. The library is located at 8437 Sierra Avenue, approximately three miles south of the project site.

9.5.4 Hospitals

Residents of The Arboretum will be served by the Sierra San Antonio Medical Plaza located at 16465 Sierra Lakes Parkway and Kaiser Permanente Fontana Medical Center located at 9961 Sierra Avenue in Fontana. Other health facilities in the area include several Kaiser Permanente Medical Care Centers located throughout Fontana and the Arrowhead Family Health Center located at 16854 Ivy Avenue.

9.5.5 Utilities and Utility Providers

The Arboretum will be served with telephone, cable, internet (data), electric, natural gas, and solid waste collection service from private companies serving the North Fontana area as detailed below.

TABLE 9.1 UTILITY PROVIDERS	
Electricity	Southern California Edison
Gas	Southern California Gas Company
Water	West Valley Water District
Sewer	City of Fontana
Solid Waste	Burrtec Waste
Telephone	AT&T
Cable	Spectrum

9.5.6 Public and Private Parks

Private parks within each village shall be substantially completed by the occurrence of the following two conditions:

1. Private parks located within a village Planning Area (as outlined in this Specific Plan) shall have an approved residential tentative tract map (TTM) and / or Design Review by Planning Commission; and
2. The City of Fontana's issuance of building permits within each village. Please see Table 9.2, Private Parks Timing, for specific building permit numbers. The Arboretum Park shall be constructed by the time 50% of the building permits are pulled in the Arboretum Village ~~(Phase III)~~.

"Substantially Completed" and "Substantial Completion" means that such Improvements are functional for their intended purposes and are approximately ninety five percent (95%) complete, based on the costs of such Improvements, in accordance with the improvement plans approved by the City, notwithstanding any final "punch list" items or nonessential items still required to be completed, all as approved in writing by the City inspector, which approval shall not be unreasonably withheld, conditioned or delayed. For purposes of this definition, non-essential items with respect to such Improvements shall include any replacement of miscellaneous (but not a majority of) damaged or deceased plant materials. Any Project Public Park that is open and formally accepted by the City (or in the case of a Project Private Park, approved by the City for use by the Project residents) shall also be conclusively deemed to be substantially complete for purposes of this definition.

Community gardens may be located within private or community parks and shall be substantially completed by the issuance of the building permit thresholds for private parks in each village, as identified in Table 9.2 (i.e. The first, second and third community gardens will be substantially complete by the 133rd, 375th, and 250th building permit respectively in the Meadows Village). The Arboretum Village will provide community gardens within the Arboretum Park~~; therefore all required community gardens shall be substantially complete by the 1200th building permit~~. Appendix B provides additional information regarding community garden implementation.

Note: Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning etc. Park amenities may shift locations within the site or be substituted with like kind amenities as approved by the Director of Community Development and in substantial conformance with the Specific Plan.

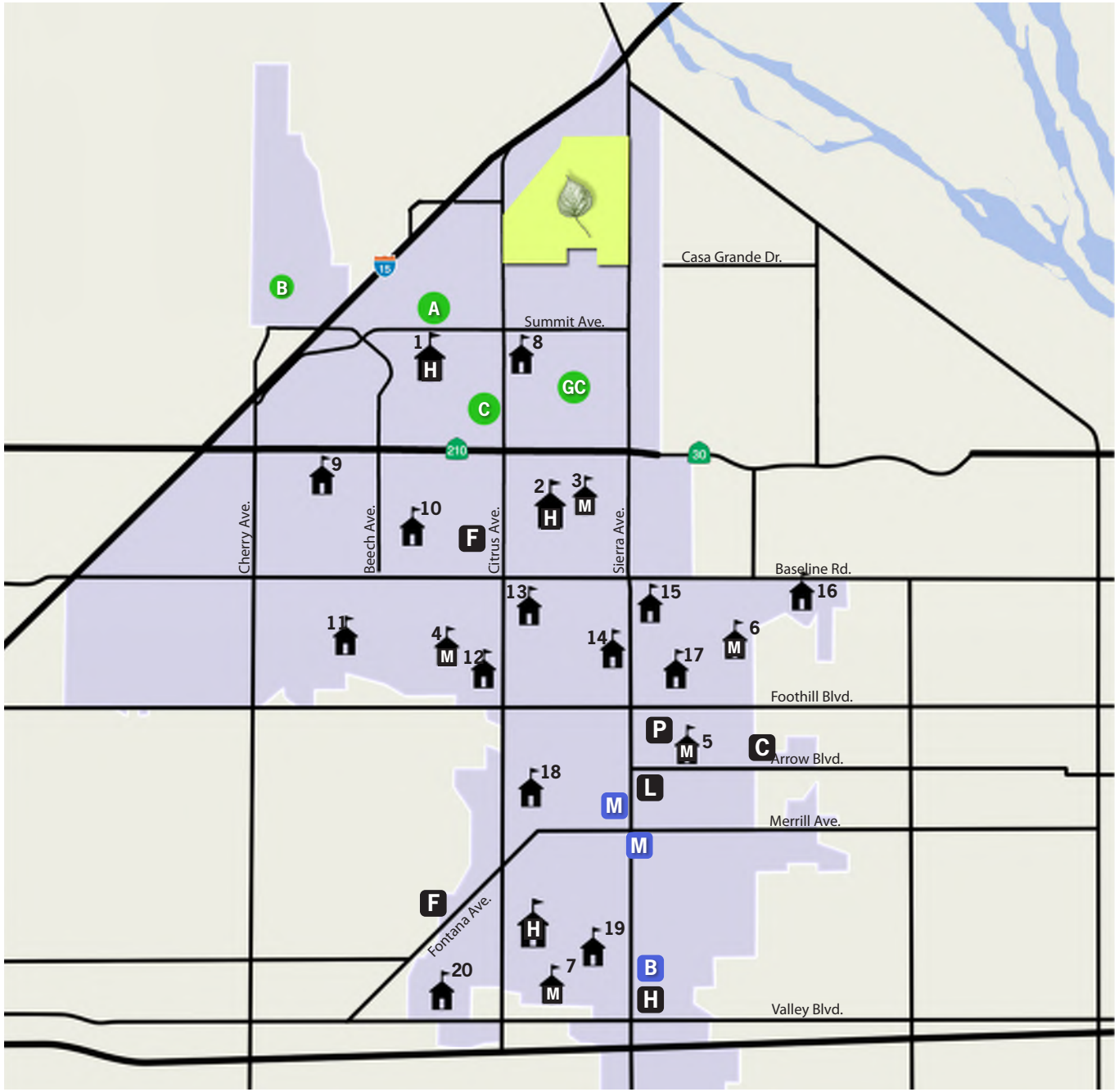
TABLE 9.2 TIMING FOR PRIVATE AND PUBLIC PARKS

Village	Park	Building Permit[1] [2]
Meadows Village Up to 15 du/ac	1st Community Park (Corner Statement)	133[4]
	2nd Community Park (Meadows Park)	375[5]
	3rd Community Park	250[4]
Gardens Village Up to 24 du/ac	Community Park	350
	1st Private Park	50% of permits[6]
	2nd Private Park	50% of permits[6]
	3rd Private Park	50% of permits[6]
Resort Village Up to 20 du/ac	1st Private Park	50% of permits[6]
	Primary Recreation Center	417
	~~2nd Private Park~~	~~50% of permits[6]~~
	Secondary Recreation Center	1,000
	~~3rd Private Park~~	~~50% of permits[6]~~
	~~4th Private Park~~	~~50% of permits[6]~~
Arboretum Village Up to 24 du/ac	1st Private Park	50% of permits[6]
	2nd Private Park	50% of permits[6]
	3rd Private Park	50% of permits[6]
	4th Private Park	50% of permits[6]
All Villages	Arboretum Park	(See Section 9.5.6 Note 2)[3]

[1] Building permits means total permits issued within the designated Village only, not overall Project permits.
[2] Building permit milestone requirements means that the designated park improvements must be Substantially completed by that milestone.
[3] Intentionally deleted.
[4] Building permits within PA1 at Meadows Village (Tract 19960) only.
[5] The earlier of (i) 375th building permit or (ii) the initial commencement of classes at the school in the Meadows Village.
[6] Parks shall be constructed by the time 50% of the building permits are pulled within the respective Planning Area

9.5.7 Off-Site Public Services and Facilities

Several public parks and recreation facilities are located within the vicinity of The Arboretum, including the Sierra Lakes Golf Course, the Fontana Park, San Sevaine Park, and the Ralph M. Lewis Sports Complex. In addition to the recreational amenities provided to Arboretum residents within the project, these public facilities will offer additional opportunities for recreation.



RELATIONSHIP TO OFF-SITE PUBLIC SERVICES & FACILITIES

FIGURE 9.8

LEGEND

- City of Fontana Boundary
- 1 Summit High School
- 2 A. B. Miller High School
- 3 Ruble Middle School
- 4 Almeria Middle School
- 5 Fountana Middle School
- 6 Alder Middle School
- 7 Truman Middle School
- 8 Sierra Lakes Elementary
- 9 Cecelia Lucero Solorio Elementary
- 10 Dorothy Grant Elementary
- 11 Hemlock Elementary
- 12 Tokay Elementary
- 13 Kathy Binks Elementary
- 14 Juniper Elementary
- 15 Mango Elementary
- 16 Locust Elementary
- 17 North Tamarind Elementary
- 18 Oleander Elementary
- 19 Cypress Elementary School
- 20 Poplar Elementary
- GC Sierra Lakes Golf Course
- A Fontana Park
- B San Sevaine Park
- C Ralph M. Lewis Sports Complex
- P Fontana Police Dept.
- F Central Valley Fire Station 78
- L Library / Technology Center
- H Kaiser Permanente Fontana Medical Center
- M Fontana Metrolink Station
- B South Fontana TransCenter

This page intentionally left blank.

Chapter 10.0

Administration

This Specific Plan represents a framework of development for the Arboretum community. Implementation of the project requires the approval of numerous additional discretionary entitlements over the life of project build-out. This chapter sets forth the procedures needed to implement the approved Specific Plan and the procedures required for amendment of the Specific Plan, if necessary. The methods and procedures for implementation and administration of this Specific Plan document are contained in this chapter.

10.1 Specific Plan Adoption

The City of Fontana Zoning and Development Code Section 30–15 states that:

A specific plan may be adopted when it is deemed necessary or desirable to establish a specific plan of land uses and development standards for an area to assist with the implementation of general plan goals.

California Government Code Section 65453 (a) states that:

A Specific Plan shall be prepared, adopted and amended in the same manner as a General Plan, except the Specific Plan may be adopted by resolution or by ordinance and may be amended as often as deemed necessary by the legislative body.

The Arboretum Specific Plan will be adopted by Ordinance in accordance with City policy.

10.2 Responsibility

The City's Director of Planning or their designee ~~Community Development~~ shall be responsible for administering the provisions of The Arboretum Specific Plan in accordance with the State of California Government Code, Subdivision Map Act, and the City of Fontana General Plan and Municipal Code.

10.3 Interpretations

When there is a question or ambiguity regarding the interpretation of any provision of this Specific Plan, the Director of Planning or their designee ~~Community Development~~ has the authority to interpret the intent of such provision. The Director of Planning or their designee ~~Community Development~~ may, at his/her discretion, refer interpretations to the Planning Commission for its consideration and action. Such a referral shall be accompanied by a written analysis of issues related to the interpretation. The Planning Commission action may be appealed to the City Council. All interpretation made by the Director of Planning or their designee ~~Community Development~~ may be appealed to the Planning Commission in accordance with the appeal procedures set forth in the Zoning and Development Code.

Any standard or regulation contained in this specific plan that differs from the City of Fontana Zoning and Development Code or its planning and zoning laws shall take precedence over and shall supersede the City's Zoning and Development Code or planning and zoning laws. Where any discrepancy occurs between this specific plan and any zoning or land use laws of the City of Fontana, the terms of this specific plan shall govern. In instances where this specific plan is silent, the provisions of the City of Fontana Zoning and Development Code shall prevail.

10.4 Implementation

The Arboretum Specific Plan will be implemented through the processing of tract maps, parcel maps, and site plans. The implementation process provides the mechanism for reviewing precise development plans and ensuring development consistency with the Specific Plan objectives. The process to amend this Specific Plan and items subject to the Substantial Conformance process are also outlined in this section. All development within the Arboretum community is subject to the implementation procedures described herein. Merchant builders desiring to develop in the Arboretum Specific Plan Area shall sign a letter prior to submittal of building permit applications acknowledging that they have read and understood the requirements of the Specific Plan.

10.4.1 Design Review

The purpose of this section is to provide a process for the implementation and review of all site plans that will be required to implement the development and construction of this Specific Plan. An application for design review is required prior to the issuance of any residential or commercial building permit within the Specific Plan area.

~~PREAPPLICATION CONFERENCE~~

~~Prior to the filing of a design review application, Tentative Tract Map, Tentative Parcel Map, and/or amendment to the Specific Plan, the applicant or the applicant's representative shall hold a preapplication conference with the Director Planning or their designee Community Development and other designated staff from other departments and divisions to review the procedures and criteria for the design review process.~~

APPLICATION

An application for a design review shall be filed with the Planning Division in a manner prescribed by the Director of Planning or their designee ~~Community Development~~, including but not limited to, plans and elevations. Further, any improvements that are depicted on any colored rendering, elevation, or drawing which is presented to the planning commission in conjunction with a development application, shall be installed pursuant to their appearance in that colored rendering, elevation, or drawing.

~~DEVELOPMENT ADVISORY BOARD~~

~~Design and Site Plan Review applications shall be considered by the Development Advisory Board (D.A.B.), which is the reviewing body for such applications. The D.A.B. shall review the application and make a recommendation to the Planning Commission, which is the final authority under this process, unless an appeal to the City Council is timely filed and considered. The D.A.B. shall review each development proposal in an expeditious manner to determine if the application is complete. To recommend that development project be forwarded to the Planning Commission, the D.A.B. must find from the facts presented that the following conditions exist:~~

1. ~~The design and layout of the proposed development is consistent with the applicable elements of the general plan, and the proposal is consistent with the City of Fontana General Plan and this Specific Plan.~~
2. ~~The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring developments, or pedestrian and vehicular circulation.~~
3. ~~The architectural design of the proposed development is aesthetically pleasing while enhancing the character of the surrounding neighborhood and will promote quality development envisioned by this Specific Plan.~~
4. ~~The design of the proposed development would provide a desirable environment for its tenants and neighbors through the use of materials, texture, and color in an aesthetically pleasing manner.~~
5. ~~The proposal meets or exceeds the special requirements of this Specific Plan and the applicable standards of the City's Zoning and Development Code.~~
6. ~~The proposed project is in compliance with all applicable federal, state, county, and city laws and regulations.~~
7. ~~The design and layout of the proposed development shall be consistent with the approved alignment study and design engineering practices.~~

NOTICE

Notice of hearings for design review shall be as set forth in the City of Fontana Zoning and Development Code.

APPEALS

Appeals shall be made as specified by the City of Fontana's Development Code.

TIME LIMITATIONS

Each design approval granted through the Design Site Plan Review process shall become null and void two years after the date of approval, unless:

1. Building permits have been obtained and successful completion of the first building and safety division inspection has commenced within this period.
2. Any valid design review in effect at the date of adoption or amendment of this Specific Plan shall remain valid for a period of two years from the date of that design review approval.
3. Extensions of time may be granted per the requirements in the City's Development Code for Design Review Applications.

AMENDMENTS TO DESIGN REVIEW

Any nonexpired approved design review site plan is eligible to apply for an amendment pursuant to the amendment process outlined in the City of Fontana's Development Code.

~~10.4.2 Administrative Site Plan Review~~

~~The Director of Community Development has the authority to administratively approve and condition applications for community recreational amenities as long as the amenities proposed comply with the provisions and intent of the Specific Plan. The decision of the Director of Community Development shall be final after a written determination is made, unless a written appeal to the Planning Commission is filed by the applicant, property owners subject to the Development Plan, or any member of the City Council or Planning Commission.~~

~~AMENDMENTS TO ADMINISTRATIVE SITE PLAN REVIEW~~

~~Any nonexpired approved administrative site plan review is eligible to apply for an amendment pursuant to the amendment process outlined in the City of Fontana's Development Code.~~

10.4.~~23~~ Substantial Conformance

Approval of this Specific Plan indicates acceptance by the City Council of a general framework for community development. Part of that framework establishes specific development standards that constitute the zoning regulations for the Arboretum Specific Plan. It is anticipated that certain modifications to the Specific Plan text, exhibits, and/or project may be necessary over the lifetime of the project. Any modifications to the Specific Plan shall occur in accordance with the Specific Plan Amendment process. These modifications, should they occur, are divided into two categories.

Substantial Conformance allows for administrative approval and interpretation of minor modifications to the Specific Plan text, graphics, and/or project design that do not change the meaning or intent of the Specific Plan. Through the Substantial Conformance or Conditional Use Permit process, a project may be found to be in substantial conformance with the provisions of this Specific Plan and may be approved, conditionally approved or denied by the Director of Planning or their designee ~~Community Development~~without a public hearing. The Director of Planning or their designee ~~Community Development~~ shall also have the discretion to refer any such request for Substantial Conformance to the Planning Commission. The following are examples of issues that may be considered for Substantial Conformance:

1. Adjustment of planning areas so long as the total acreage of that planning area does not decrease or increase by more than 15 percent of that stated within this Specific Plan.
2. Decrease in project density.
3. Transfer of up to 10 percent of ~~R-MF~~ R-PC 3.0-8.0 units, provided the maximum unit count for the Specific Plan as a whole does not exceed 3,532 units.
4. Transfer of up to 15 percent of the ~~R-MF~~ R-PC 8.1-24.0 units in a particular residential planning area may be transferred to another ~~R-MF~~ R-PC 8.1-24.0 planning area, provided the maximum unit count for the ~~R-MF~~ R-PC 8.1-24.0 residential uses as a whole does not exceed 2,569 units.
5. Realignment or modifications of streets serving the project, lot lines, easement locations, and grading adjustments, if also approved by the City Engineer.
6. Modification of design criteria such as paving treatments, architectural details, landscape treatments, sidewalks, fencing, lighting, and entry treatments.
7. Changes to the Phasing Plan, provided infrastructure is available to serve the phase as determined by the City Engineer.
8. Implementation of the following landscape treatments:

- Street Furniture – portals in the right-of-way

- Neighborhood Parks within neighborhoods
- Private Recreation Areas within neighborhoods

9. Final facility sizing and precise location of water, sewer, and storm drainage improvements when directed by the City Engineer.
10. Change in utility and/or infrastructure servicing agency.
11. Collector or public road alignment revisions when the centerline moves by less than 10 feet.
12. Landscape, wall material, wall alignment, and streetscape design modifications that are consistent with the design guidelines contained in this document as determined by the Director of Planning or their designee ~~Community Development~~.
13. Modifications to wall type, including, but not limited to changes between commercial theme walls, precision block walls, and combination wrought iron fencing.
14. Minor changes to or substitutions of types of recreation facilities and ancillary recreational amenities so long as they are consistent with the overall intent of the Specific Plan.
15. Modifications to Architectural Design Guidelines, such as variations of materials within the particular architectural style and minor variations in colors.
16. Revisions to project graphics that do not substantially change the intent of the graphics in the Arboretum Specific Plan.
17. Modifications to architecture, plotting, and unit size that have been previously reviewed and approved through the design review process.
18. Specific modifications of a similar nature to those listed above, which are deemed minor by the Director of Planning or their designee ~~Community Development~~, which are in keeping with the intent of the Specific Plan and which are in conformance with the General Plan.
19. Any other proposed changes that are determined by the Director of Planning or their designee ~~Community Development~~ to be minor modifications.

10.4.~~3~~4 Specific Plan Amendments

All Specific Plan modifications that do not fall under the umbrella of items addressed under the Substantial Conformance process shall require a Formal Amendment. Formal Amendments constitute the second category of modifications to the Specific Plan.

This Specific Plan was prepared pursuant to California Government Code 65450 et. seq. Amendments to the Specific Plan shall be processed in accordance with applicable requirements of law that include Sections 65450 et. seq. of the California Government Code.

Formal Amendments are subject to the review and approval of the City Council. The Planning Commission shall first hear and consider all applications for Formal Amendments to the Specific Plan and shall prepare a recommendation and findings to the City Council. In all cases amendments must be found to be in substantial conformance with the goals and standards of the Arboretum Specific Plan.

As required by the California Government Code, all agencies significantly affected by the Formal Amendment shall be notified of the proposed action prior to the approval of the Formal Amendment. In addition, and as required by the California Environmental Quality Act (CEQA), Formal Amendments to the Specific Plan shall be appropriately reviewed in accordance with the State CEQA Guidelines, with the City of Fontana serving as lead agency. Amendments may be requested at any time pursuant to Section 65453(a) of the Government Code. If the Amendment is deemed major by the Director of Planning or their designee ~~Community Development~~, it will be processed in the same manner as the original Specific Plan. Depending upon the nature of the proposed Specific Plan Amendment, a supplemental environmental analysis may be required, pursuant to CEQA, Section 15162.

APPLICANT INITIATED AMENDMENT

Any Formal Amendment to this Specific Pan initiated by an applicant shall require preliminary review by the City of Fontana Director of Planning or their designee ~~Community Development~~, filing of an official application and required materials supporting the amendment, submittal of a fee deposit, Planning Commission review and recommendation, and City Council review and final decision.

EFFECTIVE DATE

All Formal Amendments to this Specific Plan shall be adopted by ordinance and shall take effect 30 days after final adoption by the City Council following the second reading.

10.5 Boundaries of Land Use Designations

The boundaries of the land use designations are approximate and generally follow streets and property lines. Minor changes in boundary alignment and location are permissible with approval by the Director of Planning or their designee ~~Community Development~~. However, the intended character and overall location of the land use categories must be maintained.

10.6 Transfer of Units and Square Footage

The ability to transfer residential units provides flexibility to respond to site constraints and market demands yet ensures that the overall goals of the Arboretum Specific Plan are maintained. The transfer of residential units and nonresidential square footage is allowable within the Specific Plan without an amendment, subject to the following criteria:

1. Any unused residential units from an entitled/developed Planning Area may be transferred to another residentially designated Planning Area.

2. Residential unit transfers are permitted to/from any residential planning area. Up to 10 percent of the ~~R-MF~~ R-PC 3.0-8.0 units in a particular residential planning area may be transferred to another ~~R-MF~~ R-PC 3.0-8.0 planning area, provided the maximum unit count for the Specific Plan as a whole does not exceed 3,532 units. Up to 15 percent of the ~~R-MF~~ R-PC 8.1-24.0 units in a particular residential planning area may be transferred to another ~~R-MF~~ R-PC 8.1-24.0 planning area, provided the maximum unit count for the ~~R-MF~~ R-PC 8.1-24.0 residential uses as a whole does not exceed 2,569 units.

3. Residential units may not be transferred into any nonresidential land use category (e.g., Public Park, Activity Center) except for the School designation.

4. Nonresidential square footage may not be transferred into any residential land use category.

5. In the event that a school district does not choose to develop a school(s) within The Arboretum, the underlying land use will revert to a residential designation and can accept transferred residential units. In this case, the density transferred into the site will determine the underlying land use designation. The total number of units permitted in the entire Specific Plan area will not exceed 3,532; amenities and site plan/design review are subject to the discretion of the Planning Commission.

6. If the amount of units transferred results in an increase or decrease in the planning area's density to that of another land use category, then the land use designation and governing standards in that planning area shall be changed to match a corresponding land use category. As an example, if a density transfer increases density of the "receiving planning area" from 3.0 du/ac to 16.0 du/ac, then the 16.0 du/ac designation and standards shall apply and govern. Conversely, if the transfer decreases the density in the "sending planning area" from 16.0 du/ac to 3.0 du/ac, then the 3.0 du/ac designation and standards shall apply.

7. The maximum average adjusted gross residential density of 8.5 dwelling units per acre may not be exceeded without approval by the City Council.

8. With the exception of Item #7 above, density transfers shall be administratively reviewed and approved by the Director of Planning or their designee ~~Community Development~~. The Director's or their designee's findings may be appealed to the Planning Commission and, subsequently, to the City Council.

10.7 General

1. Residential elevators contained entirely within a single residential structure may be permitted. Elevator shafts shall comply with the setback requirements for the main building and shall conform to the architectural style of the residential dwelling. The design, construction, installation,

alteration, repair and maintenance of residential elevators and their components shall comply with the requirements of the 2001 California Elevator Safety Construction Code, Title 24, Part 7.

2. In the event of a power outage, all entryway gates shall be programmed to automatically open, and remain open, to allow access to the area.

3. Supplemental acoustical analysis shall be submitted in conjunction with the design review application to verify that adequate structural noise protection will be provided in residences adjoining arterial roadways to meet the 45 dBA CNEL interior standard and that exterior noise levels for private open space as specified in the City's General Plan are met.

4. As specified in Chapter 5, all residential development with densities of 8.1-24.0 and all alley loaded products shall be within a 3-minute walk (800 feet assuming a walking pace of 3 miles per hour) of a barbecue and tot lot facility. The Director of Planning or their designee ~~Community Development~~ may approve a change in this distance by 50 feet.

10.8 School Sites

Two sites have been reserved for the development of schools. One 24.4-acre site is located at the intersection of Citrus Avenue and Casa Grande Avenue in the Meadows Village and the second site, 12.1-acres, is located at the intersection of Cypress Avenue and Duncan Canyon Road in the Resort Village (reserved for one elementary school). The schools are intended to serve students within the Fontana Unified School District.

The Developer and the Fontana Unified School District agree to use their commercially reasonable efforts to negotiate and execute a Mitigation Agreement for the Meadows Site within two years after the effective date of the ordinance adopting this Specific Plan's Development Agreement and EIR Certification, and to negotiate and execute a Mitigation Agreement for the Resort Site within 500 overall project building permits, terms and conditions mutually acceptable to District and Developer in their reasonable discretion. Should the District choose not to purchase the sites or, following good faith negotiations with the developer, choose not to enter into a Mitigation Agreement on either site within the time frames identified above (unless an extension has been negotiated with the District and developer) the master developer will provide written notice to the City and the District. The portions of the school sites owned by the master developer (10.0-acres in the Meadows Village and 12.1-acres in the Resort Village) may then be made available for residential development subject to Planning Commission review.

If residential uses are developed in these areas, it should be noted that the units developed there, in combination with the remaining planning areas within the Specific Plan boundaries, may be developed with Medium Density Residential product and shall not exceed 3,532 units—the maximum number of units permitted by the Specific Plan.

10.9 Sustainable Best Practices

One of the reoccurring themes in the Arboretum Specific Plan is the creation of a sustainable and environmentally responsible community. As such, Table 10.1 Green Points Checklist, includes a series of sustainable best practices that should be implemented with each new development. These best practices include items such as: site development and landscaping, foundation, frame and roofing, plumbing, lighting and appliances, HVAC, energy performance, renewable energy, indoor air quality, resource efficient materials, and education and awareness, with a point value assigned to each. Projects are required to incorporate any combination of sustainable standards as defined in the table so long as the items selected total a minimum of 50 points.

Compliance with the Green Points Checklist will be verified by the City during the Design Review process. As a part of project submittal, builders will be required to submit an itemized list of sustainable standards implemented with each project to demonstrate that they meet the minimum 50 point requirement.

As new sustainable standards and technologies are created over time, the Green Points Checklist may be updated or revised without the need for a Specific Plan Amendment by the authority of the Director of Planning or their designee ~~Community Development~~.

TABLE 10.1 GREEN POINTS CHECKLIST		
Standard		Available Points
SITE AND LANDSCAPE		
1.a	Recycle Construction & Demolition Waste - 50% waste diversion	1
1.b	Recycle Construction & Demolition Waste - 51-75% waste diversion	1
1.a	Recycle Construction & Demolition Waste >76% waste diversion	1
1.d	Install Drought Tolerant Landscape - 1 pt for each 25% of plants that are drought-tolerant	4
1.e	Minimize Turf Areas - 1pt. for a 25% Reduction in Turf Area (1 pt. for each additional 25%)	4
1.f	Do not use invasive plant species	1
1.g	Create a shading Plan to Maximize Shade and Reduce Heat Island Effect	1
1.h	Install low-flow drip Irrigation Systems and/or Low-flow Irrigation Sprinklers	1
1.i	Use Reclaimed Water for Public and Common Area Landscape	1
1.j	Install Irrigation Controllers that are Based on Weather Signal or Moisture-Sensor	1
1.k	Install Permeable Pavers for Patios, Porches & Driveways	1
Subtotal: Site and Landscape		17
FOUNDATION, FRAME, AND ROOFING		
2.a	Incorporate a Minimum of 20% Fly Ash or Slag Cement in Concrete	1
2.b	Incorporate a Minimum of 25% Fly Ash or Slag Cement in Concrete	1
2.c	Install Termite Shields & Separate All Exterior Wood to Concrete Connections by Metal or Plastic Fastiners/Dividers	1
2.d	Use Engineered Lumber for Beams and Headers Larger than 4x6	1
2.e	Use Engineered Lumber for I-Joists and Web Trusses	1
2.f	Use Engineered Lumber-Sheathing (Oriented Strand Board)	1
2.g	Use Roofing Materials with 40 year Warranty, or greater	1
2.h	Use Steel Studs or at least 25% of Wood Studs are FSC Certified Lumber	2
2.i	Use Steel Studs or at least 50% of Wood Studs are FSC Certified Lumber	1
Subtotal: Foundation, Frame, and Roofing		10
PLUMBING		
3.a	Install On-Demand (Tankless) Hot Water Heaters	3
3.b	Install Low Flow Showerheads (< 1.8 gpm)	1
3.c	Install Water Efficient Kitchen & Bath Faucets (<1.8 gpm)	1
3.d	Install Water Efficient Toilets (Dual-flush or <1.3 gpf)	1
Subtotal: Plumbing		6
LIGHTING AND APPLIANCES		
4.a	Install Pin Type Compact Fluorescent Lamps for all Hardwired Interior Fixtures	1
4.b	Install Pin Type Compact Fluorescent Lamps for all Hardwired Exterior Fixtures	1
4.c	Install Timer or Photo-sensor Controls for all Exterior Lighting	1
4.d	Install Energy Star Dishwashers	1
4.e	Showcase in Model and Offer or Install Energy Star Clothes Washing Machines	1
4.f	Showcase in Model and Offer or Install Energy Star Refrigerators	1
4.g	Showcase in Model and Offer or Install Energy Star Air Conditioner	1
Subtotal: Lighting and Appliances		7
HVAC		
5.a	Test all Ductwork for Leakage	1
5.b	Install Radiant Barrier	1
5.c	Certified Insulation Inspection	1
5.d	Seal Ducts During Construction and Flush Out Ducts Prior to Occupancy	1
5.e	Install at least Two EnergyStar Ceiling Fans in each Home	1
5.f	Protect South Facing Windows with trees, Awnings, Eves, or Overhangs	1
5.g	Install HVAC Systems with Non-HCFC Refrigerants	1
5.h	Install High Efficiency HVAC Filters (MERV 6 or higher)	1
5.i	Vent Range Hoods to the Outside	1
5.j	Add "summer switch" to provide exterior makeup air to mechanical ventilation	1
5.k	Install Carbon Monoxide Alarms in each Home	1
5.l	Install Energy Star Bathroom Fans with Motion Sensor or Timer Control	1
Subtotal: HVAC		12

Standard		Available Points
ENERGY PERFORMANCE		
6.a	Exceed Title 24 current standards (at time of plan check) by at least 5% - 5 pts total	5
6.b	Exceed Title 24 current standards (at time of plan check) by more than 5% - 1 point for each additional % beyond T-24 up to 15%	10
6.c	Achieve Energy Star Home Certification	3
Subtotal: Energy Performance		18
RENEWABLE ENERGY		
7.a	Provide Pre-Approved Photovoltaic System Attachment Detail	1
7.b	Install Conduit to the Roof for Photovoltaic System in each Home	1
7.c	Install Solar Water Heating Systems in each Home	2
7.d	Install Photovoltaic (PV) Panels: 3 points for each 1KW per Home	6
Subtotal: Renewable Energy		10
INDOOR AIR QUALITY		
8.a	Use Low VOC interior Paints: (<=50gpl flat & non-flat)	1
8.b	Showcase in Model and Offer Zero VOC Interior Paints: (<=5 gpl)	1
8.c	Use Low VOC Water-Based Wood Finishes (<=150 gpl)	1
8.d	Use Low VOC Construction Adhesives (<=50 gpl)	1
8.e	Use Composite Wood Products with No Urea Formaldehyde for Subflooring	1
8.f	Seal all Exposed Edges of Particle Board	1
8.g	Use Only Formaldehyde-Free Wood Products for Cabinets, Shelving and Interior Trim	1
8.h	Showcase in Model and Offer or Install CRI Green Label Certified Carpet	1
8.i	Use Only Formaldehyde-Free Insulation	1
8.j	Tightly Seal the Air Barrier between Garage and Living Area	1
Subtotal: Indoor Air Quality		10

Standard		Available Points
RESOURCE EFFICIENT MATERIALS		
9.a	Showcase in Model and Offer or Install Carpet with 25% or Greater Recycled-Content	1
9.b	Showcase in Model and Offer or Install "Green" Flooring Options: FSC Certified Wood, Reclaimed Wood, Natural Linoleum, Bamboo, or Cork (1pt/100 sf, 3pt. max.)	3
9.c	Use Recycled Plastic Materials for Exterior Decking	1
9.d	Use 10% Local Materials that are Extracted, Harvested, or Recovered as well as Manufactured within a 500 mile radius	1
Subtotal: Resource Efficient Materials		6
EDUCATION AND AWARENESS		
10.a	Incorporate Green Point Checklist in Blueprints	1
10.b	Builder Participation in marketing and educational campaign to include a homeowner's manual which describes the green building and energy efficiency measures incorporated into the home, and provides guidelines on how to maintain and optimize the green performance of the home.	3
Subtotal: Education and Awareness		4
POTENTIAL ALTERNATIVE POINTS		
Provide Available Innovation Credits for Builders		
GRAND TOTAL POINTS		100
GREEN POINTS REQUIRED		50

10.10 Severability

If any section, subsection, sentence, clause, or phrase of this Specific Plan, or future amendments or additions hereto, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this plan.

10.11 Specific Plan Termination

If after a period of 60 months from the effective date of this Specific Plan, no actions have been taken by the applicant to develop in accordance with the provisions of this plan, the city, after publishing a concurrent 30-calendar-day notice and mailing a 30-calendar-day notice to the applicant, property owner(s), and property owners within 660 feet of the Specific Plan boundaries, may declare the plan null and void. Actions that would demonstrate that the applicant is in the process of developing a plan are the recording of a final tract map or parcel map or the securing of a valid grading or building permit and initiating actual construction such as to qualify vested rights.

10.12 Public and Private Improvements – Maintenance Responsibility

The public and private improvements constructed within The Arboretum will be maintained through a combination of public and private entities, as described below.

10.12.1 Public Maintenance

- All streets within the specific plan area that are dedicated as public streets to the City will be maintained by the City.
- All regional trails will be maintained by the City.
- Public streets within Southern California Edison–owned property will be maintained by the City.
- Landscape improvements within the public street rights-of-way and all public streetlights will be installed by the developer and maintained through a landscape and lighting district or some other special maintenance district established by the City.
- On-site infrastructure improvements such as water, sewer, and storm drain facilities within the public streets or easements dedicated to the City shall be constructed by the developer and, upon acceptance, maintained by the designated utility provider.
- Off-site infrastructure improvements such as water, sewer, and storm drain facilities shall be constructed by the developer and maintained by the designated utility provider.
- All proposed lettered lot dimensions are subject to Planning and Engineering review.

10.12.2 Homeowners Association Maintenance

A masters homeowner association (HOA) and subassociations will be established for the maintenance of areas and improvements designated as private.

- All streets, drives, and alleys that are dedicated as private within the specific plan area will be maintained by a homeowners association.
- Landscaping of front yard areas for detached and attached residential cluster products (excluding private patio and porch areas) shall be maintained by the HOA. Conventional front-loaded lots are excluded from this requirement.
- All community trails on site will be constructed by the developer and maintained by a homeowners association.
- Community trails within Southern California Edison–owned property will be constructed by the developer and maintained by a homeowners association or the City.
- Landscape improvements within right-of-way areas designated as private such as streets, drives, alleys, parks, and common areas (e.g. courts,

landscaping, sidewalks) will be maintained by a homeowners association.

- All neighborhood parks and their associated landscaping, hardscape, (e.g. sidewalks, curb and gutter) and recreational facilities will be maintained by a homeowners association.
- The applicant shall employ a certified professional manager or management company to provide maintenance, security, and other services. The professional manager or management company shall be California Association of Community Managers (CACM) certified or equivalent.
- All proposed lettered lot dimensions are subject to Planning and Engineering review.

10.12.3 Utility Easement /Corridor Maintenance

All areas within Southern California Edison (SCE) owned property that do not include any project improvements (e.g., roadways, landscaping, trails) will be maintained by SCE.

10.13 Financing Mechanisms

Various techniques are available for financing the required improvements for the Arboretum Specific Plan project. A detailed financing plan is required in order to successfully implement the improvements and programs proposed by The Arboretum Specific Plan. Along with establishing specific goals and policies, the financing plan analyzes a series of methods to finance infrastructure and other improvements, recommend preferred alternatives, and develop a process for enacting financing methods. The appropriate mechanism for each particular improvement shall be tied to the phasing, established Conditions of Approval and site plan/design review approval. The following is a summary of methods that will be used to finance Specific Plan improvements.

10.13.1 Development Agreements

A development agreement is a tool for establishing a vested right to proceed with development in conformance with the policies, rules, and regulations in effect at the time of approval (California Government Code Section 65864). Development agreements provide a developer with assurances for a specified length of time that his/her project may proceed as originally approved, and not be affected by future changes in land use regulations. A specific plan facilitates the administration of a development agreement by separating the development policies and regulations applied to a project site from those of the jurisdiction as a whole. This enables a local agency to revise its jurisdiction-wide plans and ordinances without affecting the policies and regulations "frozen" by an agreement. A specific plan adopted with an associated development agreement would only be amended when corresponding changes are made to the agreement. To achieve the timely and successful implementation of the Arboretum Specific Plan, a Development Agreement will be prepared that incorporates the phasing of the Specific Plan and provides for the financing of infrastructure. The Development Agreement will be forwarded to City Council for approval along with The Arboretum Specific Plan.

10.13.2 Public Financing

Typically, financing of project improvements is based upon a combination of public and private methods. Public funds are used to finance community-wide public improvements such as urban arterial, major and collector streets, schools, parks, and other infrastructure elements. Private funds are generally used to finance facilities or infrastructure within the project boundaries that serve the commercial or residential uses proposed as part of the project development.

It is intended that public financing be used to fund infrastructure improvements through such mechanisms as Special Assessment Districts or Community Facilities Districts (CFDs). By using public conduit financing, no burden will be placed upon existing development within the City of Fontana to fund improvements in the Arboretum Specific Plan project.

MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD)

A Mello-Roos Community Facilities District (CFD) may be created to fund infrastructure and other public improvements of a much broader type than those that can be funded by traditional Special Assessment Districts. Not only improvements that have direct benefit, but improvements that have general benefit

such as schools, police stations, fire stations, and libraries can be constructed with proceeds from CFD bonds as well as streets, water lines, and other traditional types of public improvements.

Additionally, CFDs can be formed for the purpose of public facility maintenance. When a CFD is formed, bonds may be issued that are sold to private investors who purchase them for tax-free interest income. A CFD can be formed and either the property owners or registered voters (depending upon the type of CFD created) authorize bonds to be sold to generate capital for the initial infrastructure improvement costs. The money raised through the bond sale becomes the debt obligation of the CFD. That debt service on the bonds is repaid by the levy of a special tax on property within the CFD. Those bonds are sold to private investors who purchase them for tax-free interest income and the money raised through the bonds becomes a debt obligation of the CFD. The usual term for such bonds may run anywhere from 20 to 40 years.

SPECIAL ASSESSMENT DISTRICT

A Special Assessment District is a type of benefit district that may be formed by the City to encompass a defined and limited geographic area. The City may form a Special Assessment District under one of several different statutory acts to construct public improvements such as streets, storm drains, sidewalks, streetlights, sewers, parks, landscape, and other similar capital facilities. The Special Assessment District can then issue bonds to finance those improvements and to levy a special assessment to pay debt service on those bonds.

A Special Assessment District may fund improvements within the entire Specific Plan area or within smaller Planning Areas in the Specific Plan where special improvements directly benefiting only certain property owners are constructed. Special Assessment Districts may only be used to pay for projects that are of specific and direct benefit to the property owner being assessed. The amount of the assessment must directly relate to the amount of benefit received by the property owner.

TAX INCREMENT FINANCING

Tax increment is a method of financing available for redevelopment projects. When a property is located within a redevelopment area for which tax increment bonds are issued, a base property year is established by which the property tax levels are frozen at base year limits for distribution to the various public agencies entitled to receive property tax revenues. The spread between the subsequent additional tax revenues generated by increased property values due to redevelopment and the tax that would have been generated during the base year is the "tax increment" which can be used for redevelopment purpose to pay the debt service on the tax increment redevelopment bonds.

LANDSCAPING AND LIGHTING DISTRICTS

Landscaping and Lighting Districts (LLD) may be used for installation, maintenance, and servicing of landscaping and lighting, through annual assessments on benefiting properties. LLDs also may provide for construction and maintenance of appurtenant features, including curbs, gutters, walls, sidewalks or paving, and irrigation or drainage facilities. They also may be used to fund and maintain parks above normal park standards maintained from general fund revenues.

10.13.3 Surface Transportation Program (STP) Funds

The passage of the Intermodal Surface Transportation Efficiency Act of 1991 provides funding to strengthen the national transportation system through enhancement projects. Transportation enhancement activities include: pedestrian and bicycle facilities, acquisition of scenic and historic sites, scenic and historic highway programs, landscaping, rehabilitation of historic transportation facilities, preservation of abandoned transportation corridors, archeological planning and research, control and removal of outdoor advertising, and mitigation of water quality impacts from roadway runoff.

10.13.4 Community Development Block Grants (CDBG)

These grants, issued from the Federal Housing and Urban Development Department (HUD), are available to areas in which at least 50 percent of the households have a low to moderate income.

10.13.5 General Obligation Bonds

In 1986, California voters approved Proposition 46, restoring the ability of local governments and school districts to issue general obligation (G.O.) bonds. G.O. bonds require approval by 2/3 of the jurisdiction's voters and are used to finance the acquisition and construction of public capital facilities and real estate (see §§29900 et seq., 43600 et seq., and Education Code §§15100 et seq.). G.O. bonds are repaid through an increase in the ad valorem property tax levied by the issuing jurisdiction. G.O. bonds may be used to fund such things as schools, libraries, jails, fire protection, and capital improvements.

10.13.6 Developer Funding

In many cases, certain on-site facilities are tied directly to individual projects. In these cases, it is reasonable to expect the developer (or property owner) to pay the entire costs of the facility in order to secure development rights. On-site local streets, utility connections from main trunk lines, and drainage facilities are good examples of facilities that are normally required concurrent with development of an individual parcel funded by the developer.

10.13.7 Other Funding Sources

There may be other sources available to finance improvement projects, such as special assessment districts, government grants, or various types of bonds not listed above that may be used to fund improvements.

This page intentionally left blank.

Appendix A

General Plan Consistency

The Arboretum Specific Plan has a direct relationship to the City of Fontana General Plan and provides site-specific, detailed descriptions of regulations, standards, and guidelines for implementing General Plan goals and policies. To achieve this, the Specific Plan must demonstrate that it is consistent with the General Plan. The California Government Code states that a ***"Specific Plan shall include a statement of the relationship of the Specific Plan to the General Plan, and further, that it may not be adopted or amended unless found to be consistent with the General Plan."***

Consistency with the General Plan is achieved when the various land uses within the Specific Plan are compatible with the goals, policies, and general pattern of land uses contained in the General Plan. Consistency is defined as follows: "An action, program, or project is consistent with the General Plan if, considering all its aspects, it will further the objectives and policies of the General Plan and not obstruct their attainment." This statement from the Governor's Office of Planning and Research (OPR) describes how a Specific Plan should be consistent with the General Plan.

A detailed discussion of the conformance of this Specific Plan with applicable goals and policies in the elements of the General Plan is contained in this Appendix.

A.1 Land Use

Goal 1: ***Land use in our community is balanced between residential, commercial, industrial, open space, and recreational land uses that are developed to high standards of quality and provide diverse economic, social, and cultural opportunities for our citizens and those who wish to invest here.***

Consistency: The Arboretum Specific Plan supports logical, balanced growth in the northern Fontana area. To accommodate the variety of residential product types proposed for the community, all areas of the Specific Plan will be designated R-MF (Residential Multifamily) except 18.1~~8.8~~ acres in the Resort Village (which will be designated C-C) and 31.2 acres reserved for the Southern California Edison easement.

The R-MF General Plan land use designation will allow development of all residential densities up to, but not exceeding 24.0 dwelling units per acre as identified in the General Plan. The R-MF designation includes the development of lower density residential uses so long as the proposed densities do not exceed the maximum allowable density in the R-MF land use category, which is 24.0 dwelling units per acre. It should be noted that the R-MF General Plan designation does not entitle the entire specific plan area to be developed at a density of 24.0 dwelling units per acre; residential densities must be consistent with the land use plan identified in Figure 4.2, *Overall Land Use Plan*, which provides a mix of low, medium and high density residential planning areas. In addition, any development proposed must not exceed the maximum dwelling units permitted for the entire specific plan area (3,532~~26~~ total).

Each village will be developed at a different average adjusted gross density to accommodate a wide variety of product types. The residential densities are further defined in Chapter 4.6 of the Specific Plan. In addition, the Commercial Activity Centers will be designated C-C (Community Commercial) and the utility easement to the northwest of the project site will retain a General Plan Land Use designation of P-UC (Public Utility Corridor). The Meadows Village will be developed at an average adjusted gross density of 4.5 du/ac. The Gardens Village will be developed with an average adjusted gross density of 7.7 du/ac. The Resort Village will be developed at an average adjusted gross density of 10.7~~11.2~~ du/ac and the Arboretum Village will be developed at an average adjusted gross density of 15.6~~16.0~~ du/ac. In addition, the Commercial Activity Center will be designated C-C (Community Commercial) and the utility easement to the northwest of the project site will retain a General Plan Land Use designation of P-UC (Public Utility Corridor).

The development of the Specific Plan area accommodates a diverse range of densities and residential products including town homes, detached condos, motor courts, triplexes, and single-family detached homes. The residential villages, Activity Center, and recreational amenities of The Arboretum are compatible with adjacent existing and proposed surrounding land uses, including the future Corporate Corridor northwest of the project site. In addition, The Arboretum Specific Plan provides infrastructure improvements for the northern Fontana area.

Consistent with nearby planned communities in north Fontana, The Arboretum Specific Plan features a wide array of high quality amenities including a hierarchy of parks and recreational facilities, theme landscaping, recreational trails, schools, and a recreation center. The integration of a signature open space, parks, and recreational amenities also supports the goals of the General Plan. The high quality design attributes of The Arboretum, such as enhanced streetscapes and pedestrian paseos, have the potential to enhance surrounding property values and create positive fiscal impacts in the City. In addition, opportunities to create the foundation of the community's social infrastructure are established by linking school facilities to the special parks, trails and recreational amenities in the Specific Plan.

The community contains an internal road and pedestrian paseo system that joins the various residential areas to the project's public and private facilities, supporting the City's Healthy Fontana initiatives.

Goal 2: ***Quality of life in our community is supported by development that avoids negative impacts on residents and businesses and is compatible with, and enhances, our natural and built environment.***

Consistency: With carefully designed landscaped buffers and parkway improvements along perimeter roadways, The Arboretum blends into the existing natural and built-out areas of north Fontana. Amenities within each village will address the

community's recreation needs, with an emphasis on the pedestrian and open space. The Arboretum will also provide additional residents to support local businesses near the project area, including the future Corporate Corridor.

The Arboretum's perimeter landscape treatments, theme walls, and entry monumentation will visually enhance the area. In addition, the project's inherent walkability and accessible open space and recreational facilities will actually minimize vehicle trips and resulting emissions.

Within The Arboretum, signature parks, open space and recreational amenities promote an active lifestyle and opportunities for lifelong learning and environmental education. In essence, the balance between the built and natural environment is achieved through weaving an arboretum programmatic concept throughout all amenities.

Goal 3: ***Our community is developing in a unified, orderly, logical, environmentally sound manner, which ensures that the City is unified and accessible to all residents, and results in economically sound commercial areas, vibrant neighborhoods, and jobs-rich centers.***

Consistency: Development of The Arboretum will place more homes near new jobs envisioned as part of the Corporate Corridor. Proximity of jobs to housing minimizes trips and keeps residents working in the community in which they live, creating a complimentary relationship.

Also, the Activity Center proposed in The Arboretum Specific Plan will be supported by surrounding residential uses and provide needed neighborhood services close to homes.

Improvements to perimeter roadways, as well as new sidewalks, intersection treatments, and parkway landscaping, will physically connect The Arboretum to surrounding neighborhoods. The Community Trail maintains regional access to open space areas by connecting the Southern California Edison utility easement to The Arboretum. The high quality landscape plan for The Arboretum will add a strong aesthetic component at the northern gateway to the City.

In combination, the four villages of The Arboretum form a larger comprehensive master planned community that coordinates individual parcels of land and avoids piecemeal development of the area.

Goal 4: ***The quality of life and economic vitality in our City's core areas are enhanced by strategic infill of new development and revitalization of existing development.***

Consistency: As one of the largest remaining undeveloped areas in North Fontana, the addition of a highly amenitized, aesthetically pleasing residential community enhances Fontana's growing reputation as a City attracting quality residential development. The addition of over 3,500 housing units will provide new residents to energize the City's commercial and office areas, especially the future Corporate Corridor.

A.2 Circulation

Goal 1: ***A balanced transportation system for Fontana is provided that meets the mobility needs of current and future residents and ensures the safe and efficient movements of vehicles, people, and goods throughout the City.***

Consistency: The Arboretum Specific Plan is consistent with the Circulation Element of the General Plan with minor modifications. The Specific Plan provides for parkway improvements including new sidewalks and landscape areas to perimeter roadways. The Arboretum Specific Plan also maintains the basic roadway network of surrounding primary and secondary highways, and will not impede vehicular movement along Citrus Avenue and Sierra Avenue, major transportation routes for vehicular and truck mobility.

The Specific Plan requires that Terra Vista Street as it connects to Cypress Avenue, west of Sierra Avenue, be deleted from the City of Fontana's Circulation Master Plan (June 12, 2007). The Specific Plan upgrades the current roadway classification for Duncan Canyon Road from a Secondary Highway to a Modified Primary Highway to be consistent with the roadway design identified west of Citrus Avenue. The Specific Plan also upgrades the roadway classification for Cypress Avenue north of Duncan Canyon Road to Grapeland from a Secondary Highway to a Modified Primary Highway. South of Duncan Canyon Road, Cypress remains a Secondary Highway. The Specific Plan also changes Grapeland Street from Cypress Avenue to Sierra Avenue from Collector Street (Alignment Undetermined) to Collector

Street. All other General Plan roadway classifications will remain unchanged in the project area.

Direct access from private residential properties in The Arboretum to adjacent arterials will be restricted. Individual properties in The Arboretum may be accessed via private roads and entryways and public roads located perpendicular to adjacent arterials. These private streets allow internal access and circulation within the gated residential area of the Specific Plan. Through a system of well-spaced community entries at enhanced intersections, efficient mobility is ensured. Ample resident and guest parking is provided within the community, preventing spillover street parking along existing and planned arterials. No parking will be permitted on Citrus Avenue, Sierra Avenue, Grapeland Street, Casa Grande Avenue, Duncan Canyon Road or Cypress Avenue.

The collector roads within The Arboretum are designed to keep traffic moving at safe speeds with a minimum of through traffic and intersections. The use of tandem parking, rear-loaded designs, and shared driveways is also encouraged to further limit access to collector streets to ensure efficient vehicular flow. Within the villages of The Arboretum, enhanced intersection design and frequent neighborhood entries encourage slower traffic speeds for internal circulation. Traffic calming measures such as roundabouts, differentiated paving patterns, and bulbouts for pedestrian safety are encouraged, especially near recreational amenities.

The Arboretum Villages are internally oriented which encourages an active lifestyle of walking, hiking and recreation. Its extensive system of pedestrian paseos, park corridors, and greenways encourages walking and the safe movement of children to the schools, community recreation center and other parks and recreational amenities.

Goal 3: ***A circulation system is provided that reduces conflicts between commercial trucking, private/public transportation, and land uses.***

Consistency: The predominantly residential nature of The Arboretum lends itself to fewer conflicts with commercial trucking operations than other areas of the City. However, Sierra Avenue is identified in the Fontana General Plan as a primary trucking route for the City and has been designed to minimize the opportunity for potential pedestrian and vehicular traffic conflicts through the provision of enhanced intersections, landscape buffers, raised medians, and appropriate roadway widths. The design of the circulation system will reduce conflict between vehicular movement along internal roadway traffic and pedestrian and bicycle activity within The Arboretum. There will be no residential driveway access to major, primary and secondary highways or collector streets. This helps maintain an orderly flow of traffic on Citrus Avenue, Sierra Avenue, Cypress Avenue, Duncan Canyon Road, Casa Grande Avenue, and Grapeland Street. The Arboretum will also have an internal trail network.

A.3 Housing

Goal 1: ***A wide range of housing units by location, type of unit, and price is provided in our City to meet the existing and future needs of Fontana residents.***

Goal 2: ***We promote equal opportunity for all residents of our City to reside in the housing of their choice.***

Consistency (Goals 1 and 2): The Arboretum master planned community will help fill the housing needs of a rapidly growing region of San Bernardino County. The Arboretum Specific Plan increases the City's existing housing stock by introducing a variety of housing opportunities such as town homes, detached condos, motor courts, triplexes, and single-family detached homes. An assortment of detached and attached residential homes will be provided to achieve a complementary mix of housing types that will appeal to a range of future home buyers at varying economic levels, life stages and lifestyles.

A.4 Community Design

Goal 1: ***Our City has a unified overall community image and appearance, with distinct districts and neighborhoods.***

Consistency: The Arboretum Specific Plan has an attractive, orderly, and walkable design theme that is compatible with its surroundings and enhances the aesthetics of its location in north Fontana. Enhanced entry monumentation and gateway features—as well as village entries that carry the same theming and materials throughout the community—contribute to a unified community image. The four villages that make up The Arboretum each enjoy their own individual identity, with different housing options and recreational amenities creating distinct character in each village. Subtle changes in grade throughout the project will differentiate neighborhoods and identify signature recreation areas. The four villages of The Arboretum are also coherently unified through a landscape program for the overall community.

The proposed parks and amenities plan (found in Chapter 5), circulation and streetscape design (presented in Chapter 6), and design guidelines and landscape (located in Chapter 7) are attractive from both within and outside of the community, and the proposed landscape palette helps to provide a consistent image throughout the project area. Improvements to adjoining parkways include enhanced intersections, formal tree plantings, and landscape buffers. The installation of landscaping treatments and building setbacks will separate new homes from adjacent arterials. Specialized landscaping and recreational amenities customized for each village will help give The Arboretum a distinct identity. Chapter 7 of the Specific Plan contains design guidelines that will define the community's character.

Goal 2: ***We preserve and use our open spaces as recreational amenities, visual boundaries, and view corridors.***

Consistency: The four villages of The Arboretum will provide recreational amenities customized to the unique needs and lifestyles of their residents. The Arboretum community preserves over 30 acres of open space as recreational amenities in the form of neighborhood and community parks. The Arboretum Park at the core of the community serves as a landmark feature and a visual identifier to visitors.

The 31.2 acre SCE easement is also preserved as open space and will continue to serve as a visual boundary while preserving view corridors northwest of the site. Through coordination with SCE, portions of the easement can possibly be utilized for uses such as community gardens, nursery, or organic farming. Figure 5.9A illustrates how the Arboretum park connects to the SCE easement to provide a linkage to the proposed regional trail.

Goal 3: ***The major arterial thoroughfares of the City contribute to the overall image and diverse character of the community.***

Consistency: The landscaping and design standards (Chapters 5 and 7) for the major arterials of The Arboretum Specific Plan provide visual consistency and uniformity for the entire project area and seamlessly integrate the specific plan area with surrounding uses. The special landscape treatments, intersection treatments, and entryway features (landmark landscaping and gatehouse structures) will also serve as a visual northern gateway into the City of Fontana.

As identified in the City of Fontana General Plan, Sierra Avenue is a major north-south transportation corridor for the City and is designated as a major highway and a major truck route. Therefore, the landscaping chosen for this arterial has the opportunity to both identify The Arboretum as a quality community and to enhance the aesthetic impact of this stretch of road for the City as a whole. Proposed landscaping for Sierra Avenue includes a 20-foot median with large scale trees, flowering accent trees and shrub plantings. This landscaping is mirrored on the project side of Sierra Avenue, which includes a 22-foot landscape area with large scale evergreen and deciduous trees, flowering accent trees, and a variety of shrub plantings along with a 6-foot pedestrian sidewalk. The tree plantings will be formally and informally spaced, offering the feel of The Arboretum's "living landscape" as one approaches the community from this major arterial. The proposed landscaping for other major project arterials, including Citrus Avenue, Casa Grande Avenue, and Grapeland Street, incorporates similar landscaping as proposed for Sierra Avenue appropriate to the street hierarchy.

Goal 5.1: ***Existing and new development reflects extensive use of high quality, contemporary design, incorporating unifying, community-wide design elements.***

Consistency: The Arboretum will be distinguished for its high quality design standards for architecture, public facilities, and landscaping. The tremendous variety of its residential neighborhoods will feature attractive, well-articulated architecture that relates to the street in a pedestrian-friendly environment. Shared driveways and parking courts will minimize disruptions to the sidewalks, and single and attached residential products will feature attractive façade detailing, high quality building materials, and complementary color palettes.

The Arboretum will enhance the City's quality landscape standards by providing improvements along Citrus Avenue, Sierra Avenue and other perimeter roadways. These improvements include enhanced intersection treatments, ornamental windrows and decorative paving, and enhanced parkway design featuring formal tree groupings, and parkway plantings. These landscape improvements are a net plus for the City and will create an attractive, visually patterned experience as one travels the development's adjacent arterials.

The development of The Arboretum will be linked to a new community recreation center, schools, park, and a trail network. The single family attached and detached residential units envisioned for this project will have an emphasis on indoor/outdoor living—further supporting the arboretum theme. The architectural styles and assortment of gardens included in each village will be reflective of the residential product type and lifestyle associated there. For example, amenities near schools and single family homes may include tot-lot facilities, while amenities associated with attached homes may include barbecues, gazebos, and putting greens.

The aesthetic character of The Arboretum, including architecture, landscaping, walls and fences, and signage, are described in the design guidelines defined by Chapter 7 of the Specific Plan. These design guidelines assure that The Arboretum will be developed in accordance with a certain quality and character. A menu of architectural styles is provided in Chapter 7 that provides specific design guidance for the desired architectural character and quality of The Arboretum.

Goal 5.2: ***Neighborhood organization and design reflect diverse and high quality development standards, strong integration into the broader community, and energy-efficient environmental siting standards.***

Consistency: The Arboretum Specific Plan community incorporates a variety of residential products and an extensive parks and recreational network, and its design guidelines will ensure high quality architecture, streetscapes, and recreational amenities. The pedestrian paseo network is linked to the regional trail system, and the development's site planning will incorporate the latest design standards in energy efficiency and reduction of urban run-off, such as solar orientation of homesites and green infrastructure.

A variety of parks, with many sizes and offering various amenities, are strategically located throughout each of the four Arboretum Villages. In addition, pedestrian paseos promote walkability and enhance the pedestrian experience of the project. In these ways, residents and visitors are always near open space and recreational opportunities.

A principal feature of The Arboretum Specific Plan is the tremendous variety of its residential products and resulting villages. The community offers residents a wide array of floor plans, garage orientations, and architectural styles. Each planning area will feature its own unique architectural palette in units ranging from single-family homes, detached condos, apartments, townhouses, and motor courts. High standards of design quality and architectural detailing will create streetscapes of complementary color, varied rooflines, and visual interest.

The varied villages within The Arboretum Specific Plan not only provide an array of housing options for prospective residents, but also result in an interesting and diverse set of streetscapes within the community. Within each neighborhood, there are a variety of floor plans and building footprints to prevent visually monotonous plans. In addition, the various planning areas allow for different parking and driveway designs, including shared driveways, parking courts, tandem parking, and, in some cases, rear-loaded garages. These options enable street-facing architecture and fewer interruptions along the sidewalks, reinforcing the pedestrian orientation of the plan. Front doors of homes oriented toward local roads are encouraged to further contribute to a varied and interesting streetscene. In addition, the mix of densities and product types also leads to more efficient use of land in the area.

Goal 5.3: ***Activity centers, including shopping centers, contain a high level of pedestrian amenities, distinct and varied architectural details, and careful integration into surrounding residential areas.***

As discussed in Chapter 7, ***Design Guidelines and Landscape***, usable, pedestrian-oriented public space is encouraged within the fabric of the built environment of the Activity Center. Amenities such as benches, shade trees, fountains, and other design features are encouraged. Variations in materials and colors are encouraged in the architecture of the activity center, and design features to reduce massing and create a more pedestrian-friendly scale are suggested. Pedestrian access to the Activity Center will be provided through walkways that link up to the pedestrian paseos planned along Sierra Avenue.

Goal 6: ***Conflict and spillover effects at the interface of differing land uses are minimized with appropriate design standards.***

Consistency: The Plan's proposed schools are adequately buffered from surrounding arterials but conveniently located for public access. It is envisioned that convenient drop-off areas and pedestrian pathways will be located around the school sites. The Activity Center will be buffered from surrounding residential uses by landscaped walls and other features. The remainder of uses are predominately residential; therefore, it is anticipated that there will be minimal conflict between uses, as they are similar in nature.

A.5 Economic Development

Goal 1: ***A sustainable balance of residential, commercial, and industrial uses supports our City's economy.***

Consistency: The Arboretum Specific Plan supports the General Plan goal of a sustainable blend of land uses by providing a range of housing types, school facilities, and extensive recreational amenities. Based on surrounding land uses, this carefully planned community of villages is a logical use for this area in north Fontana. By providing quality housing for a range of households and improving arterial connections in the area, The Arboretum supports the adjacent land uses of the area and the City in general.

The Specific Plan encourages a variety of housing types. The Arboretum will also have a variety of amenities including several recreation centers, schools and parks, a pedestrian paseo and trails network, and open space as reflected in Chapter 4, ***Community Structure*** and Chapter 6, ***Arboretum, Gardens and Parks Program***.

Although no industrial uses are located within the project area, the proposed residential uses will support the future Corporate Corridor northwest of the project site that will offer a signature office/business park/industrial environment for the City. The Arboretum Specific Plan complements the emerging development context within north Fontana, contributing to a jobs-housing balance within the City.

The Arboretum contributes to the economic well-being of the City by offering quality development that will provide an employment pool and new residents to support commercial businesses. The Activity Center located along Sierra Avenue will offer quality neighborhood-serving commercial uses that will be convenient to residents of The Arboretum and surrounding residential areas.

A.6 Public Facilities, Services and Infrastructure

Goal 1: ***High quality schools with adequate physical capacity are provided in all areas of our City.***

Consistency: Educational opportunities are a cornerstone of The Arboretum community. Schools are a part of a community's social fabric at many levels, serving as centers of learning, employment, and social interaction. The integration of two new school facilities are envisioned for The Arboretum and will be linked to the surrounding neighborhoods not only physically, through the community trails network, but also through extended educational opportunities.

The school sites, located at the northeast corner of Citrus Avenue and Casa Grande Avenue and the northeast corner of Duncan Canyon Road and Cypress Avenue, function as the cornerstones of the villages in which they are situated. Both sites are under the jurisdiction of the Fontana Unified School District. Pedestrian connections tie the schools into the community and their strategic locations will be within walking distance for most, if not all, students within The Arboretum. It is envisioned that, to the extent practicable and subject to available funding, the school facilities will be developed using sustainable building practices, and, subject to District approval, may allow after-hours use of classrooms for classes or meetings or use of recreational facilities for after-school sports programs.

Goal 2: ***Our law enforcement and fire protection services meet our population's public safety needs and contribute to a sense of safety and high quality of life in our community.***

Consistency: Additional units generated by The Arboretum Specific Plan will require the need for additional police and firefighters. The City collects a Municipal Services Fee per dwelling unit to fund new officer and firefighter demands generated by The Arboretum community.

Goal 4: ***Health care services in our City are accessible and comprehensive, meeting the needs of all segments of the population.***

Consistency: Residents of The Arboretum will be served by the Kaiser Permanente Fontana Medical Center located at 9961 Sierra Avenue in Fontana. Other health facilities in the area include several Kaiser Permanente Medical Care Centers located throughout Fontana, the Sierra San Antonio Medical Plaza located at 16465 Sierra Lakes Parkway, and the Arrowhead Family Health Center located at 16854 Ivy Avenue.

Goal 5: ***Careful planning ensures the timely, logical, and cost-effective development of infrastructure facilities in our City.***

Consistency: The Specific Plan will provide for infrastructure improvements, including streets, utilities, water, sewer, and storm drain facilities as well as neighborhood parks, sidewalks, and landscaped community treatments. All facilities will be constructed and maintained in accordance with applicable standards. The Arboretum Specific Plan contains four residential villages and one Activity Center with neighborhood-serving commercial uses, which will be connected to the City's infrastructure systems as outlined in the City's Capital Improvements Projects list.

Goal 6: ***Our City manages its wastewater in an environmentally sound and cost-effective manner.***

Consistency: The Arboretum Specific Plan makes use of existing sewer and water facilities and infrastructure near the site and incorporates new storm drains to fit in the street where existing facilities are already located. Green infrastructure techniques, such as landscaped drainage channels that follow the natural contours of the site, allow water to percolate back underground, offsetting the need for traditional drainage infrastructure.

Goal 8: ***Our City's flood control and drainage system is equitably financed and offers***

exceptional protection of lives and property over a full range of minor to major floods.

Consistency: Due to the project area's proximity to the Lytle Creek Wash, a large portion of the Specific Plan property is located within a 100-year flood hazard area as identified by Federal Emergency Management Agency (FEMA) Flood Insurance Rate maps (FIRM). A letter of map revision (LOMR) to remove the project from the flood zone for the Specific Plan area went into effect on December 26, 2007.

Goal 9: ***Public utility companies provide contemporary levels of service in our community at competitive rates.***

Consistency: Public utility service will be provided in the Specific Plan area, consistent with City of Fontana requirements.

Goal 10: ***Our City uses the latest in communication technology to conveniently link homes, businesses, schools and public facilities to a dynamic community Intranet.***

Consistency: The Arboretum Specific Plan project will encourage the integration of high-speed internet access infrastructure for every home. Residences will be designed to connect to broadband if and when it becomes available in the area. Recreation centers within The Arboretum also may have business centers, computer labs, and conference rooms with high-speed internet access capabilities. If not provided directly to each home/facility, access may be provided at the community level through wireless internet (wi-fi) infrastructure.

A.7 Open Space and Conservation

Goal 1.1: ***Preserve Natural Open space in the San Gabriel Mountains and Jurupa Hills.***

Goal 1.2: ***Conserve Natural Habitat and Protect Rare, Threatened, and Endangered Species.***

Consistency (Goals 1.1 and 1.2): According to soil maps published by the United States Department of Agriculture, there is no Unique or Prime Farmland identified on the project site that will be impacted by the master-planned development. Soils on the project and throughout the City of Fontana consist of alluvium eroded from the San Gabriel Mountains. Consequently, soils in Fontana are generally coarse textured sands and gravels and not considered prime agricultural soils. There will be a conversion from vacant and undeveloped land to residential, commercial, and recreational uses within the project site. The City of Fontana General Plan does not identify any known nonrenewable mineral resources either on the site or in the immediate vicinity of the site that will be impacted by the project. The project site is located on the Lytle Creek alluvial fan and some of the development area may overlay aggregate resource areas. However, the site has not historically been used for mineral extraction. Furthermore, the extraction of aggregate resource areas would not be allowed by the City General Plan due to potential land use conflicts with surrounding proposed residential uses.

The Arboretum site is primarily vacant or undeveloped with a few mature trees and rocks scattered throughout the project area. As identified in the City of Fontana General Plan, the majority of the property contains Riversidean alluvial fan sage scrub (RAFSS). Other portions of the property contain nonnative annual grasslands, which are disturbed areas in which the native plant species have been replaced over time with opportunistic, nonnative plants.

Topographically, the site is characterized as flat to gently sloping in a southwesterly direction. As a result, the project site does not have any distinguishing geologic formations or topographic features due to its relative flatness. The project site lacks available water resources, which results in very low wildlife activity. Development of this project site would not affect any listed or sensitive species and/or habitat and, therefore, is considered to have no impact on biological resources. Studies

completed on June 12, 2007 and June 19, 2007, found that there was no occurrence of California Gnatcatcher or San Bernardino Kangaroo Rat, respectively, within the Specific Plan area.

The City has developed a Multiple Species Habitat Conservation Plan (MSHCP) for north Fontana to address possible impacts to federally listed species potentially occurring on vacant lands in north Fontana. USFWS has designated Critical Habitat for SBKR and the California Gnatcatcher that includes portions of north Fontana. The proposed MSHCP will include most of the vacant lands north of Summit Avenue, including lands designated as open space within the City's Sphere of Influence north of the Coyote Canyon Specific Plan area. The project shall be in accordance with the City's Interim Program until the MSHCP has been adopted.

Goal 2.1: ***Provide public access to and allow joint recreational use of utility corridors, wherever feasible.***

Goal 2.2: ***Expand the open space and conservation system, where feasible, to include private and public lands that offer multi-use open space and cultural resource opportunities.***

Consistency (Goals 2.1 and 2.2): As part of the Specific Plan, the SCE utility easement located northwest of the project site will be enhanced with landscaping improvements and offers opportunities for uses such as organic farming and natural open space. In the City's General Plan the SCE utility easement is proposed as a location for a regional recreational trail and Class I bike path. The Arboretum Specific Plan proposes a Community Trail to run along the SCE easement connecting the community, through the Arboretum Park, to natural open space. A landscaped buffer of trees and other plantings will accompany the Community Trail. Coordination with SCE will be necessary to develop appropriate uses within the corridor.

Goal 3.1: ***Maximize efficient allocation and water resource use for existing and future water consumers.***

Consistency: The Arboretum will encourage water conservation through techniques such as the use of low volume irrigation systems and drought-tolerant landscaping. Any water features built in the specific plan area will be designed to minimize the use of excessive amounts of water.

Goal 3.2: ***Protect water resources in the planning area from urban runoff and other potential pollution sources.***

Consistency: There are no known natural streams or water resources in the Specific Plan area.

Goal 4.1: ***The City will seek to identify and inventory all historical and archaeological resources within the City boundaries and its sphere of influence.***

Goal 4.2: ***The City will encourage and support the preservation, rehabilitation, and/or restoration of historical and archaeological resources within the City boundaries and its sphere of influence.***

Goal 4.3: ***The City will seek to integrate preservation of historical and archaeological resources into economic development strategy.***

Goal 4.4: ***The City will seek to increase public awareness and enjoyment of Fontana's heritage.***

Taking clues from the area's historic role as a successful citrus empire and the legacy of A.B. Miller's agricultural enterprise, The Arboretum Specific Plan will "bring the land to life" through the creation of a new community developed with an arboretum theme. This vision captures the essence of the community's heritage and translates it into a community that will continually evolve and grow with the needs of its residents, and in doing so, create a new legacy for the City of Fontana.

It is envisioned that the natural and historic resources on site will be incorporated into the design theme of The Arboretum. For example, rock materials deposited over hundreds of years by the now re-diverted Lytle Creek may be incorporated into landscaping design throughout the community, such as in park landscaping or as trail markers, to serve as a reminder of the site's history. These rocks were used to build irrigation canals on the site in the past and can be used in a contemporary way to enhance the connection of the community to the heritage of the land and the City.

A.8 Parks, Recreation and Trails

Goal 1.1: ***Our City's parks and recreation facilities meet the diverse needs of all segments of our population.***

Goal 1.2: ***Our parks and recreation programs incorporate the latest recreational features, responsive to population trends and citizen input.***

Goal 2: ***Adequate parks, recreation facilities, and after-school programs are provided in newly developed areas of our City.***

Consistency (Goals 1.1, 1.2 and 2): With private parks; a community park; a recreation center; an extensive trail network for walking, hiking and biking; the community's recreation amenities are wide ranging and for all ages, from active to passive uses. The private Parkhouse, located in The Resort Village, will also provide services to the community's residents, such as an internet café, fitness room, theater, and other social programs.

Goal 3: ***Our parks will be safe and well maintained.***

Consistency: As described in Chapter 7, *Design Guidelines and Landscape,* homes are encouraged to front onto parks, schools, and other community uses, providing "eyes on the street" so that residents are collectively participating in keeping the neighborhoods well maintained and safe. The private parks found within the Arboretum community will be HOA-maintained, while the two public parks (the Arboretum Park and the 3.7-acre Meadows Park) will be maintained by the City of Fontana (see Figure 5.2, *Public Versus Private Parks*). All parks within The Arboretum, public or private, will incorporate lighting, appropriate landscaping, and other techniques to ensure that the parks are well maintained and safe.

Goal 5: ***Our parks and recreational facilities are conveniently located and accessible to existing and future residents of our City.***

Consistency: The community amenities of The Arboretum will be made accessible to its future residents through expanded parkways, and pedestrian paseo and open space linkages. The signature park and recreation area of the community, located in the Arboretum Village, is at the core of the project, both physically and visually. It is envisioned and encouraged that residential units surround and face on to this park and garden area to promote a sense of connection to the "living landscape" of the community. Likewise, most parks found throughout the community are surrounded by residential units that are encouraged to face amenities to further enhance residents' connection to the landscape.

Goal 6: ***There is extensive use of non-motorized transportation, such as bicycles, equestrian, and pedestrian activity, throughout our City for recreation, access to community facilities, and even local commuting.***

Consistency: A hallmark feature of The Arboretum Specific Plan is its trail network, which is strategically linked with a variety of recreational opportunities. The residential nature of the villages within the Specific Plan area will also facilitate safe roads for biking around the community and the landscaped parkways provide for pedestrian walking comfort.

Goal 7: ***Bicycle and trail systems are connected to neighboring city facilities and to the regional network of trails and bikeways.***

Consistency: The Arboretum is located in close proximity to larger recreational facilities within the north Fontana area, such as the Fontana Park. Also, as identified in the Fontana General Plan, the SCE utility easement to the northeast of the project area is a proposed route for a regional recreational trail and Class I bike path, connecting to a larger regional trail network, that traverses the northern portion of the City and to other recreation facilities such as Fontana Park. A landscaped buffer of trees and other plantings accompanied by a 12-foot community paseo is proposed to run alongside the SCE utility easement within the project area and will link up to The Arboretum Park.

Goal 8: ***Proper design, development and maintenance standards for bikeways and trails are used for all trails and bikeways within our City***

Consistency: The trail and bikeway standards as described in the Specific Plan maintain the high standards of safety and aesthetics specified in the Parks and Recreation Element of the General Plan. Homeowners Association (private trails) or agreements with the City of Fontana (public trails) will be developed to ensure that trails and bikeways are properly maintained.

Goal 9: ***Our City's bikeways and trails are uniformly safe and accessible.***

Consistency: The trail and bikeway network within The Arboretum is designed for accessibility and safety. Community greenways and neighborhood park corridors are separated from automobile traffic, in part for the safety of children and pedestrians and in part to enhance the serenity of open space amenities. The community trail will be privately maintained and designed for safe access and use.

Most of the community's hiking and biking trails are completely separated from vehicular traffic. The trail system within The Arboretum is primarily an internal network separated from the road system. However, in the few areas where a trail or community path intersects a road, enhanced intersections and crosswalks will be provided.

Goal 10: ***Our system of bikeways and trails is benefited by efficient use of utility easements, flood-control easements, and railroad rights-of-way.***

Consistency: The SCE utility easement to the northwest of the site, specified as a future Class I bikeway and regional recreational trail in the Fontana General Plan, can easily be connected to The Arboretum through strategic trail connections and themed landscaping.

Goal 11: ***Improvements to our parks and trails system are funded as a regular component of our capital improvement program along with a variety of sources both within and outside of the City.***

Consistency: The recreational amenities found in the gated village of The Resort are private and will be maintained through a Homeowners Association. Recreational amenities found in the non-gated Meadows Village are public features that will be maintained by the City of Fontana. Recreational amenities within the four planning areas at the Arboretum Village are private facilities that shall be maintained by a homeowners' association, while the Arboretum Park is a public amenity to be maintained by the City of Fontana. Recreational amenities in the Gardens Village are private amenities to be maintained by a homeowners' association. The Developer shall ensure agreements are in place with the City of Fontana for maintenance of public recreation areas. Maintenance funding will need to be included in the City's Capital Improvement Plan.

A.9 Safety

Goal 1: ***Injury and loss of life, property damage, and other impacts caused by seismic shaking, fault rupture, ground failure, earthquake induced landslides, and other earthquake-induced ground deformation are minimized in our City.***

Goal 2: ***The risk to life and limb, and property damage resulting from geologic hazards is minimized in our City.***

Goal 3: ***Injury, loss of life, property damage, and economic and social disruption caused by flood and inundation hazards are minimized in our City.***

Goal 4: ***Threats to public and private property from urban and wildland fire hazards are reduced in our City.***

Goal 5: ***The potential for hazardous contamination is reduced in our City.***

Goal 6: ***Plans for emergency response and recovery from natural and urban disasters are prepared for in our City.***

Consistency (for Goals 1–6): Adequate police and fire protection will be available to the site, consistent with City of Fontana requirements. The Arboretum Specific Plan site design incorporates appropriate grading and development design standards to protect the community from seismic, flood, and geological hazards. The circulation system for The Arboretum has been designed to facilitate emergency access consistent with the City of Fontana's Public Services requirements. Also, buildings will be equipped with emergency sprinkler systems as a first line defense against fire hazards.

A.10 Noise

Goal 1: ***Our City protects its sensitive land uses from excessive noise through diligent planning.***

Consistency: The development standards for The Arboretum have incorporated both State of California and City of Fontana interior and exterior noise standards for the development of residential areas. Proper sound attenuation will be provided by a combination of building setback, wall construction, and building type location throughout the site.

Goal 2: ***Our City has a diverse and efficiently operated ground transportation system that generates the minimum feasible noise on its residents.***

Consistency: Major arterials are located on the periphery of the site, with a community-theme wall made of split-face block providing sound attenuation for nearby houses.

Goal 3: ***Our City's residents are protected from the negative effects of "spill over" noise in our community.***

Consistency: Much of the northwestern border of The Arboretum site is buffered from surrounding land uses by open space and utility easements. However, the eastern, western, and southern edges within the project are located adjacent to major arterials, such as Sierra Avenue, Citrus Avenue, Casa Grande Avenue, and Duncan Canyon Road. Arterials generate noise from vehicular and truck traffic, and as a result, measures such as landscape treatments, landscaped berms, tree plantings, and community perimeter walls are proposed within the community to buffer residents from the impacts of traffic noise. Building-level noise reducing strategies, such as dual paned glass in residential units along the project edges, are encouraged to further buffer residents from the impacts of traffic-generated noise.

A.11 Air Quality

Goal 1: ***Air quality improvements are achieved in our City while continued economic growth has been sustained.***

Goal 2: ***Our City has a diverse and efficiently operated ground transportation system that generates the minimum feasible pollutants.***

Goal 3: ***A concerted effort to reduce energy consumption in our City results in reduced emissions.***

Goal 4: ***The minimum practicable particulate emissions are released in our City from construction and operation of roads and buildings.***

Consistency (for Goals 1–4): The trail and pedestrian paseo features of The Arboretum Specific Plan provide alternatives to automobile transportation within the community, thereby reducing unnecessary vehicle trips within the project area and lessening emissions to some extent while at the same time helping to further support Healthy Fontana initiatives. Extensive numbers of trees proposed for the project's "living landscape" help to clean the air of pollutants. The Arboretum Specific Plan may also explore implementation of "green" initiatives such as the exchange or purchase of trip credits based upon the number of trees planted in the community. It is encouraged that community landscaping features such as trees be planted to benefit the community at many levels.

This page intentionally left blank.

Appendix B

Community Gardens

In terms of parks and amenities, the Arboretum Specific Plan project is, in essence, a community of gardens, each with their own unique theme. The Meadows Village, will have a minimum of three gardens, the Gardens and Resort Villages will each have a minimum of three gardens, and the Arboretum Village will incorporate gardens into the Arboretum Park. The final site plan for each community garden will be approved by the City of Fontana's Public Works Department and the Fontana Police Department for the security and safety of residents and guests. Garden space is incorporated into the plan for the Arboretum Park (see Figure 5.9, *The Arboretum Park*) and shall be used to guide the landscape and plant palette for each landscape district, as outlined in Chapter 7. Garden themes for The Arboretum will include but are not limited to:

- Adventure play
- Art
- Astrological
- California Native Plant
- Community
- Cottage
- Culinary
- Edible
- Educational
- Enchantment
- Flower
- Free speech
- Gaming
- Heritage tree
- Historical
- Humming bird
- Meditation
- Memorial
- Mission
- Mosaic
- Music
- Painters
- Rain
- Reflection
- Rock
- Rose
- Safari
- Scented
- Sculpture
- Small childrens'
- Sound
- Sun/solar
- Sustainable
- Topiary
- Water
- Wind
- Zen

Adventure Play Garden

DESCRIPTION

A garden scaled for children which may include climbing elements, interactive water features, and small scale archways. Pockets of landscaping with educational experiences designed to promote exercise, confidence, motor skills, and interaction should also be included.

REQUIREMENTS

- Lighting
- Parental viewing and gathering spaces
- Restrooms
- Security fencing

VALUE ADDED

- Child development
- Child interaction
- Educational
- Social gathering

PROGRAMMING PARTNERS

- After-School Activity Program (A.S.A.P.)
- KinderCare Learning Centers
- Boys and Girls Club
- Local elementary schools
- Local day-care facilities

Art Garden

DESCRIPTION

A garden design to showcase art installations. The garden should be organized as a progression of experiences like an outdoor art museum. It can include permanent as well as nonpermanent art pieces. Art should be incorporated into multiple aspects of the garden and special attention should be paid to making the pieces interactive if possible.

REQUIREMENTS

- Art to be integrated into multiple garden designs
- Benches and trash receptacles should also be art pieces
- Security fencing

VALUE ADDED

- Educational
- Event space
- Peaceful retreat
- Social gathering

PROGRAMMING PARTNERS

- Fontana Art Affiliates Foundation
- Fontana Art Association
- Art Depot

Astrological Garden

DESCRIPTION

Astrological signs have an association to one of the elements. An astrological garden should contain some or all of the four elements - earth, fire, air, and water. There should be private opportunities to watch the stars throughout the garden and pathways should be provided to improve internal movement. The elements should be combined throughout the landscape. The garden can have signage with glow in the dark star maps and the landscape features may be named after characters in the zodiac. Each astrological sign has associated plant materials that could be incorporated.

REQUIREMENTS

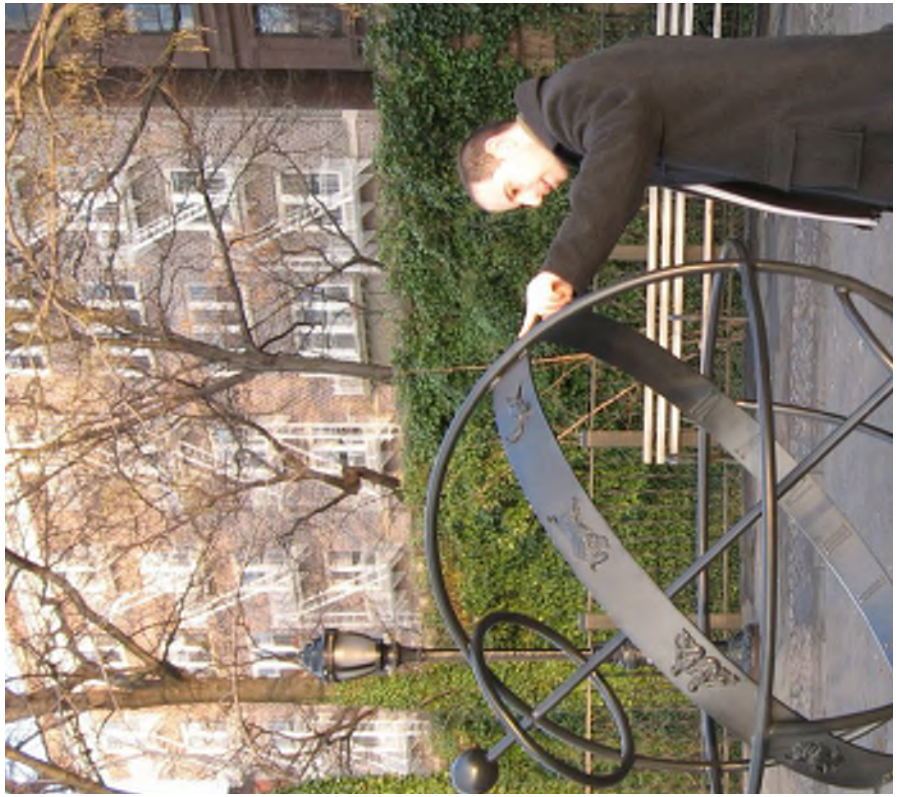
- Astrological maps
- Limited lighting areas to watch the stars
- Signage

VALUE ADDED

- Educational
- Event space
- Leisure
- Social gathering

PROGRAMMING PARTNERS

- Riverside Astronomical Society
- Astronomical Society of the Pacific
- American Astronomical Society
- International Dark Sky Association
- Palomar Observatory



California Native Plant Garden

DESCRIPTION

A garden comprised of California native plants, with an emphasis on Inland Empire varieties. This garden gives residents the opportunity to learn the valve of native landscape and how plants differ among regions. Informational signage can teach visitors the potentially negative impacts of having non-native species as opposed to native species.

REQUIREMENTS

- Benches
- Demonstration area
- Design micro-climates using topography or adjacent land uses
- Open space
- Plants that range from meadows to foothills
- Water elements including small streams or fountains

VALUE ADDED

- Educational
- Gathering place
- Water conservation

PROGRAMMING PARTNERS

- California Garden & Landscape History Society
- California Horticultural Society
- California Native Plant Society

Community Garden

DESCRIPTION

A garden comprised of plots that can be leased to community members to grow herbs, vegetables, and/or flowers. This garden could be combined with the Culinary Garden. The garden should foster interaction among community members and encourage cooperation.

REQUIREMENTS

- Composting bins
- Irrigation
- Lighting
- Security fencing
- Sunlight
- Tool shed

VALUE ADDED

- Educational
- Sense of accomplishment
- Social Gathering

PROGRAMMING PARTNERS

- The City of Fontana Community Garden Program
- Fontana Nursery
- Lucky Plants
- Avila's Garden Art
- Boys and Girls Club

Cottage Garden

DESCRIPTION

This garden is based on an English garden with white picket fences and utilizes traditional English varieties. The garden should be full of flowers as well as more artistic features such as crystal-gazing balls and appropriate statues. A Cottage Garden should feel like an outdoor room which is warm and inviting to all community residents.

REQUIREMENTS

- Benches
- English-style fencing
- Lighting
- Multiple floral varieties
- Small art pieces

VALUE ADDED

- Peaceful retreat
- Social gathering
- Unique space

PROGRAMMING PARTNERS

- Josephine Knopf Senior Center

Culinary Garden

DESCRIPTION

This garden would provide an outdoor kitchen where cooking classes could be held and instruction could be given on how to grow and prepare plants, herbs, spices and garnishes for cooking. The Community Garden and/or the Edible Garden could be incorporated with the Culinary Garden to provide ready access to fresh spices and produce.

REQUIREMENTS

- Indoor/outdoor kitchen
- Security fence

VALUE ADDED

- Educational
- Family environment
- Fragrant smells
- Social gathering

PROGRAMMING PARTNERS

- Cypress Community Center
- Regional cooking schools

Edible Garden

DESCRIPTION

A garden comprised of edible plant species including Kiwi, Loquat, Citrus, Grapes, and Berries. Community members would help plant the trees and would be able to take the produce for personal use. This garden could be incorporated with the Community Garden and/or the Culinary Garden.

REQUIREMENTS

- Composting bins
- Lighting for winter maintenance
- Security fencing
- Tool shed

VALUE ADDED

- Educational
- Harvest festival
- Social gathering

PROGRAMMING PARTNERS

- Mariposa Horticultural Enterprises Inc.
- American Horticultural Supply, Inc.
- Organic farmers
- Whole Foods or other organic food distributors

Educational Garden

DESCRIPTION

A garden where children can learn the process of cultivating crops from start to finish, the effects of the season, and environmentally friendly practices such as water conservation and sustainability.

REQUIREMENTS

- Crop boxes
- Irrigation
- Lighting
- Security fencing

VALUE ADDED

- Child interaction
- Educational
- Stimulating environment

PROGRAMMING PARTNERS

- After-School Activity Program (A.S.A.P.)
- KinderCare Learning Centers
- Local elementary schools
- Local day-care facilities
- Boys and Girls Club

Enchantment Garden

DESCRIPTION

This magical enchantment garden would feature trolls, dragons, rainbows, unicorns, gnomes and hidden fairies. This would be an interactive experience for children allowing them to become involved in the landscape. Connections could be made between the garden and children's fairytales.

REQUIREMENTS

- Interactive art pieces
- Lighting
- Thematic garden sculptures

VALUE ADDED

- Child interaction
- Fun and entertaining environment
- Social gathering

PROGRAMMING PARTNERS

- After-School Activity Program (A.S.A.P.)
- KinderCare Learning Centers
- Local elementary schools
- Local day-care facilities
- Fontana Libraries
- Boys and Girls Club

Flower Garden

DESCRIPTION

A flower garden can be located on any size piece of land and incorporate any variety of flowers. The garden could take up space along the street, within a larger garden or park, or in small unused spaces in residential areas. Space should be provided for observation and, if unique varieties are utilized, a brief detailed description should be placed near the flowers.

REQUIREMENTS

- Benches (if appropriate)
- Irrigation
- Signage (if appropriate)

VALUE ADDED

- Fragrant
- Visually pleasing

PROGRAMMING PARTNERS

- Fontana Nursery
- Lucky Plants
- Avila's Garden Art
- Monrovia Nursery
- Sunset Magazine

Free Speech Garden

DESCRIPTION

A fairly large garden that could become a public space containing an amphitheater. The garden may facilitate speeches, performances or open dialogue among users. It may also incorporate wall space for people to display their poetry, painting, or other artistic pieces.

REQUIREMENTS

- Lighting for shows and performances
- Security fencing

VALUE ADDED

- Community interaction
- Educational
- Social gathering

PROGRAMMING PARTNERS

- Chaffey College
- The Fontana Mummers, Inc. Community Theatre
- The Fontana Art Association

Gaming Garden

DESCRIPTION

The Gaming Garden can be stand-alone or located within a larger garden or park. It is designed to encourage participation in game activities for community members of all ages. Possible games that could be utilized include chess, checkers, bocce, cards, hopscotch, and board games. An area could be set up for users to play computer games via their personal laptops.

REQUIREMENTS

- Electricity for outdoor computer use
- Equipment for games
- Lawn
- Seating
- Storage
- Tables

VALUE ADDED

- Mental/physical growth
- Public forum
- Social gathering
- Theoretical discussions

PROGRAMMING PARTNERS

- Josephine Knopf Senior Center
- Additional Senior Centers in the area
- Boys and Girls Club
- Local elementary and middle schools
- Development of local Chess Club

Heritage Tree Garden

DESCRIPTION

A Heritage Tree Garden is a break in the street scene to plant a large specimen Heritage tree and the associated garden space. As properties develop and trees outgrow their location they can be transplanted to a Heritage Tree Garden or Heritage Tree Space along the street.

REQUIREMENTS

Large Heritage Trees Examples

- Oak Trees
- Sycamore Trees
- Silk Floss Trees
- Pine Trees
- Dawn Redwood
- Cedar Trees
- Ficus Trees
- Fire Wheel

VALUE ADDED

- Cultural identity
- Interesting feature to parks, gardens, and streetscapes
- Reuse of trees

PROGRAMMING PARTNERS

- California Beaver Tree Services
- Mariposa Horticultural Enterprises Inc.
- American Horticultural Supply, Inc.

Historical Garden

DESCRIPTION

A garden highlighting the historical significance of Fontana and the Inland Empire. Could be a part of the fabric of a community park and would require relatively more space than other garden options. If space allows an information kiosk or building should be incorporated into the site.

REQUIREMENTS

- Benches or other seating
- Information center (if possible)
- Lighting
- Restrooms
- Signage

VALUE ADDED

- Community asset
- Educational
- Leisure

PROGRAMMING PARTNERS

- Fontana Historical Society
- San Bernardino County Museum

Hummingbird Garden

DESCRIPTION

A garden containing a variety of plants that attract hummingbirds. Examples of these plants are: Gladiolus, Lion's Tail, Geranium, and Humming Bird Bush. The garden could also include annuals, perennials, ground cover, vines, shrubs, and trees that the whole community could enjoy.

REQUIREMENTS

- Keep feeders clean and provide the correct food
- Plant clusters of species together
- Plant flowers with different blooming times
- Place plants in several places
- Provide maintenance for plants
- Utilize bright flowering plants

VALUE ADDED

- Educational
- Unique space scenery
- Visually pleasing

PROGRAMMING PARTNERS

- Fontana Bird Park
- National Hummingbird Society

Meditation Garden

DESCRIPTION

As a quiet garden, this area would provide ample seating for patrons wishing to stay for extended amounts of time. Plants that absorb noise should be utilized for quiet contemplation. Trees should be used to create shade and a feeling of seclusion.

REQUIREMENTS

- Lighting
- Noise absorbing plants
- Seating
- Trees

VALUE ADDED

- Peaceful retreat

PROGRAMMING PARTNERS

- Cypress Community Center
- Local yoga classes

Memorial Garden

DESCRIPTION

A garden with or without monuments. The space could be dedicated in whole or in part and should contain structural elements honoring or celebrating a person, place, or event. The memorialized may or may not be site/geographic area specific. Quiet places for contemplation should be available and seating should be provided around monuments. If appropriate, signage should provide a brief description of the monument and its significance.

REQUIREMENTS

- Flag poles
- Monuments if appropriate

VALUE ADDED

- Educational
- Historical
- Iconic
- Peaceful retreat

PROGRAMMING PARTNERS

- Fontana Historical Society
- San Bernardino County Museum
- Veterans Memorial Park

Mission Garden

DESCRIPTION

The Mission Garden would communicate the significance of agriculture in California's early history. Some examples would be grape vines and pomegranate, apples, pears, nuts, olives. Later the Missions added fountains, Jacaranda trees, African Cape Chestnut Trees, Mockorange, Cestrum, Pineapple Guava, Athel Tree, S. African Jade, Calla Lillies, Blue Hibiscus, Bougainvilla, Angel's Trumpet, and Pepper Trees for the sake of beauty. A description of each type of plant used should be provided to inform visitors of its significance in California's agricultural history.

REQUIREMENTS

- Irrigation
- Lighting
- Signage

VALUE ADDED

- Educational

PROGRAMMING PARTNERS

- Mission San Diego de Alcala
- Mission San Luis Rey de Francia
- Mission San Juan Capistrano
- Fontana Historical Society
- San Bernardino County Museum

Mosaic Garden

DESCRIPTION

A garden designed to showcase mosaic tile patterns on pathways and benches. The garden should also include colored floral patterns and "kaleidoscope" style design elements. The mosaic pieces could be made by community members and showcased in the garden. There could also be programmed activities to help create new mosaic items to fill the space as needed.

REQUIREMENTS

- Lighting
- Seating
- Security fencing

VALUE ADDED

- Social gathering
- Visually pleasing

PROGRAMMING PARTNERS

- Local mosaic artists
- Local art classes

Music Theatre Garden

DESCRIPTION

A garden comprised of space for musical and theatrical performances. It could be used by public/private groups or as an open space for social events. This garden could work within a larger space but could also be small, allowing room for private musical practice or small group performances.

REQUIREMENTS

- Amphitheater–style seating
- Hedge backdrops and wings
- Lighting for night performances
- Speakers

VALUE ADDED

- Education
- Entertainment
- Social Gathering

PROGRAMMING PARTNERS

- Floree Music Co
- Local elementary, middle, and high schools
- The Fontana Mummers, Inc. Community Theatre
- The Fontana Art Association

Painter's Garden

DESCRIPTION

A garden that strives to create spaces and settings to nurture and encourage artistic growth. The garden should be organize in a manor which allows it to be an ever changing environment through out the seasons. Sculptural elements promoting the arts could be utilized to set the tone for the garden. Seating areas should be positioned thoughtfully so that patrons have the ability to draw or paint their landscape without difficulty.

REQUIREMENTS

- Various styles of seating
- Open lawn space
- Visually interesting floral features

VALUE ADDED

- Educational
- Personal growth
- Social gathering
- Stimulating environment
- Theoretical forum

PROGRAMMING PARTNERS

- Fontana Art Affiliates Foundation
- Fontana Art Association
- Art Depot
- Local elementary, middle, and high schools
- Local community colleges

Rain Garden

DESCRIPTION

A garden designed to be experienced in the rain. Shelters that make sound when it rains should be provided. Runoff treatment can enliven the space by activating waterfalls and water wheels. Shishi-odoshi, a shallow depression that is planted with wetland species that come alive only when it rains, can give new life to the garden in the days following a rainfall. Prairie wildflowers and grasses should be utilized throughout the garden.

REQUIREMENTS

- Rain protection structure
- Run off from surrounding buildings
- Seasonal maintenance
- Water depth no greater than twelve inches

VALUE ADDED

- Educational
- Improve water quality
- Sustainability
- Wildlife habitat

PROGRAMMING PARTNERS

- California Garden & Landscape History Society
- Fontana Water

Reflection Garden

DESCRIPTION

A garden dedicated to displaying reflective elements and structural pieces. Clear, still water elements can be utilized to create large reflective spaces. Small items such as silver or copper garden charms create small interactive reflective areas. Mirrors can be utilized throughout the space to give the garden a unique and mysterious feeling. Seating should be provided near reflective pieces allowing users to contemplate their reflections and the reflections of the space around them.

REQUIREMENTS

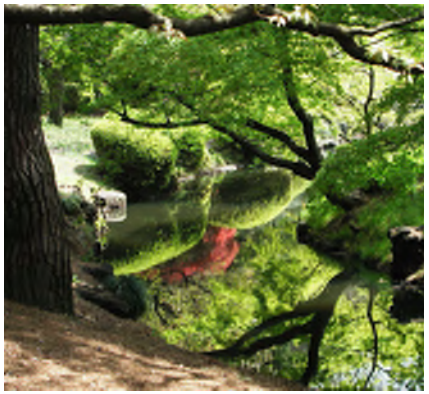
- Lighting
- Mirrors
- Reflective structural pieces (silver or copper garden charms)
- Seating
- Water elements

VALUE ADDED

- Quiet space
- Social gathering
- Visually pleasing

PROGRAMMING PARTNERS

- Local artists
- Avila's Garden Art



Rock Garden

DESCRIPTION

A garden constructed of rocks collected from the area. Rock gardens could be used as monumentation at street corners, on their own, or within a larger garden or park. Gravel could be used for paths to provide circulation within the garden. Larger rocks could be stacked as sculptures or landscape elements. Rocks of various sizes could be utilized to create stream or waterfall features.

REQUIREMENTS

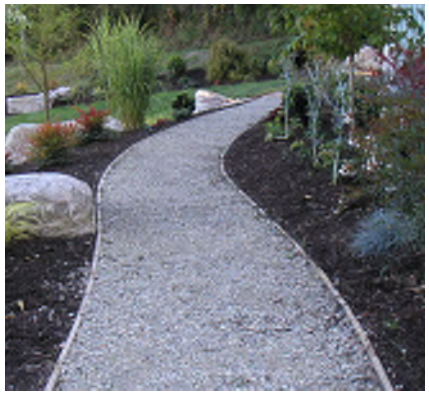
- Different rock types collected from site
- Water element(s)

VALUE ADDED

- Low maintenance
- Reusing site rocks is a naturally cost effective way of designing a garden
- Unique space

PROGRAMMING PARTNERS

- Local landscapers
- Local rock distributors



Rose Garden

DESCRIPTION

A garden being comprised primarily of plants of the Rose family. A Rose Garden can be created in any size space, from along the street to a garden all its own. A variety of colors should be utilized to create a visually pleasing space. Seating should be provided for users to stop and enjoy the garden. Rose vines can grow on iron archways. In larger gardens pathways should be provided to improve access to all areas. Small informational signs can describe the rose varieties used throughout the garden.

REQUIREMENTS

- Irrigation
- Maintenance shed
- Seating and leisure areas

VALUE ADDED

- Botanical research
- Educational
- Sensory

PROGRAMMING PARTNERS

- Fontana Family Memorial Rose Garden
- American Rose Society
- County rose societies
- Garcia's & R Nursery
- Local nurseries specializing in roses

Safari Garden

DESCRIPTION

A garden that imitates the essence of the safari in a California setting. The garden should include different habitats such as grasslands, savannah, forest, karoo, and fynbos. Medianal plants common in Africa should be incorporated to educate garden users.

REQUIREMENTS

- Education area
- Lighting
- Sound
- Varied habitats
- Water elements

VALUE ADDED

- Educational
- Social gathering
- Unique space
- Visually pleasing

PROGRAMMING PARTNERS

- Local landscapers specializing in plants utilized in the Safari Garden

Scented Garden

DESCRIPTION

A garden comprised primarily of fragrant plant materials. The garden could be located along a path or a street corner because minimal space is required. The goal of this space is to provide quick sensory stimulation to community residents who encounter it while going about their daily routine.

REQUIREMENTS

- Located in pedestrian traffic areas
- Small space

VALUE ADDED

- Can be used to mask unpleasant smells
- Enjoyment possible for community residents who are visually impaired
- Mental associations between scents and particular streets

PROGRAMMING PARTNERS

- Fontana Nursery
- Lucky Plants

Sculpture Garden

DESCRIPTION

A garden dedicated to displaying the works of both local and non-local artists. The space can be static or active in the placement and permanence of pieces. The space should be able to adapt to fit new pieces as they rotate in and out throughout the year. A Sculpture Garden might be a large garden on its own or could be a small piece of a larger garden or park. Sculptures could be interactive or purely visually pleasing. An informational sign should accompany each sculpture describing the artist and any interesting facts about the piece.

REQUIREMENTS

- Lighting, with special attention to areas directly around pieces
- Pre-planning for footings/attachments to support art display
- Seating
- Security fencing
- View stands
- Visibility from the street to increase informal security

VALUE ADDED

- Iconic
- Public venue for artists
- Social gathering

PROGRAMMING PARTNERS

- Fontana Art Affiliates Foundation
- Fontana Art Association
- Art Depot
- Local elementary, middle, and high schools
- Local community colleges
- Local artists

Secret Garden

DESCRIPTION

A garden accessible through a unique door frame entryway or through some other covered element. Trellises that veil the garden should be utilized, while maintaining the safety of the site, to provide cover. There may be some sort of mysterious elements within the garden such as unique art pieces, creative water elements, or special seating options.

REQUIREMENTS

- Art or water elements
- Lighting
- Seating
- Security fencing

VALUE ADDED

- Peaceful retreat
- Social gathering
- Unique space

PROGRAMMING PARTNERS

- Fontana Libraries
- Local elementary, middle, and high schools
- Day-care programs

Small Children's Garden

DESCRIPTION

A garden space catering to the growth and advancement of children through designed spaces and activities. The garden can be interactive and should encourage cooperation and sharing between children. The Small Children's Garden is more passive than the Adventure Play Garden but should provide similar accessibility and safety features.

REQUIREMENTS

- Eliminate hazardous elements (poisonous varieties and plants with thorns)
- Heightened visibility
- Seating in viewing areas
- Security fencing

VALUE ADDED

- Educational
- Physical/mental/social growth
- Social interaction between children and between child and caregiver

PROGRAMMING PARTNERS

- After-School Activity Program (A.S.A.P.)
- KinterCare Learning Centers
- Boys and Girls Club
- Local elementary schools
- Local day-care facilities

Sound Garden

DESCRIPTION

The Sound Garden should be a place where sound is generated and where appropriate sound can be made by garden users. Waterfalls could be incorporated in addition to plants that make noise when the wind blows (Bamboo). Chimes placed throughout the space at different heights can create different ranges of sound. Plants that attract birds can be used to generate sound from animals. Depending on location and adjacent land uses, the space could potentially be a place for people to bring their own instruments and play alone or in groups.

REQUIREMENTS

- Consideration of wind patterns
- Lighting
- Noise-making art elements (charms)
- Noise-making plants
- Plants that attract birds
- Security fencing

VALUE ADDED

- Educational
- Place to enjoy music made by surrounding instruments
- Social gathering
- Stimulating environment

PROGRAMMING PARTNERS

- Fontana Art Affiliates Foundation
- Fontana Art Association

Sun Garden

DESCRIPTION

This garden should be characterized by a visitor's awareness of the sun. Exposed as well as shaded areas should be provided to increase awareness and respect for the sun. The planting should also reflect a heightened sensitivity to sunlight; trees should cascade down, providing shade and enclosure, while sun-sensitive flowers open and close with the sun's rising and setting. Thick, low-canopied trees will provide the most appropriate shade and sun-sensitive epiphytic flowers and anemone flowers will improve awareness of the sun and its effect on plant life. Art pieces featuring the sun or solar patterns should be utilized to educate garden users about the sun and solar energy.

REQUIREMENTS

- Art pieces featuring the sun or solar energy
- Seating
- Sundial
- Tool shed
- Trees for shade

VALUE ADDED

- Community asset
- Leisure
- Social gathering

PROGRAMMING PARTNERS

- Riverside Astronomical Society
- Astronomical Society of the Pacific
- American Astronomical Society

Sustainable Garden

DESCRIPTION

A Sustainable Garden should be filled with drought-resistant species. The garden could potentially be connected to a plant store with workshops teaching community members how to design and maintain drought tolerant/sustainable gardens. This garden is encouraged in spaces that have street frontage so community members have the opportunity to stop and buy plants for their own garden. Use of organic soils and fertilizers, beneficial insects, diversity of plants species, and use of compost to supply soil with nutrients is encouraged. Signage describing the garden should be placed conveniently so that users can learn about sustainable design.

REQUIREMENTS

- Compost bins
- Lighting for winter maintenance
- Recycle bins
- Seating for workshops
- Street frontage
- Tool shed

VALUE ADDED

- Commercial
- Educational
- Environmentally friendly
- Social gathering

PROGRAMMING PARTNERS

- Fontana Water
- Home-based Greencycling and Composting Program, sponsored by University of California Cooperative Extension, San Bernardino County

Topiary Garden

DESCRIPTION

A Topiary Garden is characterized by artistically shaped hedges and bushes. The garden could create unique designs on the ground plane. A small hedge maze could be developed to entertain residents of all ages. Different sculpted plants, potentially symbolizing something relevant to the area, could be utilized for entertainment or educational purposes. Plant colors could symbolize relationships or the colors could help identify each sculpture (animals, people, or abstract design).

REQUIREMENTS

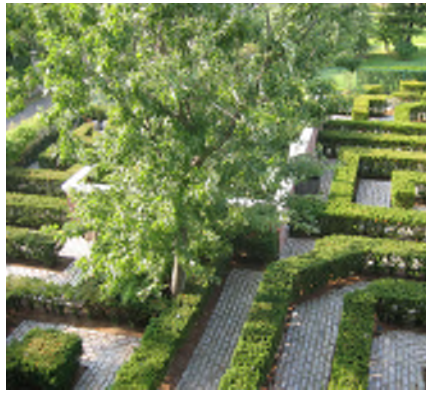
- Maintenance care
- Sunlight
- Variety of plant sizes

VALUE ADDED

- Fun and challenging space
- Visually pleasing
- Peaceful/relaxing environment

PROGRAMMING PARTNERS

- Lucky Plants
- Mercado's Nursery
- Local topiary specialists



Water Garden

DESCRIPTION

For this garden a wide range of different elevations of water should be utilized. Waterfalls, ponds, and streams all play an important part of the water system and should be featured in this garden. A variety of water plants (water lilies, pond weed, water hyacinth) and fish could be used to create a Japanese Water Garden-style space. A reflecting pool could be incorporated to encourage private reflection. The garden should create different spaces and have small streams running throughout it.

REQUIREMENTS

- Irrigation
- Seating
- Shade to relax and rest
- Upkeep of plants and water features

VALUE ADDED

- Educational
- Relaxing
- Social gathering
- Soothing sounds of running water

PROGRAMMING PARTNERS

- California Garden & Landscape History Society
- Fontana Water

Wind Garden

DESCRIPTION

A garden comprised of wind chimes and or windmills. This garden could incorporate prairie grass in order to create a visual effect of wind. The Wind Garden can be tied into the Zen garden because of their peaceful qualities.

REQUIREMENTS

- Generator to capture energy
- Maintenance for wind chimes
- Tall tree species
- Thoughtful placement in order to capture wind

VALUE ADDED

- Educational
- Generate electricity
- Peaceful
- Phytoremediation with prairie grasses

PROGRAMMING PARTNERS

- Fontana Art Association
- Southern California Edison

Zen Garden

DESCRIPTION

The Zen Garden is a style of Japanese garden design that is very simple with Buddhist references. Raked gravel and/or sand in a pattern to look like flowing water is a common element of this style. Rocks that look like islands or mountains with some plants are utilized alone or in groups. Ferns and moss should accompany these other elements to provide some vegetation. Quiet sitting areas are very important to this garden and should be provided where users can rest and observe the garden's elements. Small Japanese-inspired sculptures or water features could be utilized as long as they do not detract from the other artistic elements of the garden.

REQUIREMENTS

- Rakes
- Sand or gravel
- Sitting areas
- Unique rocks

VALUE ADDED

- Education
- Stress release
- Visually pleasing

PROGRAMMING PARTNERS

- Inland Empire Bonsai Society
- Japan America Society of Southern California

This page intentionally left blank.

Appendix C

Infrastructure and Assessment Estimates

C.1 Backbone Infrastructure Costs

Estimated infrastructure costs by development phase (at the time of initial Specific Plan adoption) are detailed in Table C.1, Specific Plan Preliminary Phasing Cost Estimates and are subject to final engineering and city approval.

TABLE C.1 Specific Plan Preliminary Phasing Cost Estimates

Phase 1	Casa Grande Ave.	Duncan Canyon Rd.	Citrus Ave.	Cypress Ave.	Total
Street Improvements	$748,352	$849,651	$1,549,060	$1,012,734	$4,159,797
Sewer Improvements	$262,250	$203,000	$164,000	$260,350	$889,600
Water Improvements	-	-	-	$298,688	$298,688
Storm Drain Improvements	$155,000	$1,944,100	-	$926,455	$3,025,555
Dry Utilities	$497,310	$622,150	$547,880	$607,200	$2,274,540
Landscaping	$537,983	$1,299,133	$369,526	$1,102,417	$3,309,058
Total Phase 1	$2,200,895	$4,918,895	$2,630,466	$4,207,843	$13,957,237
Phase 2	**Casa Grande Ave.**	**Duncan Canyon Rd.**	**Sierra Ave.**	**Arboretum Collector**	**Total**
Street Improvements	$748,352	$849,651	$617,121	$165,174	$2,380,299
Sewer Improvements	$264,782	$203,000	-	$55,500	$523,282
Water Improvements	-	-	-	$39,600	$39,600
Storm Drain Improvements	$155,000	$1,944,100	$1,666,775	$219,500	$3,985,375
Dry Utilities	$497,310	$622,150	$621,000	$207,000	$1,947,460
Landscaping	$537,983	$1,299,133	$404,498	$166,154	$2,407,767
Total Phase 2	$2,203,427	$4,918,034	$3,309,394	$852,928	$11,283,782
Phase 3	**Sierra Ave.**	**Grapeland St.**	**Cypress Ave.**	**Arboretum Collector**	**Total**
Street Improvements	$617,121	$405,877	$1,012,734	$165,174	$2,035,732
Sewer Improvements	-	-	$260,350	$55,500	$260,350
Water Improvements	-	$304,800	$298,688	$39,600	$603,488
Storm Drain Improvements	$1,666,775	-	$926,455	$219,500	$2,593,230
Dry Utilities	$621,000	$446,760	$607,200	$207,000	$1,674,960
Landscaping	$404,498	$354,915	$1,102,417	$166,154	$1,861,829
Total Phase 3	$3,309,394	$1,512,352	$4,207,843	$852,928	$9,029,588

C.2 Homeowner Assessments

At the time of the initial Specific Plan adoption, the annual Community Facility District (CFD) costs for all 3,532 ~~3,526~~ units in the project area are estimated to be $428.37 per unit. Actual fees will be identified after final engineering has been completed and are subject to City approval. Following are estimated monthly Homeowners' Association (HOA) fees (by village). Fees do not include sub-association costs: Meadows Village—$61.75, Gardens Village—$92.50, Resort Village—$140.75.

ATTACHMENT NO. 5

CITY OF FONTANA

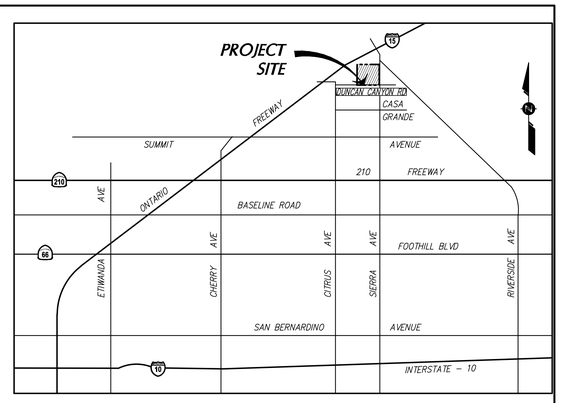
TENTATIVE TRACT MAP NO. 20646

FOR CONDOMINIUM PURPOSES
THE RESORT AT THE ARBORETUM

BEING PORTIONS OF THE EAST 1/3 OF THE SOUTH 1/2 OF GOVERNMENT LOT 4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 4544, GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, LOTS 1 THROUGH 4 OF TRACT NO. 20362, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

RTM ENGINEERING

AUGUST 2025



VICINITY MAP

NOT TO SCALE

SCHOOL DISTRICT

FONTANA UNIFIED SCHOOL DISTRICT

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF THE SE 1/4 OF SECTION 19, ALSO BEING THE CENTERLINE OF SIERRA AVENUE, PER PARCEL MAP NO. 19434, P.M.B. 242/97-98.
BEING: N00°33'32"W

ADJACENT LAND USE

NORTH: VACANT
SOUTH: VACANT / RESIDENTIAL
EAST: RESIDENTIAL
WEST: VACANT

EXISTING LAND USE

VACANT

PROPOSED LAND USE

RESIDENTIAL/SINGLE FAMILY DETACHED/MULTI-FAMILY/ COMMERCIAL/ELEMENTARY SCHOOL

SPECIFIC PLAN

THE ARBORETUM

BENCHMARK

SAN BERNARDINO COUNTY BENCHMARK #B-17
BRASS DISK IN CONCRETE TOWER NEAR N/W CORNER OF HIGHLAND & SAN SEVAINE., 343 FT. NORTH OF HIGHLAND, 0.2 MILES WEST OF SAN SEVAINE, IN SOUTH CONCRETE BASE OF S.C.E. TOWER 195; 2.65 MILES WEST ALONG HIGHLAND AVE. FROM SIERRA AVE.
ELEVATION=1428.609; NGVD 1929

ASSESSOR'S PARCEL NO.

0239-081-06, 0239-081-09, 0239-081-11, 0239-081-15, 0239-081-16, 0239-081-18, 0239-081-19, 0239-081-23, 0239-081-24, 0239-081-28, 0239-081-29, 023-081-36, 0239-081-37, 0239-081-40, 0239-081-41, 0239-081-42, 0239-081-43 AND PORTION OF 0239-081-20, 0239-081-12 & 0239-081-04

DEVELOPER/OWNER

NORTH FONTANA INVESTMENT COMPANY, LLC.
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786-0670
(909) 989-0971

ENGINEER

RTM ENGINEERING, INC
357 N. SHERIDAN STREET, SUITE 117
CORONA, CA 92878
PHONE: (951) 614-9144

REGISTERED PROFESSIONAL ENGINEER
LINDSEY W. SIMPSON
No. 95331
CIVIL
STATE OF CALIFORNIA

UTILITIES

WATER: WEST VALLEY WATER DISTRICT
SEWER: CITY OF FONTANA
TELEPHONE: AT&T
GAS: SOUTHERN CALIFORNIA GAS COMPANY
ELECTRICAL: SOUTHERN CALIFORNIA EDISON COMPANY
CABLE: SPECTRUM
SOLID WASTE COLLECTION: BURRTEC WASTE

LEGEND

TRACT BOUNDARY
PROPOSED RIGHT-OF-WAY
EXISTING RIGHT-OF-WAY
FUTURE RIGHT-OF-WAY
PROPOSED LOT
PROPOSED EASEMENT
EXSITING EASEMENT
LOT NUMBER — LOT 1
PROPOSED GATED ENTRY
PROPOSED LINE OF SIGHT
DEDICATED AREA

TENTATIVE TRACT MAP SUMMARY

NUMBERED LOTS:	14 NUMBERED LOTS
DEDICATED LOTS:	5 PUBLIC STREETS
OPEN SPACE:	28 LETTERED LOTS
TOTAL AREA GROSS:	135.44 ACRES
TOTAL AREA NET:	118.38 ACRES
TOTAL AREA FOR NUMBERED LOTS:	110.94 ACRES
TOTAL AREA TO BE DEDICATED FOR PUBLIC RW:	8.58 ACRES
PARK OPEN SPACE AREA:	5.71 ACRES
LANDSCAPE OPEN SPACE AREA:	2.77 ACRES

STREET / LETTERED LOT AREA TABLE

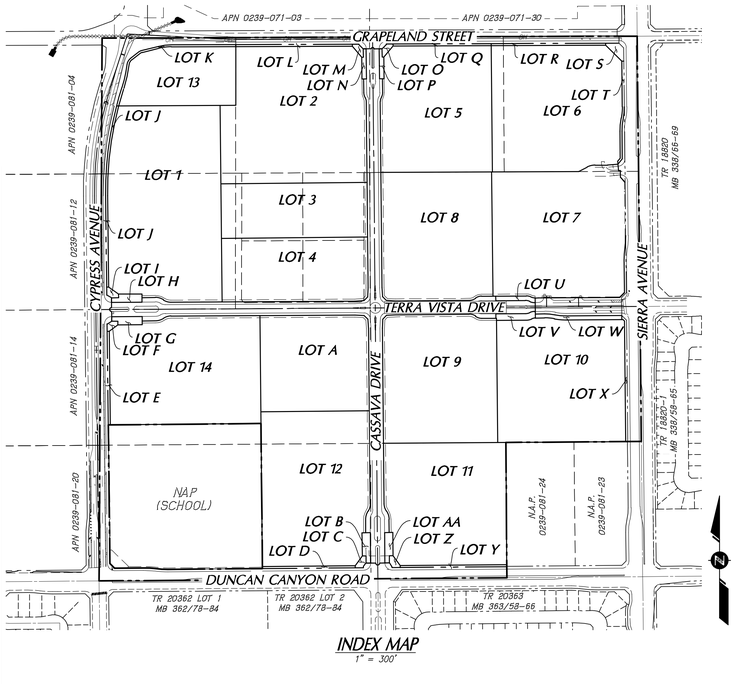
LOT NO	AREA (SF)	TYPE	MAINTENANCE RESPONSIBILITY
CASSAVA DRIVE	181,951	PRIVATE STREET	HOA
CYPRESS DRIVE	122,350	PUBLIC STREET	CITY OF FONTANA
DUNCAN CANYON ROAD	108,002	PUBLIC STREET	CITY OF FONTANA
GRAPELAND STREET	99,633	PUBLIC STREET	CITY OF FONTANA
SIERRA AVENUE	7,771	PUBLIC STREET	CITY OF FONTANA
TERRA VISTA DRIVE – COMMERCIAL FRONTAGE	35,848	PUBLIC STREET	CITY OF FONTANA
TERRA VISTA DRIVE – EAST	56,581	PRIVATE STREET	HOA
TERRA VISTA DRIVE – WEST	89,255	PRIVATE STREET	HOA
LOT A	248,539	PARK / OPEN SPACE	HOA
LOT B	5,311	PRIVATE OPEN SPACE	CITY OF FONTANA
LOT C	2,027	OPEN SPACE	CITY OF FONTANA
LOT D	4,543	OPEN SPACE	CITY OF FONTANA
LOT E	4,577	OPEN SPACE	CITY OF FONTANA
LOT F	1,782	OPEN SPACE	CITY OF FONTANA
LOT G	5,399	PRIVATE OPEN SPACE	CITY OF FONTANA
LOT H	5,348	PRIVATE OPEN SPACE	CITY OF FONTANA
LOT I	2,052	OPEN SPACE	CITY OF FONTANA
LOT J	8,905	OPEN SPACE	CITY OF FONTANA
LOT K	7,673	OPEN SPACE	CITY OF FONTANA
LOT L	5,696	OPEN SPACE	CITY OF FONTANA
LOT M	1,946	OPEN SPACE	CITY OF FONTANA
LOT N	2,907	PRIVATE OPEN SPACE	CITY OF FONTANA
LOT O	1,918	OPEN SPACE	CITY OF FONTANA
LOT P	2,895	PRIVATE OPEN SPACE	CITY OF FONTANA
LOT Q	4,801	OPEN SPACE	CITY OF FONTANA
LOT R	5,598	OPEN SPACE	CITY OF FONTANA
LOT S	4,480	OPEN SPACE	CITY OF FONTANA
LOT T	5,028	OPEN SPACE	CITY OF FONTANA
LOT U	4,292	PRIVATE OPEN SPACE	CITY OF FONTANA
LOT V	6,201	PRIVATE OPEN SPACE	CITY OF FONTANA
LOT W	8,476	OPEN SPACE	CITY OF FONTANA
LOT X	6,190	OPEN SPACE	CITY OF FONTANA
LOT Y	5,213	OPEN SPACE	CITY OF FONTANA
LOT Z	2,051	OPEN SPACE	CITY OF FONTANA
LOT AA	5,322	PRIVATE OPEN SPACE	CITY OF FONTANA

NUMBERED LOT AREA TABLE

LOT NO	AREA (SF)	MAPPING TYPE
LOT 1	514,501	CONDOMINIUM
LOT 2	449,643	CONDOMINIUM
LOT 3	190,838	CONDOMINIUM
LOT 4	222,645	CONDOMINIUM
LOT 5	331,688	CONDOMINIUM
LOT 6	381,689	CONDOMINIUM
LOT 7	402,453	COMMERCIAL
LOT 8	338,473	CONDOMINIUM
LOT 9	348,474	CONDOMINIUM
LOT 10	374,903	CONDOMINIUM
LOT 11	347,599	CONDOMINIUM
LOT 12	391,571	CONDOMINIUM
LOT 13	157,535	CONDOMINIUM
LOT 14	380,399	CONDOMINIUM

PROPOSED EASEMENTS

1. AN EASEMENT FOR SIDEWALKS IN FAVOR OF THE CITY OF FONTANA.
2. AN EASEMENT FOR PRIVATE LANDSCAPE, SIDEWALK, AND SLOPE MAINTENANCE PURPOSES FOR SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS WITHIN THIS MAP.
3. AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES; CASSAVA DRIVE AND TERRA VISTA DRIVE.
4. PROPOSED GRADING AND DRAINAGE EASEMENT IN FAVOR OF THE CITY OF FONTANA.
5. A PRIVATE STORM DRAIN EASEMENT IN FAVOR OF LOT 6.
6. AN EASEMENT FOR THE PURPOSE OF TRAFFIC SIGNAL MAINTENANCE.
7. AN EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF FONTANA.



INDEX MAP

1" = 300'

SHEET #	DESCRIPTION
1	TITLE SHEET AND VICINITY MAP
2	EXISTING EASEMENTS
3	TENTATIVE TRACT MAP AND SECTIONS
4	TENTATIVE TRACT MAP AND SECTIONS
5	DETAILS AND SECTIONS
6	DEDICATION DETAILS

LEGAL DESCRIPTION

PARCEL C

PARCEL 1: APN: 0239-081-40, 0239-081-41, 0239-081-42 AND 0239-081-43

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 4544 IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69 PAGES 55 AND 56 OF PARCEL MAPS, RECORDS OF SAID COUNTY.

PARCEL 2:

A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE MOST SOUTHERLY 30 FEET OF THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH RANGE 5 WEST , SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE UNITED STATES SURVEYOR GENERAL DATED OCTOBER 14, 1875, AS CONVEYED TO ANTHONY J. RIZZO ET UX, BY DEEDS RECORDED CONCURRENTLY ON APRIL 3, 1981 AS INSTRUMENT NOS. 81-072264, 81- 072265, 81-072267, ALL OF OFFICIAL RECORDS.

PARCEL D:

PARCEL 2: APN: A PORTION OF 0239-081-16

THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 3: APN: A PORTION OF 0239-081-16

THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 4: APN: 0239-081-18

THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 5: APN: 0239-081-28

THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE GOVERNMENT SURVEY FILED IN THE DISTRICT LAND OFFICE, OCTOBER 14, 1875.

PARCEL 6: APN: 0239-081-29

THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY FILED IN THE DISTRICT LAND OFFICE, OCTOBER 14, 1875.

EXPECTING THEREFROM THAT PORTION OF SAID LAND GRANTED TO FONTANA UNIFIED SCHOOL DISTRICT AS EVIDENCED IN GRANT DEED RECORDED FEBRUARY 26, 2026 AS INSTRUMENT NO. 2026-0037483 OF OFFICIAL RECORDS.

PARCEL 7: APN: 0239-081-15

THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

PARCEL 8: APN: 0239-081-19

THE SOUTH ½ OF THE SOUTHWEST ¼ OF SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MEDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXPECTING THEREFROM THAT PORTION OF SAID LAND GRANTED TO FONTANA UNIFIED SCHOOL DISTRICT AS EVIDENCED IN GRANT DEED RECORDED FEBRUARY 26, 2026 AS INSTRUMENT NO. 2026-0037483 OF OFFICIAL RECORDS.

PARCEL 9: APN: 0239-081-09

THE SOUTH ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

THE NORTH ½ OF THE NORTHWEST ¼ OF NORTHEAST ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 10: APN: 0239-081-36

THE SOUTH ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875.

PARCEL 10A:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 10B:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AND THE EAST 20 FEET THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 10C:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE WEST 200 FEET OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 11: APN: 0239-081-11

THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED OCTOBER 14, 1875.

PARCEL 12: APN: 0239-081-06

THE EAST ½ OF THE NORTH ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

PARCEL 12A:

A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

PARCEL E APN: 0239-081-34

GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF APPROVED BY THE SURVEYOR GENERAL, OCTOBER 14, 1875 AND DEPENDANT RE-SURVEY THEREOF, APPROVED BY THE SURVEYOR GENERAL, JUNE 24, 1898.

EXCEPTING THEREFROM THE NORTH 295 FEET OF THE WEST 295 FEET.

ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF CALIFORNIA, BY DEED RECORDED JANUARY 21, 1975 IN BOOK 8599 PAGE 54 OF OFFICIAL RECORDS.

TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA

FOR CONDOMINIUM PURPOSES THE RESORT AT THE ARBORETUM

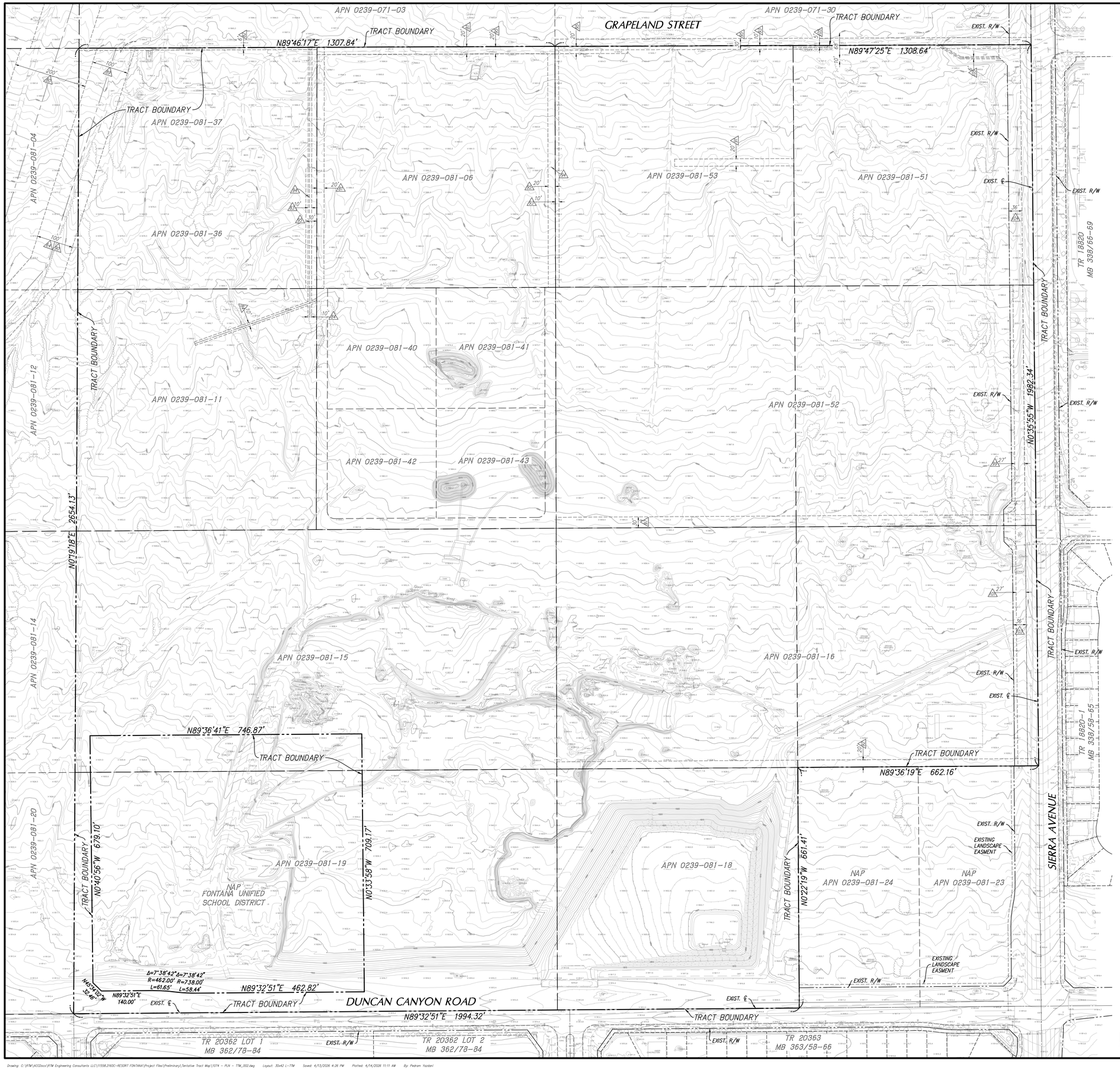
PREPARED BY:

rtm engineering consultants

357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

MCN23-044

SHEET 1 OF 6



EXISTING EASEMENTS

6.2 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT NOVEMBER, 20, 1937 IN BOOK 1245, PAGE 39, OF OFFICIAL RECORDS.
FOR: WAY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, ENLARGE, IMPROVE, REMOVE, REPAIR AND RENEW AN ELECTRIC TRANSMISSION LINE CONSISTING OF A LINE OF STEEL TOWERS, WIRES, CABLES AND OTHER STRUCTURES, INCLUDING GROUND WIRES, BOTH OVERHEAD AND UNDERGROUND, WITH NECESSARY AND CONVENIENT FOUNDATIONS, INSULATORS AND CROSS-ARMS PLACED ON SAID TOWERS, AND OTHER APPURTENANCES CONNECTED THEREWITH, CONVENIENT AND NECESSARY FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REGULATION, CONTROL AND GROUNDING OF ELECTRIC TRANSMISSION LINES FOR THE PURPOSE OF TRANSMITTING, DISTRIBUTING, REGULATING, USING AND CONTROLLING ELECTRIC ENERGY, TOGETHER WITH THE RIGHT AND EASEMENT FOR ROADS, INGRESS AND OTHER CONVENIENT PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY LTD.
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

6.3 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT NOVEMBER 1, 1940 IN BOOK 1441, PAGE 112, OF OFFICIAL RECORDS.
FOR: RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, ENLARGE, IMPROVE, REMOVE, REPAIR AND RENEW AN ELECTRIC TRANSMISSION LINE CONSISTING OF A LINE OF STEEL TOWERS, WIRES, CABLES AND OTHER STRUCTURES, INCLUDING GROUND WIRES, BOTH OVERHEAD AND UNDERGROUND, WITH NECESSARY AND CONVENIENT FOUNDATIONS, INSULATORS AND CROSS-ARMS PLACED ON SAID TOWERS, AND OTHER APPURTENANCES CONNECTED THEREWITH, CONVENIENT AND NECESSARY FOR THE CONSTRUCTION, MAINTENANCE, OPERATION, REGULATION, CONTROL AND GROUNDING OF ELECTRIC TRANSMISSION LINES FOR THE PURPOSE OF TRANSMITTING, DISTRIBUTING, REGULATING; USING AND CONTROLLING ELECTRIC ENERGY, TOGETHER WITH THE RIGHT AND EASEMENT FOR ROADS, INGRESS AND OTHER CONVENIENT PURPOSES NEEDED OR DESIRED AT ANY TIME BY THE GRANTEE, AND THE RIGHT AND EASEMENT TO CONSTRUCT, RECONSTRUCT, MAINTAIN, AND OPERATE THE SAME, AND THE RIGHT TO CLEAR AND KEEP CLEAR SAID EASEMENT AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY LTD.
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

6.4 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT JULY 8, 1959 IN BOOK 4869 PAGE 240, OF OFFICIAL RECORDS.
FOR: RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES, WITH METERING, MEASURING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY LTD.
AFFECTS: THE LOCATION OF SAID EASEMENT IS SET FORTH THEREIN.

8.1 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT DECEMBER 23, 1937 IN BOOK 1245 PAGE 389, OF OFFICIAL RECORDS.
FOR: RIGHT OF WAY TO CONSTRUCT, RECONSTRUCT, MAINTAIN, OPERATE, ENLARGE, IMPROVE, REMOVE, REPAIR AND RENEW AN ELECTRIC TRANSMISSION LINE AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON LTD.
AFFECTS: PARCEL 1

8.1 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT IN BOOK 2804 PAGE 68, OF OFFICIAL RECORDS.
FOR: ROAD AND PUBLIC UTILITIES PURPOSES AND INCIDENTAL PURPOSES.
AFFECTS: PARCEL 16 AND 18

8.2 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT DECEMBER 8, 1953 IN BOOK 3290 PAGE 236, OF OFFICIAL RECORDS.
FOR: ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER,TELEPHONE AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON
AFFECTS: PARCEL 18

8.3 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT JANUARY 27, 1955 IN BOOK 3555 PAGE 65, OF OFFICIAL RECORDS.
FOR: ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER,TELEPHONE AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON
AFFECTS: PARCEL 16

8.4 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT FEBRUARY 11, 1955 IN BOOK 3566 PAGE 430, OF OFFICIAL RECORDS.
FOR: ELECTRIC LINE, CONSISTING OF POLES, NECESSARY GUYS AND ANCHORS, CROSS-ARMS, WIRES AND OTHER FIXTURES AND APPLIANCES, FOR CONVEYING ELECTRIC ENERGY TO BE USED FOR LIGHT, HEAT, POWER,TELEPHONE AND/OR OTHER PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON
AFFECTS: PARCEL 17

8.5 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT OCTOBER 27, 1958, IN BOOK 4639 PAGE 211 & BOOK 4969 PAGE 166, OF OFFICIAL RECORDS.
FOR: THE CONSTRUCTION, MAINTENANCE, USE AND OPERATION OF ONE OR MORE PIPE LINES FOR THE THE CARRYING AND TRANSPORTATION OF GAS AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA
AFFECTS: PARCEL 16

9.0 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT JULY 8, 1959, IN BOOK 4869 PAGE 240, OF OFFICIAL RECORDS.
FOR: THE RIGHT OF WAY TO LAY, CONSTRUCT, MAINTAIN, OPERATE, REPAIR, RENEW, CHANGE THE SIZE OF AND REMOVE ONE OR MORE PIPE LINES, WITH METERING, MEASURING, REGULATING AND OTHER EQUIPMENT FOR THE TRANSPORTATION AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA
AFFECTS: PARCEL 1

9.1 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT JULY 20, 1970, IN BOOK 7482 PAGE 836, OF OFFICIAL RECORDS.
FOR: WATER PIPELINES AND INCIDENTAL PURPOSES.
IN FAVOR OF: WEST SAN BERNARDINO COUNTY WATER DISTRICT
AFFECTS: PARCEL 18

9.2 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT JULY 20, 1970, IN BOOK 7482 PAGE 837, OF OFFICIAL RECORDS.
FOR: WATER PIPELINES AND INCIDENTAL PURPOSES.
IN FAVOR OF: WEST SAN BERNARDINO COUNTY WATER DISTRICT
AFFECTS: PARCELS 16 AND 17

9.5 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT IN BOOK 9158 PAGE 1464, OF OFFICIAL RECORDS.
FOR: HARRY GERRY AND ESTELLE GERRY, HUSBAND AND WIFE AS JOINTS TENANTS, AN UNDIVIDED ON THIRD INTEREST AND INCIDENTAL PURPOSES.
AFFECTS: PARCEL 16

9.7 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT APRIL 3, 1981, AS INSTRUMENT NO. 1981-72264 THROUGH 1981-72267, OF OFFICIAL RECORDS.
FOR: INGRESS AND EGRESS AND INCIDENTAL PURPOSES.
AFFECTS: PARCEL 9

9.9 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT FEBRUARY 13, 2003, AS INSTRUMENT NO. 2003-95638, OF OFFICIAL RECORDS.
FOR: THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPLACEMENT AND REMOVAL OF A WATER PIPELINE SYSTEM AND INCIDENTAL PURPOSES.
IN FAVOR OF: WEST SAN BERNARDINO COUNTY WATER DISTRICT
AFFECTS: PARCEL 5

10.1 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT FEBRUARY 28, 2003, AS INSTRUMENT NO. 2003-133638, OF OFFICIAL RECORDS.
FOR: CONSTRUCTION, INSTALLATION, MAINTENANCE, REPLACEMENT AND REMOVAL OF A WATER PIPELINE SYSTEM AND INCIDENTAL PURPOSES.
IN FAVOR OF: WEST SAN BERNARDINO COUNTY WATER DISTRICT
AFFECTS: PARCEL 2

10.3 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT AUGUST 17, 2012, AS INSTRUMENT NO. 2012-332145, OF OFFICIAL RECORDS.
FOR: STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF: CITY OF FONTANA
AFFECTS: PARCEL 2

10.4 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT JULY 10, 2015, AS INSTRUMENT NO. 2015-295281, OF OFFICIAL RECORDS.
FOR: STREET, HIGHWAY AND PUBLIC UTILITY PURPOSES AND INCIDENTAL PURPOSES.
IN FAVOR OF: CITY OF FONTANA
AFFECTS: PARCELS 5 AND 9

10.5 RECORDED: AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT APRIL 25, 2018, AS INSTRUMENT NO. 2018-149169, OF OFFICIAL RECORDS.
FOR: TO CONSTRUCT, USE, MAINTAIN, OPERATE, ALTER, ADD TO, REPAIR, REPLACE, RECONSTRUCT, INSPECT AND REMOVE AT ANY TIME AND FROM TIME TO TIME OVERHEAD AND UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS (HEREINAFTER REFERRED TO AS "SYSTEMS"), CONSISTING OF POLES, GUYS AND ANCHORS, CROSSARMS, WIRES, UNDERGROUND CONDUITS, CABLES, VAULTS, MANHOLES, HANDHOLES, AND INCLUDING ABOVEGROUND ENCLOSURES, MARKERS, AND CONCRETE PADS AND OTHER APPURTENANT FIXTURES AND EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS AND INCIDENTAL PURPOSES.
IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY
AFFECTS: PARCEL 5

LEGEND

TRACT BOUNDARY
EXISTING RIGHT-OF-WAY
EXISTING LOT
EXISTING STREET CL
EXISTING EASEMENT

TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA

EXISTING EASEMENTS

SCALE: 1"=100'
0 100 200 300 400

PREPARED BY:
rtm engineering consultants
357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

MCN23-044

SHEET 2 OF 6

Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.21600-RESORT FONTANA\Project Files\Preliminary\Tentative Tract Map\1074 - PLN - TTM_002.dwg Layout: 30x42 L-TTM Saved: 4/13/2026 4:26 PM Plotted: 4/14/2026 11:11 AM By: Pedram Yazdani

TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA

FOR CONDOMINIUM PURPOSES

LEGEND

PROPOSED RIGHT-OF-WAY DEDICATION PER THIS TRACT MAP

PROPOSED EASEMENTS

1. AN EASEMENT FOR SIDEWALKS IN FAVOR OF THE CITY OF FONTANA.
2. AN EASEMENT FOR PRIVATE LANDSCAPE, SIDEWALK, AND SLOPE MAINTENANCE PURPOSES FOR SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS WITHIN THIS MAP.
3. AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES; CASSAVA DRIVE AND TERRA VISTA DRIVE.
4. PROPOSED GRADING AND DRAINAGE EASEMENT IN FAVOR OF THE CITY OF FONTANA.
5. A PRIVATE STORM DRAIN EASEMENT IN FAVOR OF LOT 6.
6. AN EASEMENT FOR THE PURPOSE OF TRAFFIC SIGNAL MAINTENANCE.
7. AN EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF FONTANA.

PREPARED BY:

rtm engineering consultants

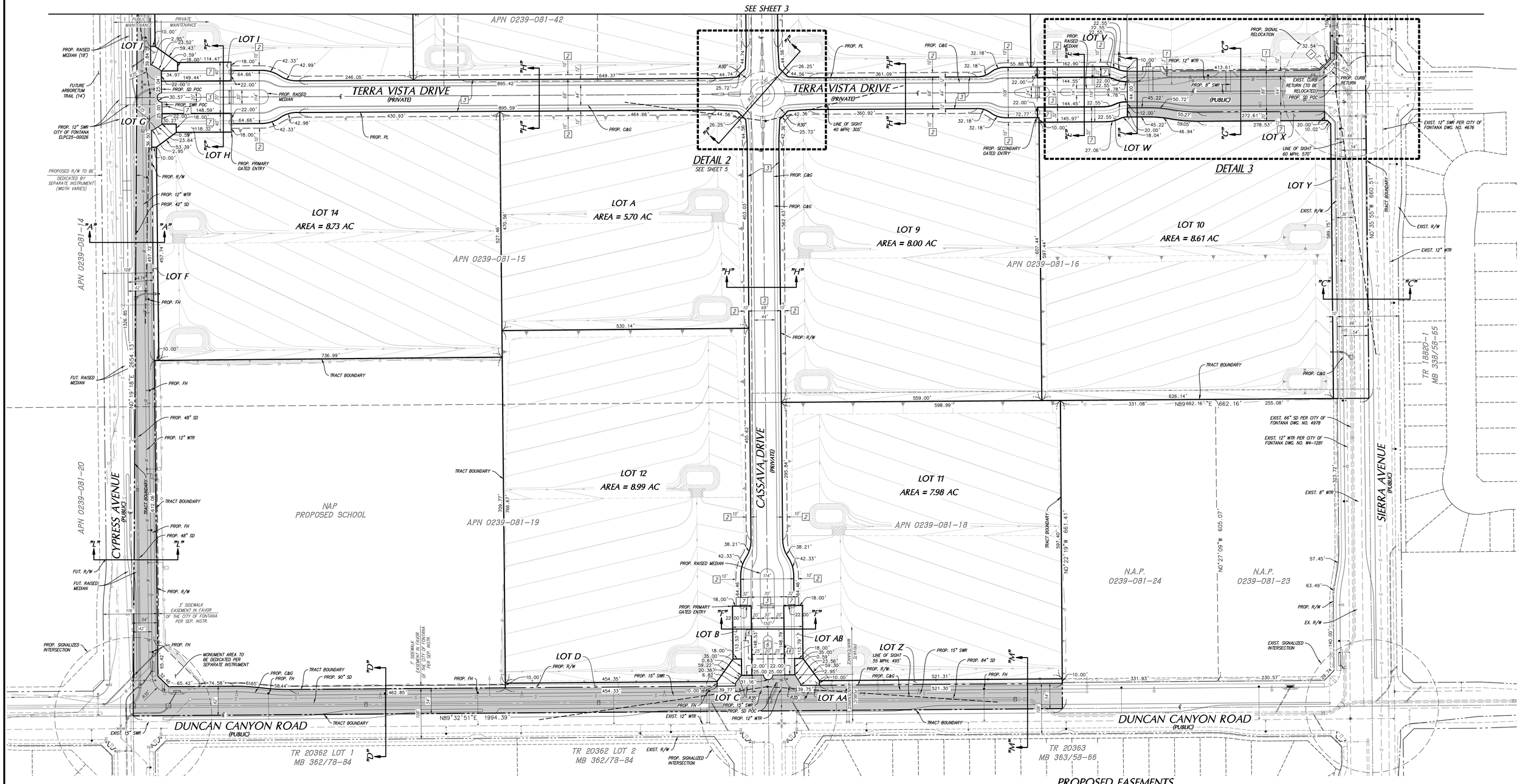
357 N. Sheridon St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

MCN23-044

SHEET 3 OF 6

Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.2160C-RESORT FONTANA\Project Files\Preliminary\Tentative Tract Map\1074 - PLN - TTM_003.dwg Layout: 30x42 L-TTM Saved: 4/14/2026 11:07 AM Plotted: 4/14/2026 11:11 AM By: Pedram Yazdani

SEE SHEET 3

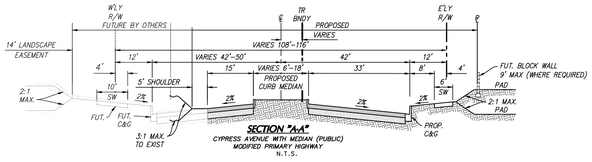


PROPOSED EASEMENTS

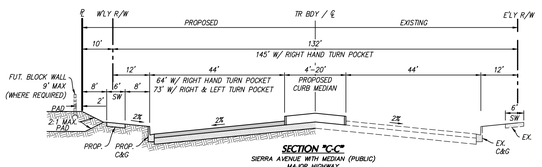
1. AN EASEMENT FOR SIDEWALKS IN FAVOR OF THE CITY OF FONTANA.
2. AN EASEMENT FOR PRIVATE LANDSCAPE, SIDEWALK, AND SLOPE MAINTENANCE PURPOSES FOR SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS WITHIN THIS MAP.
3. AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES; CASSAVA DRIVE AND TERRA VISTA DRIVE.
6. AN EASEMENT FOR THE PURPOSE OF TRAFFIC SIGNAL MAINTENANCE.
7. AN EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF FONTANA.

LEGEND

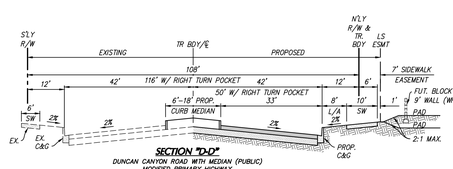
PROPOSED RIGHT-OF-WAY DEDICATION PER THIS TRACT MAP



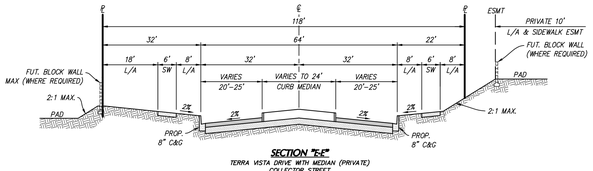
SECTION "A-A"
CYPRESS AVENUE WITH MEDIAN (PUBLIC)
MODIFIED PRIMARY HIGHWAY
N.T.S.



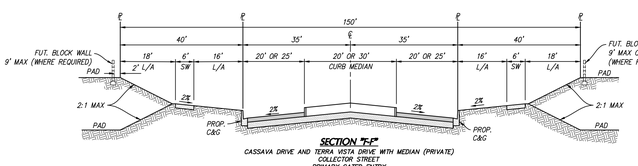
SECTION "C-C"
SIERRA AVENUE WITH MEDIAN (PUBLIC)
MAJOR HIGHWAY
N.T.S.



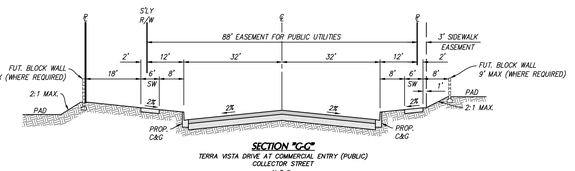
SECTION "D-D"
DUNCAN CANYON ROAD WITH MEDIAN (PUBLIC)
MODIFIED PRIMARY HIGHWAY
N.T.S.



SECTION "E-E"
TERRA VISTA DRIVE WITH MEDIAN (PRIVATE)
COLLECTOR STREET
SECONDARY GATED ENTRY
N.T.S.



SECTION "F-F"
CASSAVA DRIVE AND TERRA VISTA DRIVE WITH MEDIAN (PRIVATE)
COLLECTOR STREET
PRIMARY GATED ENTRY
N.T.S.



SECTION "G-G"
TERRA VISTA DRIVE AT COMMERCIAL ENTRY (PUBLIC)
COLLECTOR STREET
N.T.S.

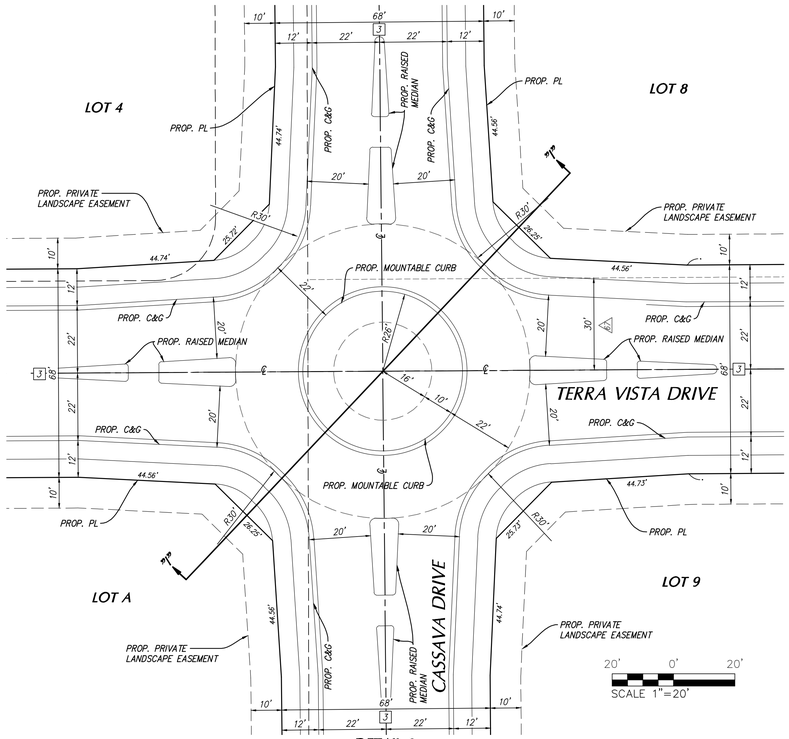
SCALE: 1"=80'
0 80 160 240 320

TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA

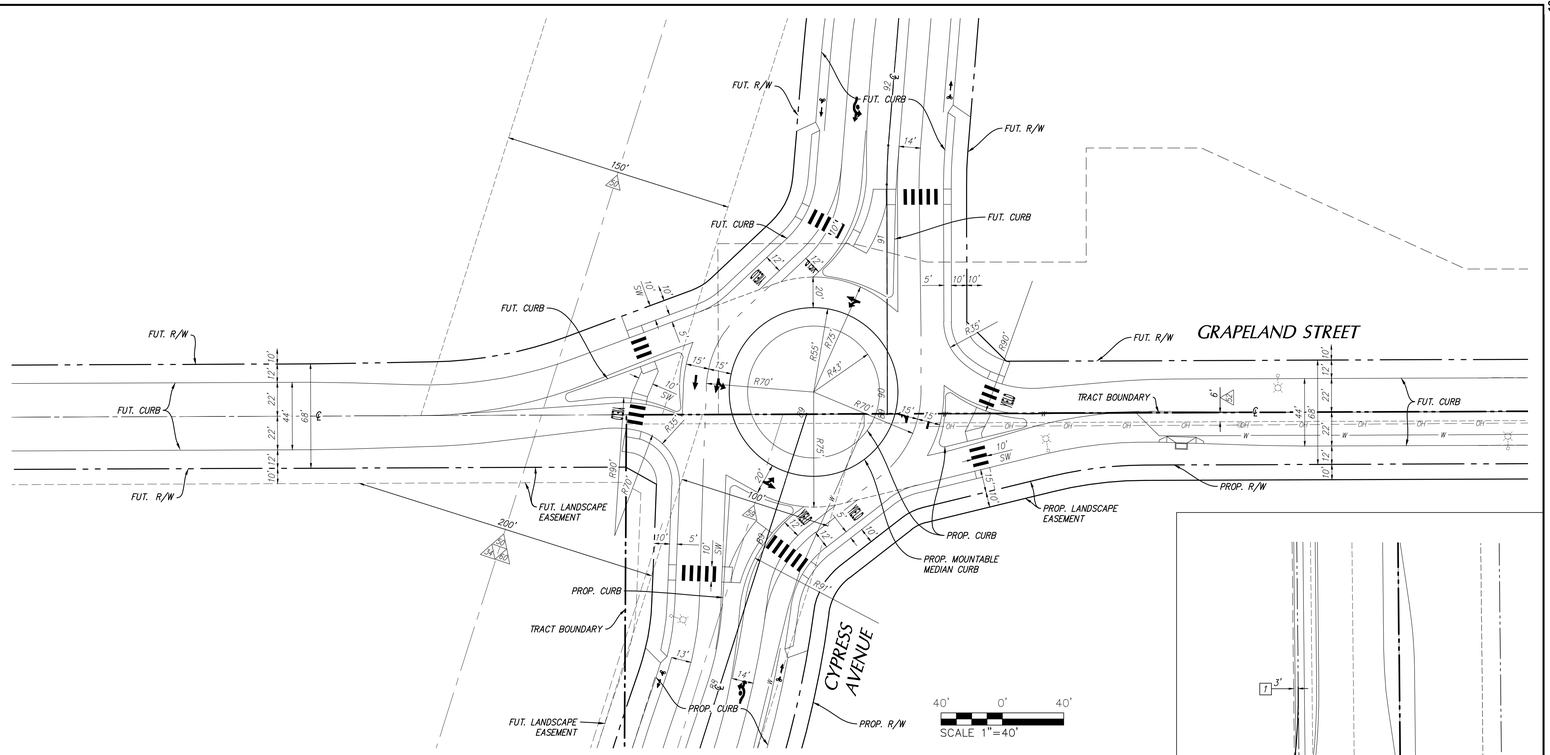
FOR CONDOMINIUM PURPOSES

PREPARED BY:
rtm engineering consultants
MCN23-044
357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

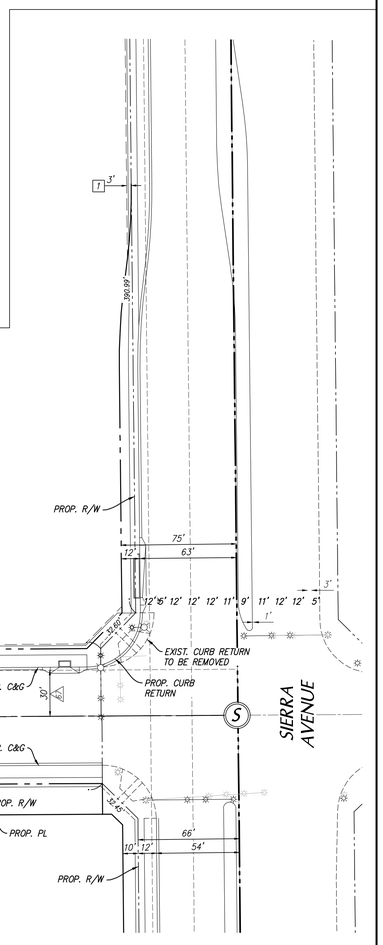
Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.2160C-RESORT FONTANA\Project Files\Preliminary\Tentative Tract Map\1074 - PLN - TTM_004.dwg Layout: 30x42 L-TTM Saved: 4/14/2026 11:08 AM Plotted: 5/7/2026 1:10 PM By: Lindsey Simpson

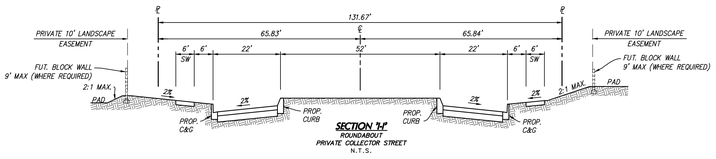


DETAIL 2
SEE SHEET 3, 4

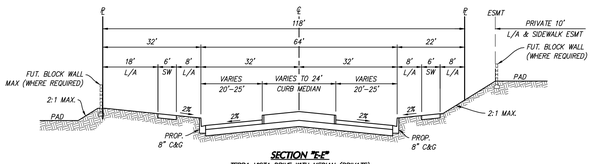


DETAIL 1
FUTURE ROUNDABOUT DESIGN
PER ELPC 25-_____

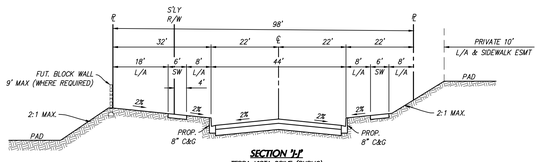




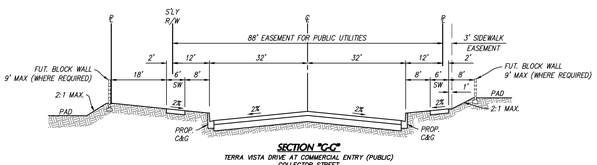
SECTION "H"
ROUNDABOUT
PRIVATE COLLECTOR STREET
N.T.S.



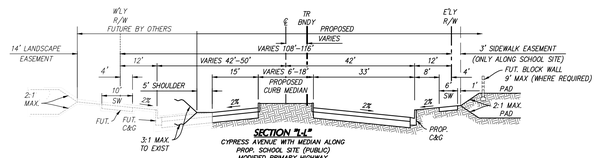
SECTION "E-E"
TERRA VISTA DRIVE WITH MEDIAN (PRIVATE)
COLLECTOR STREET
SECONDARY GATED ENTRY
N.T.S.



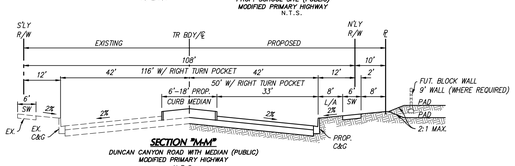
SECTION "I-I"
TERRA VISTA DRIVE (PUBLIC)
COLLECTOR STREET
SECONDARY GATED ENTRY
N.T.S.



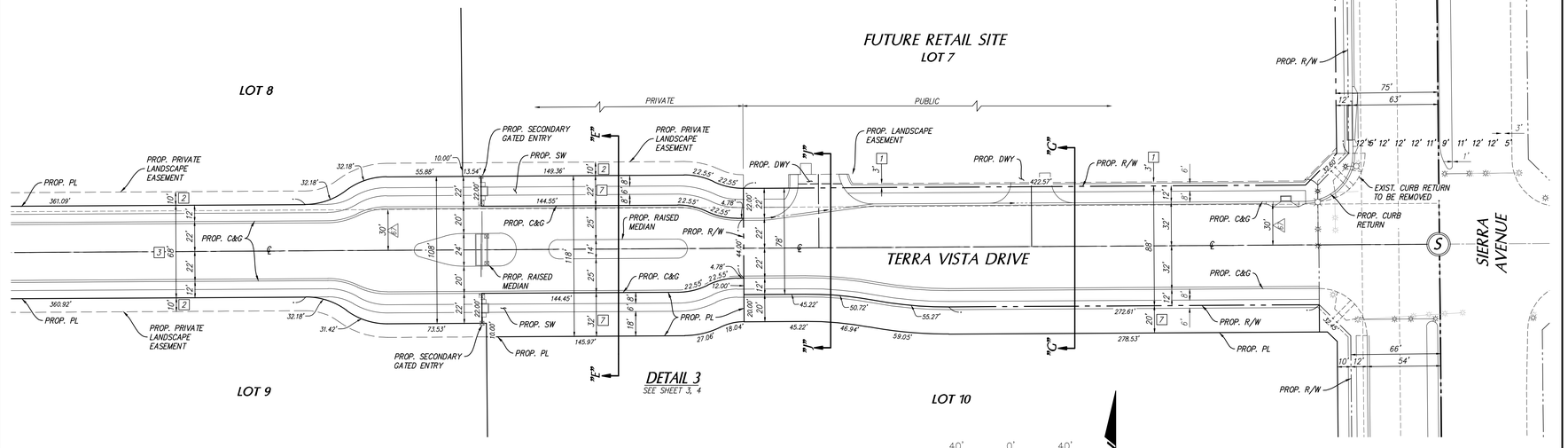
SECTION "G-G"
TERRA VISTA DRIVE AT COMMERCIAL ENTRY (PUBLIC)
COLLECTOR STREET
N.T.S.



SECTION "L-L"
CYPRESS AVENUE WITH MEDIAN ALONG PROP. SCHOOL SITE (PUBLIC)
MODIFIED PRIMARY HIGHWAY
N.T.S.



SECTION "M-M"
DUNCAN CANYON ROAD WITH MEDIAN (PUBLIC)
MODIFIED PRIMARY HIGHWAY
N.T.S.



DETAIL 3
SEE SHEET 3, 4

TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA

THE RESORT AT THE ARBORETUM

DETAILS AND SECTIONS

PROPOSED EASEMENTS

1 AN EASEMENT FOR SIDEWALKS IN FAVOR OF THE CITY OF FONTANA.

2 AN EASEMENT FOR PRIVATE LANDSCAPE, SIDEWALK, AND SLOPE MAINTENANCE PURPOSES FOR SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS WITHIN THIS MAP.

3 AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES; CASSAVA DRIVE AND TERRA VISTA DRIVE.

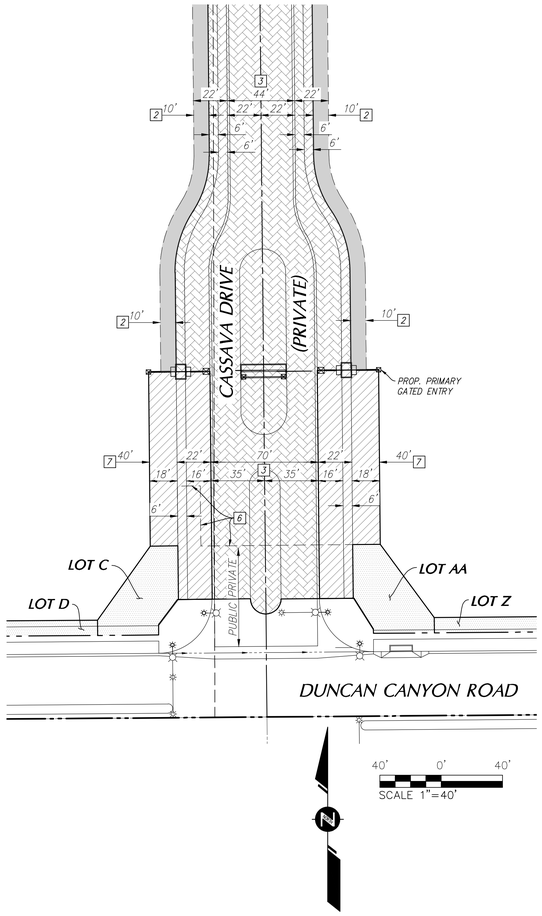
7 AN EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF FONTANA.

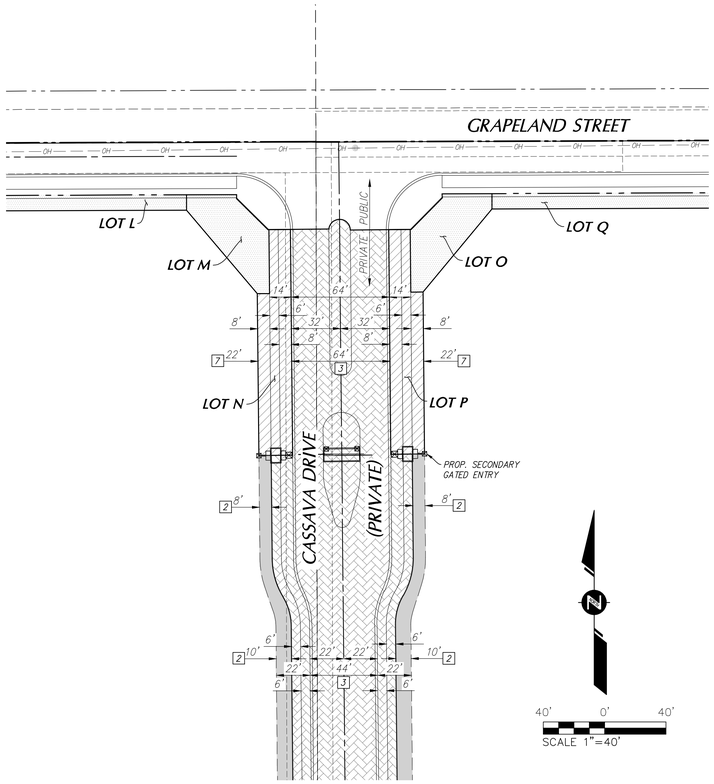
PREPARED BY:
rtm engineering consultants
357 N. Sheridon St, Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

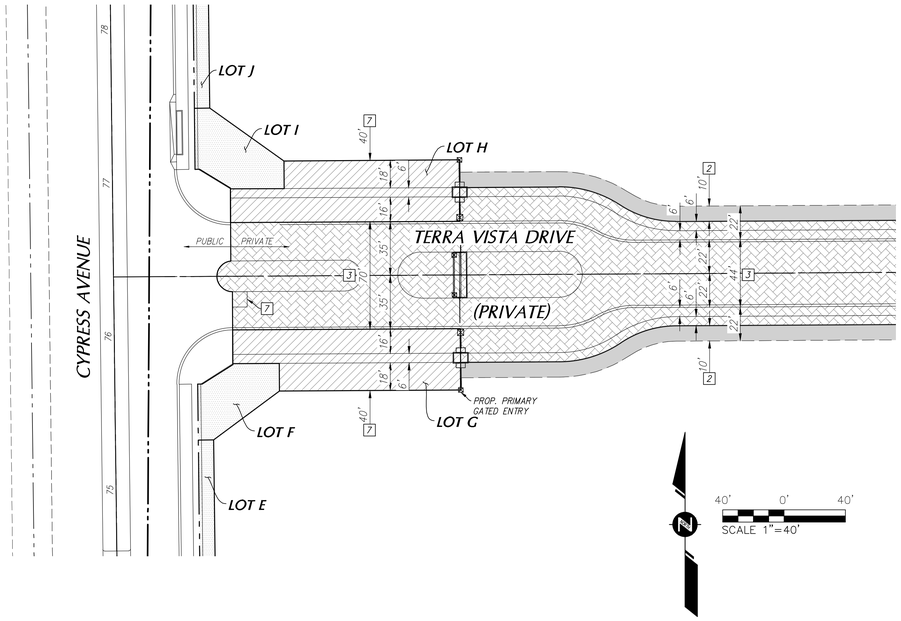
MCN23-044

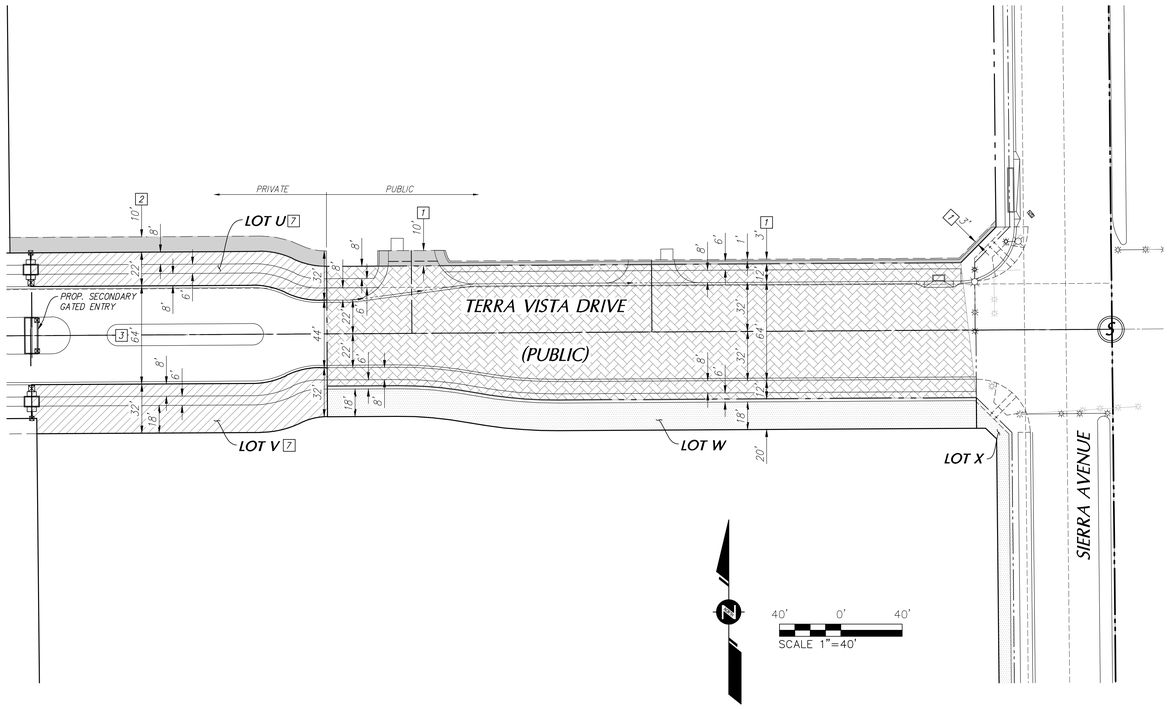
SHEET 5 OF 6

Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.2160C-RESORT FONTANA\Project Files\Preliminary\Tentative Tract Map\1074 - PLN - TTM_005.dwg Layout: 30x42 L-TTM Saved: 4/14/2026 11:10 AM Plotted: 4/14/2026 11:11 AM By: Pedram Yazdani









LEGEND

- LETTERED LOT TO BE DEDICATED IN FEE TO CITY
- PRIVATE LOTS MAINTAINED FOR THE SOLE BENEFIT OF OURSELVES, SUCCESSORS AND ASSIGNS WITHIN THIS MAP WITH AN EASEMENT DEDICATED ACROSS ENTIRE LOT TO THE CITY OF FONTANA FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES.
- PRIVATE STREET – HOA MAINTAINED
- LANDSCAPE EASEMENT TO BE MAINTAINED BY HOA

PROPOSED EASEMENTS

7 AN EASEMENT FOR SIDEWALKS IN FAVOR OF THE CITY OF FONTANA.

2 AN EASEMENT FOR PRIVATE LANDSCAPE, SIDEWALK, AND SLOPE MAINTENANCE PURPOSES FOR SOLE BENEFIT OF OURSELVES, OUR SUCCESSORS AND ASSIGNS WITHIN THIS MAP.

3 AN EASEMENT FOR PUBLIC AND PRIVATE UTILITIES; CASSAVA DRIVE AND TERRA VISTA DRIVE.

6 AN EASEMENT FOR THE PURPOSE OF TRAFFIC SIGNAL MAINTENANCE.

7 AN EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE AND PUBLIC UTILITIES IN FAVOR OF THE CITY OF FONTANA.

TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA

THE RESORT AT THE ARBORETUM

DEDICATION DETAILS

PREPARED BY:

rtm engineering consultants

357 N. Sheridan St.
Suite 117
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

MCN23-044

SHEET 6 OF 6

Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.2160C-RESORT FONTANA\Project Files\Preliminary\Tentative Tract Map\1074 - PLN - TTM_006.dwg Layout: 30x42 L-TTM Saved: 4/14/2026 10:14 AM Plotted: 4/14/2026 11:11 AM By: Pedram Yazdani

ATTACHMENT NO. 6

1369

ENTITLEMENT SUBMITTAL

7th PLANNING RE-SUBMITTAL

The RESORT VILLAGE @ ARBORETUM

NWC OF SIERRA AVE. AND TERRA VISTA DR., FONTANA, CA 92336

(APN: PORTIONS OF 0239-081-09)

OWNER/DEVELOPER:

NORTH FONTANA INVESTMENT COMPANY, LLC
c/o LEWIS RETAIL CENTERS
1156 N. MOUNTAIN AVE.
UPLAND, CA 91786
PHONE: 909-579-1261
EMAIL: RICK.MANNERS@LEWISMC.COM

ARCHITECT:

MCG ARCHITECTURE
15635 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
PHONE: 310-433-5288
EMAIL: GPALASKI@MCGARCHITECTURE.COM

SHEET INDEX:

ARCHITECTURAL

T-1	TITLE SHEET
SP-1	SITE PLAN
FP-1	MARKET & SHOPS 1 FLOOR PLAN
FP-2	SHOPS 2 FLOOR PLAN
FP-3	PAD A FLOOR PLAN
RP-3	PAD A ROOF PLAN
ELEV1	MARKET & SHOPS 1 COLORED ELEVATIONS
ELEV2	SHOPS COLORED ELEVATIONS
ELEV3	PAD A COLORED ELEVS
CMB-1	COLOR & MATERIAL BOARD

CIVIL ENGR

TPM-1	TENTATIVE PARCEL MAP
CGP-1	CONCEPTUAL GRADING PLAN

LANDSCAPE

CLP-1	CONCEPTUAL LANDSCAPE PLAN

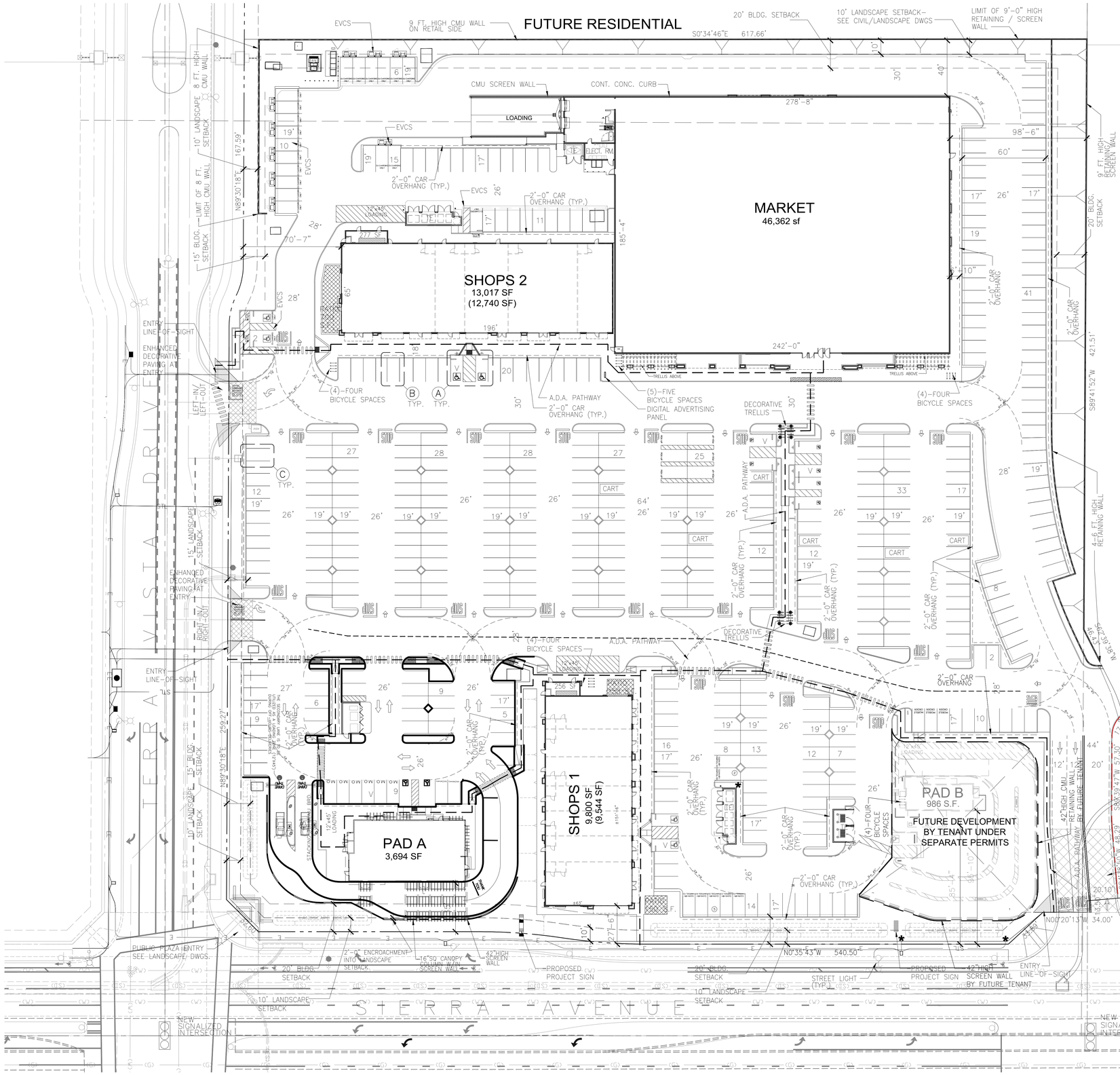
RENDERINGS

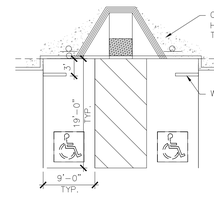
RENDERING #1 - DAYTIME
RENDERING #2 - EVENING
RENDERING #3 - DUSK FACING SHOPS 1

DATE: 03.10.2026
MCG JOB #: 25.162.01

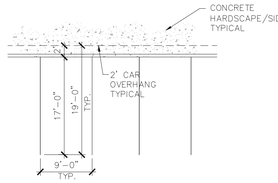
DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

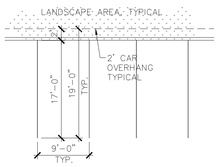




A ACCESSIBLE STALL AT SIDEWALK



B TYPICAL STALL AT SIDEWALK



C TYPICAL STALL AT PLANTING AREA

FUTURE RESIDENTIAL

Summary

Land	**±9.28 AC**	**±404,486 SF**
Building		**73,859 SF**
Land-to-Bldg Ratio		**4.37/1**
Coverage		**18.2%**
Parking Required		**477 stalls**
Parking Provided		**477 stalls**
Parking Ratio		**6.48 /1,000**
Retail Parking:		
1/175 initial 5k:		**29 stalls**
1/200 next 5k:		**25 stalls**
1/225 over 10k (40,559 S.F.)		**180 stalls**
Restaurant Parking:		
1/100 (23,300 s.f.):		**233 stalls**
1/100 (1,000 s.f. PATIOS):		**10 stalls**
Accessible Parking Required:		**9 stalls**
Standard:		**7 stalls**
Van Accessible:		**2 stalls**
Accessible Parking Provided:		**15 stalls**
Standard:		**9 stalls**
Van Accessible:		**6 stalls**

Electric Vehicle & Bicycle Parking requirements:

EV Capable spaces: **None**
(97/5= 19.4= 20 DCFC chargers therefore no future are required)

EV Charging Station: **21 stalls**
Level-2 EV Charging Station: **1 stalls**
Level-3 EV Charging Station: **20 stalls**
(97/5= 19.4= 20 DCFC chargers required)

Short Term bicycle: **24 spaces**
Short Term bicycle: **10 spaces**

EIR: **Resort Village at Arboretum- N. Fontana**
Address: **SWC Sierra Ave. and Terra Vista**
Assessor Parcel Number: **Not available**

Legal Description:

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF SIERRA AVENUE AND TERRA VISTA DRIVE, SAID INTERSECTION ALSO BEING THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER;

THENCE, ALONG THE CENTERLINE OF SIERRA AVENUE, AND THE EAST LINE OF SAID NORTHEAST QUARTER, NORTH 00°35'55" WEST, 687.07 FEET;

THENCE, LEAVING SAID CENTERLINE AND SAID SECTION LINE, SOUTH 89°24'05" WEST, 102.14 FEET TO THE TRUE POINT OF BEGINNING;

THENCE, THE FOLLOWING TWENTY–ONE (21) COURSES:

1. *SOUTH 84°38'50" WEST, 48.29 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 99.50 FEET;*
2. *WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 05°00'57" AN ARC LENGTH OF 8.71 FEET;*
3. *SOUTH 89°39'47" WEST, 57.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 19.50 FEET;*
4. *NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°29'00" AN ARC LENGTH OF 17.52 FEET TO THE BEGINNING OF A NON–TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 85.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 13°13'53" EAST;*
5. *WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°06'41" AN ARC LENGTH OF 20.93 FEET;*
6. *SOUTH 62°39'26" WEST, 46.43 FEET;*
7. *SOUTH 89°43'56" WEST, 425.51 FEET;*
8. *SOUTH 00°35'55" EAST, 607.66 FEET;*
9. *NORTH 89°39'47" EAST, 158.12 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET;*
10. *EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12" AN ARC LENGTH OF 32.18 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS NORTH 36°31'59" EAST;*
11. *EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12" AN ARC LENGTH OF 32.18 FEET;*
12. *NORTH 89°39'47" EAST, 33.59 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 268.00 FEET;*
13. *EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'39" AN ARC LENGTH OF 50.72 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 292.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 11°10'51" EAST;*
14. *EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'39" AN ARC LENGTH OF 55.27 FEET;*
15. *NORTH 89°39'47" EAST, 272.00 FEET;*
16. *NORTH 44°31'56" EAST, 32.60 FEET;*
17. *NORTH 00°35'55" WEST, 540.50 FEET;*
18. *NORTH 43°04'15" WEST, 33.89 FEET;*
19. *NORTH 00°20'13" WEST, 34.00 FEET;*
20. *SOUTH 89°39'47" WEST, 13.50 FEET;*
21. *NORTH 00°20'13" WEST, 20.10 FEET TO THE TRUE POINT OF BEGINNING.*

THE ABOVE DESCRIBED PARCEL CONTAINS 9.286 ACRES, MORE OR LESS.

ALL AS SHOWN ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS DESCRIPTION WAS PREPARED BY ME, OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT. *4/8/2024*

JAKE W. LAPPERT *DATE*
PLS 9303

North

30'

DATE: 02.09.2026
MCG JOB #: 25162.01

DATE	REVISIONS
03.10.2026	RM COMMENTS SP-McD
05.13.2026	No truck movements

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

PRELIMINARY SITE PLAN

RESORT @ THE ARBORETUM
FONTANA, CALIFORNIA

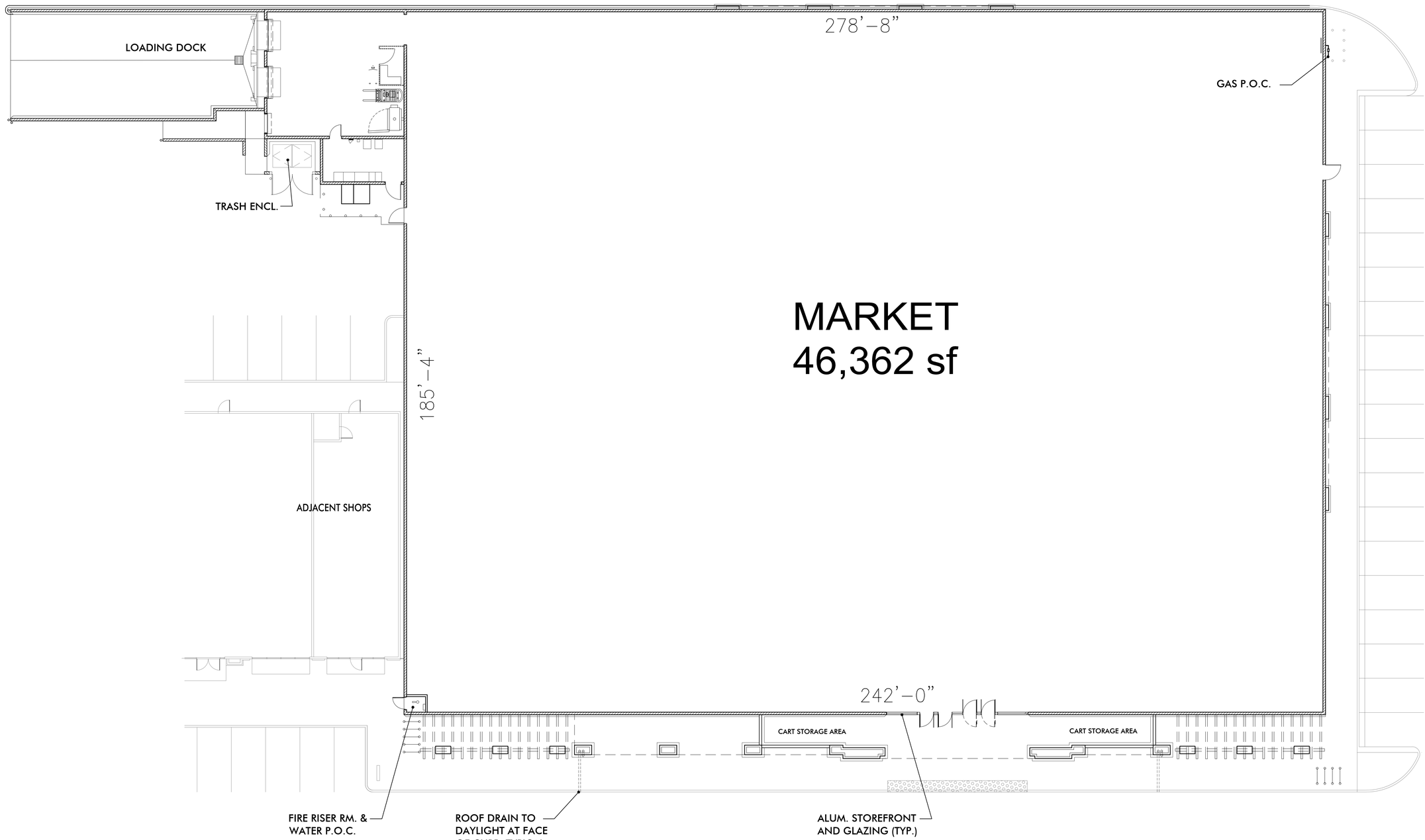
SCHEME 'FFF' 05/21/2026

LEWIS
RETAIL CENTERS

SP-1

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mgarchitecture.com



MAJOR 'A' (46,362 S.F.) FLOOR PLAN

3/32" = 1'-0"

LEASE FLOOR PLANS

The RESORT VILLAGE @ ARBORETUM

FONTANA, CALIFORNIA

FP-1

DATE: 03.10.2026
MCG JOB #: 25.162.01

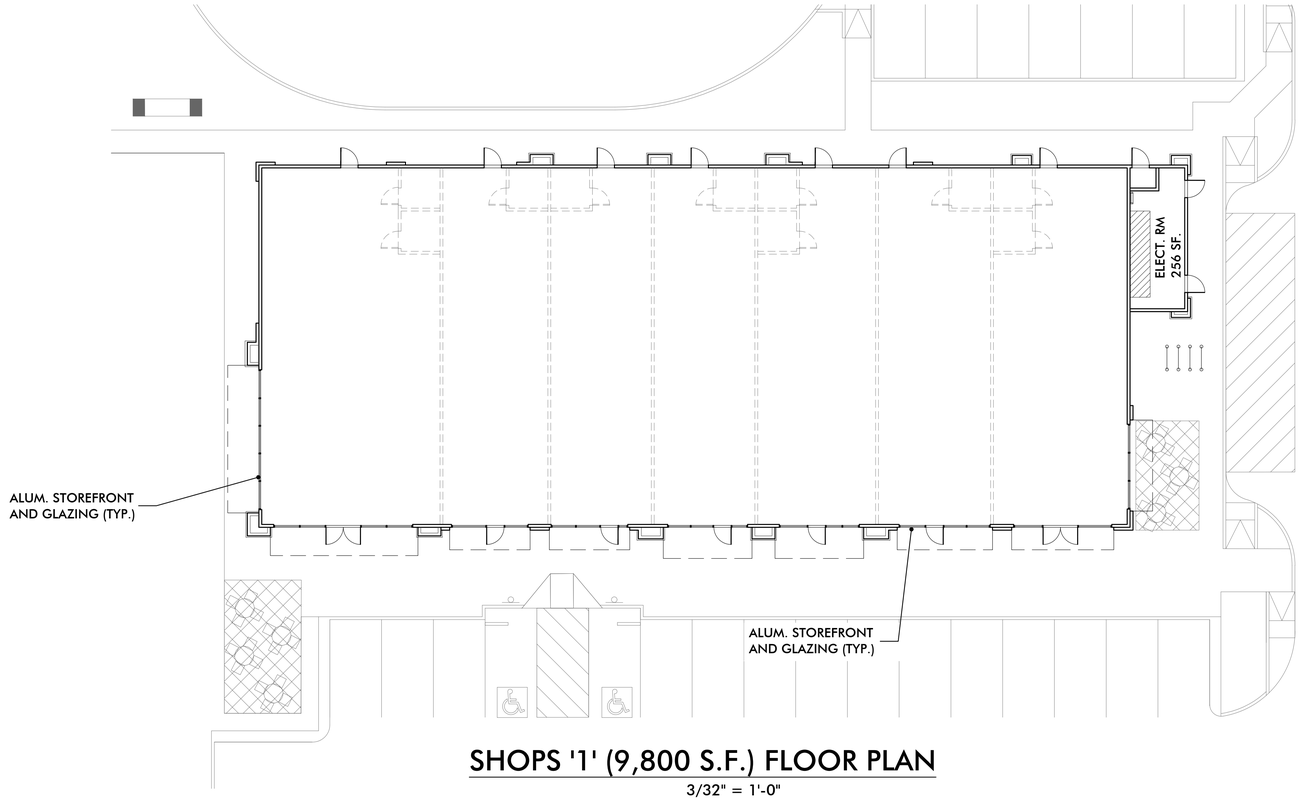
DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

LEWIS
RETAIL CENTERS

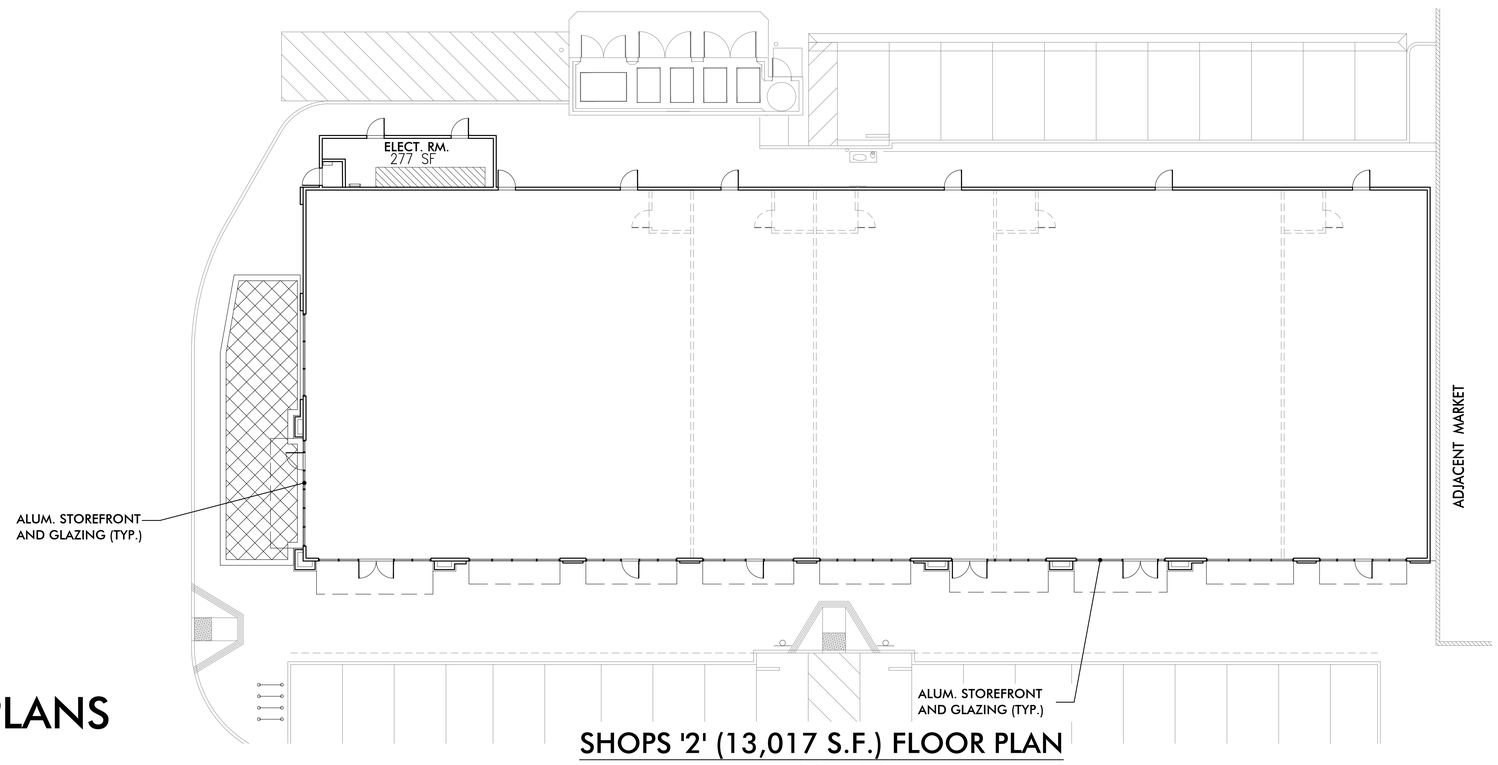
CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mg SM



SHOPS '1' (9,800 S.F.) FLOOR PLAN

3/32" = 1'-0"



SHOPS '2' (13,017 S.F.) FLOOR PLAN

3/32" = 1'-0"

LEASE FLOOR PLANS

The RESORT VILLAGE @ ARBORETUM

FONTANA, CALIFORNIA

FP-2

12/10/2025

DATE: 03.10.2026

MCG JOB #: 25.162.01

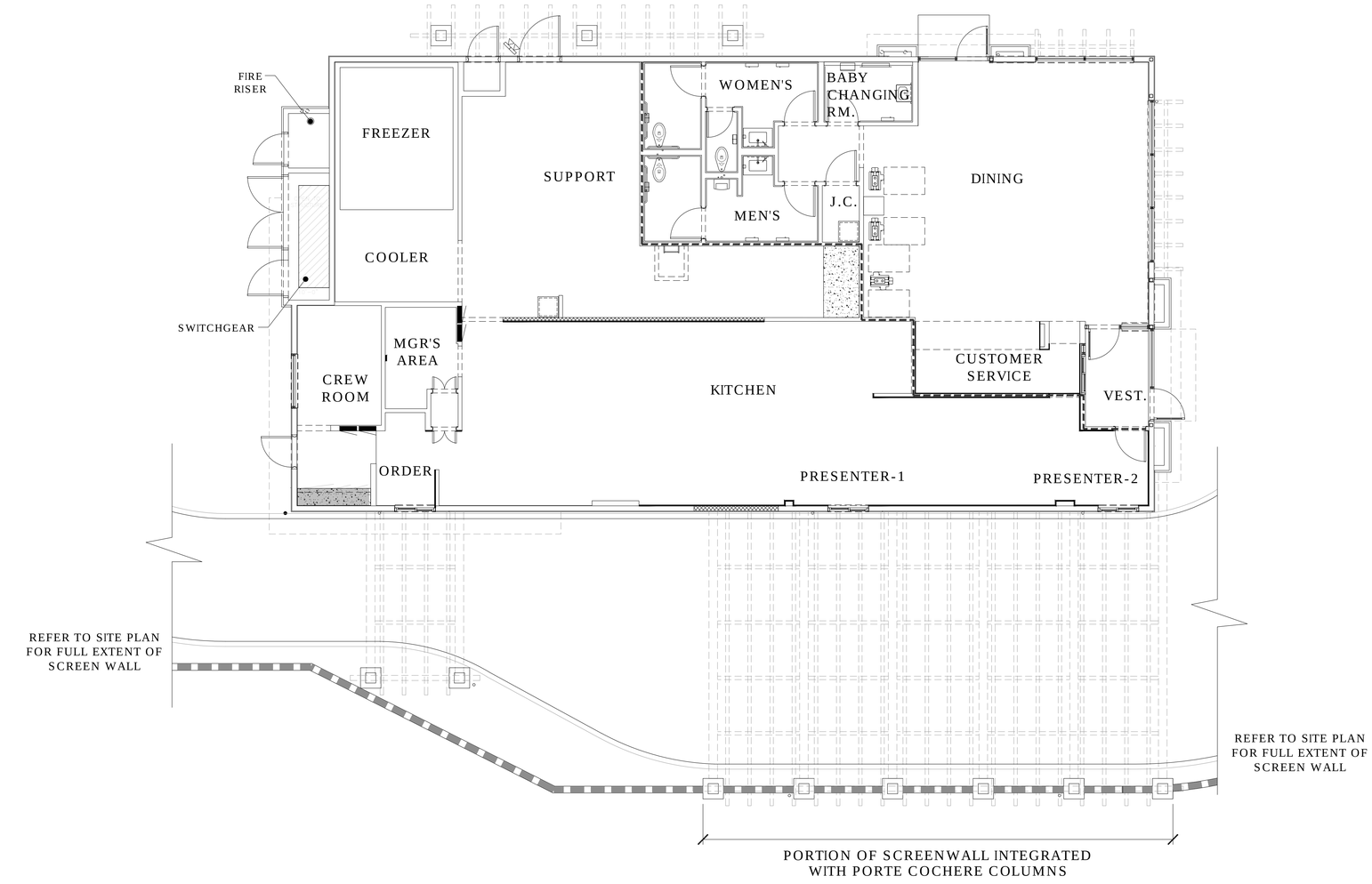
DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

LEWIS
RETAIL CENTERS

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mg SM



BICKEL GROUP
ARCHITECTURE
BICKEL GROUP INCORPORATED
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com

MCDONALD'S 004-5176

NWC SIERRA AVENUE & TERRA VISTA DRIVE
FONTANA, CALIFORNIA

TRUE NORTH — NORTH

PL-3

FLOOR PLAN
Scale: 3/16" = 1'
October 30, 2025

P:\23\23850 - McD Fontana, Sierra Ave and Terra Vista Dr 004-5176\Design\Floor Plan\x23850 - Floor Plan.dwg

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2017.

The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

DATE: 03.10.2026
MCG JOB #: 25.162.01

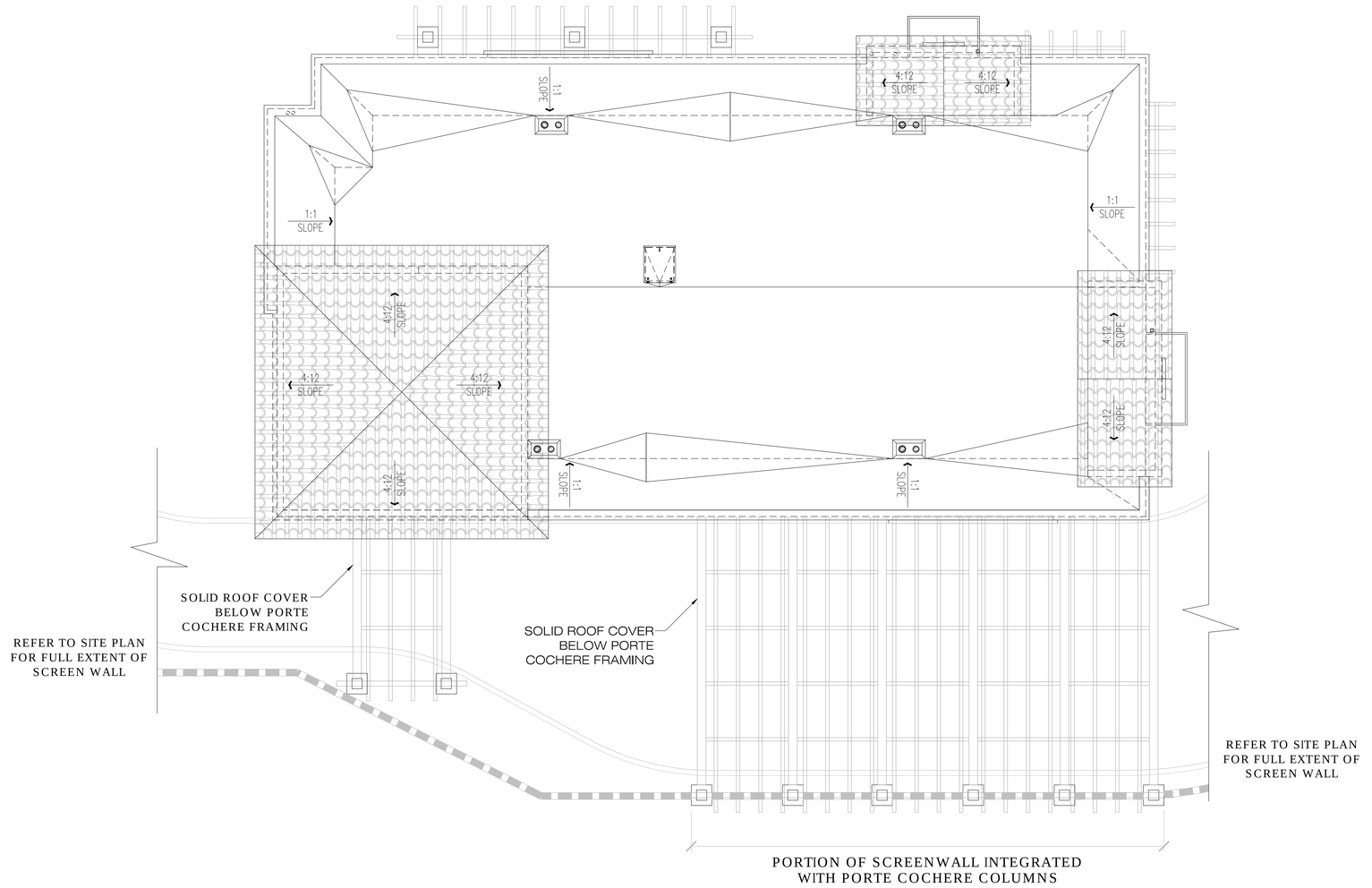
DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

LEWIS
RETAIL CENTERS

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mcg SM



BICKEL GROUP
ARCHITECTURE
BICKEL GROUP INCORPORATED
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com

MCDONALD'S 004-5176

NWC SIERRA AVENUE & TERRA VISTA DRIVE
FONTANA, CALIFORNIA

TRUE NORTH NORTH

RPL-3

ROOF PLAN
Scale: 3/16" = 1'
October 30, 2025

P:\23\23850 - McD Fontana, Sierra Ave and Terra Vista Dr 004-5176\Design\Floor Plan\x23850 - Floor Plan.dwg

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2017.

The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

DATE: 03.10.2026
MCG JOB #: 25.162.01

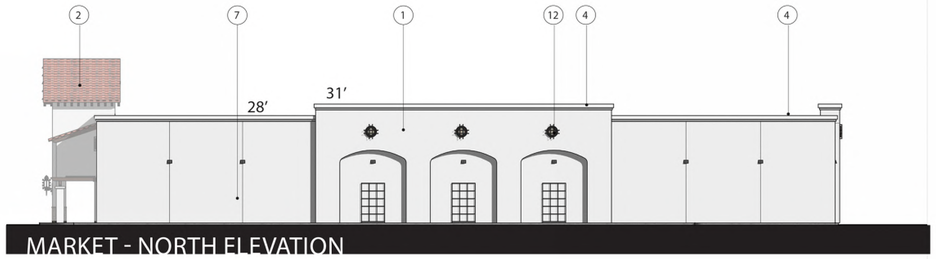
DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

LEWIS
RETAIL CENTERS

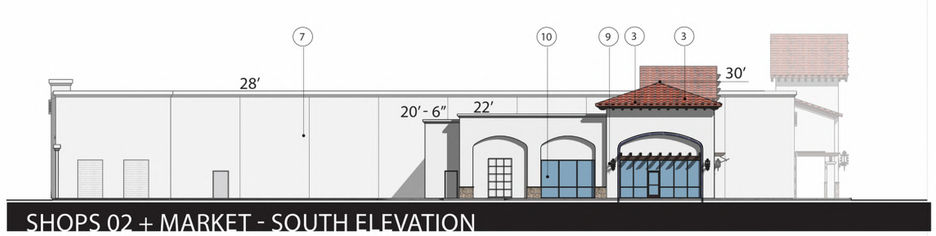
CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mcg SM

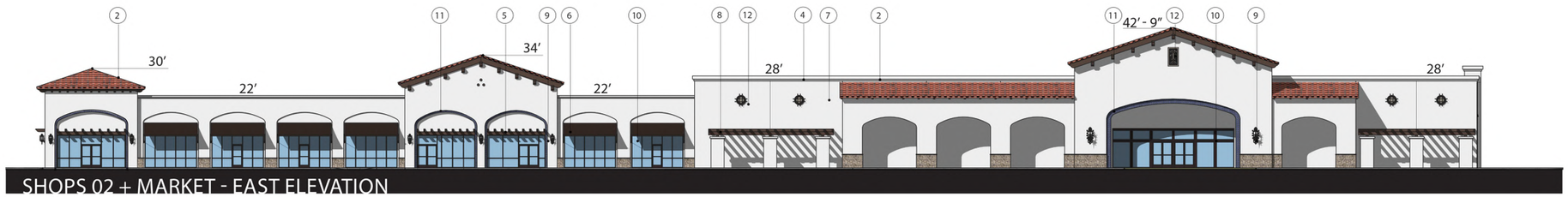


MARKET - NORTH ELEVATION

MARKET + SHOPS 02 - WEST ELEVATION



SHOPS 02 + MARKET - SOUTH ELEVATION

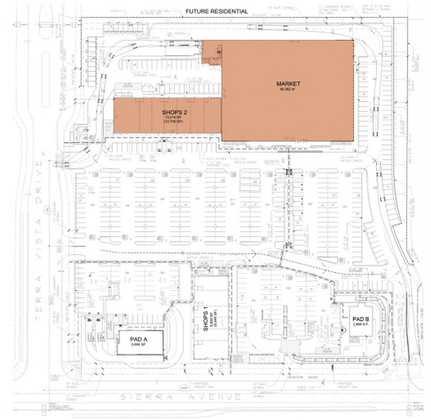


SHOPS 02 + MARKET - EAST ELEVATION

KEYNOTES

1. ELASTOMERIC STUCCO FINISH, PAINT COLOR : SW 7008 ALABASTER
2. CLAY TILE ROOF
3. WOOD RAFTERS AND BEAMS
4. EIFS CORNICE WITH STUCCO FINISH
5. CLAY TILE AWNING WITH EXPOSED WOOD RAFTERS
6. FORMED SHEET METAL AWNING WITH POWDER COAT FINISH W/ DECORATIVE ACCENT ROD MOUNTS
7. PRECISION CMU WITH ELASTOMERIC STUCCO FINISH, PAINT COLOR : SW 7008 ALABASTER
8. METAL TRELLIS / ARBOR
9. ARCHITECTURAL ACCENT LIGHTING WALL SCONCE
10. HIGH PERFORMANCE GLAZING WITH ALUMINIUM STOREFRONT FRAMING SYSTEM: FINISH MEDIUM BRONZE
11. ACCENT TILE 70 % TRADITIONAL MEXICAN TILE - AZUL COBALT, 30% BLEND MIX OF CUERDA, SOL DE RAYOS, HORTENCIA, CUPULA, & FLOR ARABE (MEXICANTILEDESIGNS)
12. DECORATIVE WROUGHT IRON GRILL

SPECIFIC PLAN ARCHITECTURAL STYLE:
SANTA BARBARA STYLE



1

1/16” = 1’-

0 2′ 8′ 24′ 48′

DATE: 03.10.2026
MCG JOB #: 25.162.01

DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

1375

The RESORT VILLAGE @ ARBORETUM

FONTANA, CALIFORNIA

PROPOSED ELEVATIONS
MARKET & SHOPS 2 (SPECIFIC PLAN ARCHITECTURAL STYLE: SANTA BARBARA STYLE)

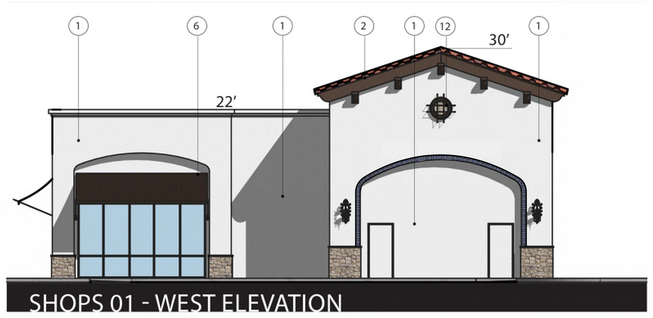
E-1

LEWIS
RETAIL CENTERS

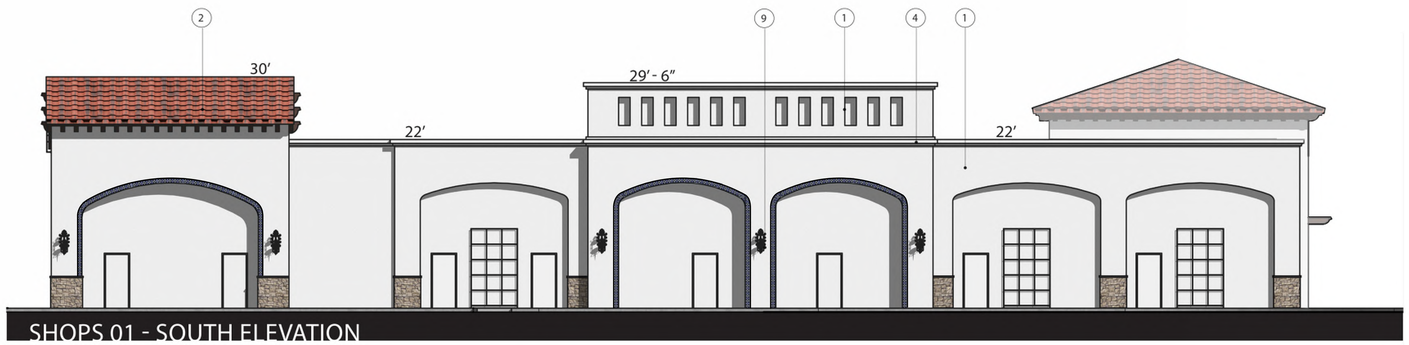
CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mg SM

SHOPS 01 - NORTH ELEVATION



SHOPS 01 - WEST ELEVATION



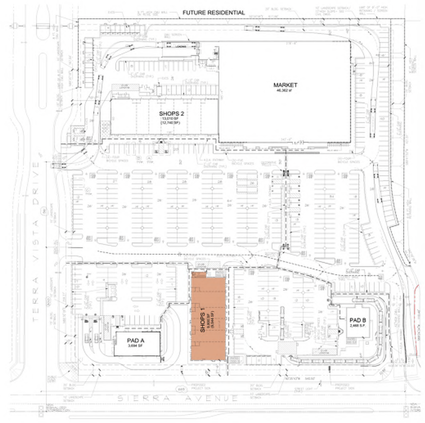
SHOPS 01 - SOUTH ELEVATION

SHOPS 01 - EAST ELEVATION

KEYNOTES

1. ELASTOMERIC STUCCO FINISH, PAINT COLOR : SW 7008 ALABASTER
2. CLAY TILE ROOF
3. WOOD RAFTERS AND BEAMS
4. EIFS CORNICE WITH STUCCO FINISH
5. CLAY TILE AWNING WITH EXPOSED WOOD RAFTERS
6. FORMED SHEET METAL AWNING WITH POWDER COAT FINISH W/ DECORATIVE ACCENT ROD MOUNTS
7. PRECISION CMU WITH ELASTOMERIC STUCCO FINISH, PAINT COLOR : SW 7008 ALABASTER
8. METAL TRELLIS / ARBOR
9. ARCHITECTURAL ACCENT LIGHTING WALL SCONCE
10. HIGH PERFORMANCE GLAZING WITH ALUMINIUM STOREFRONT FRAMING SYSTEM: FINISH MEDIUM BRONZE
11. ACCENT TILE 70 % TRADITIONAL MEXICAN TILE - AZUL COBALT, 30% BLEND MIX OF CUERDA, SOL DE RAYOS, HORTENCIA, CUPULA, & FLOR ARABE (MEXICANTILEDESIGNS)
12. DECORATIVE WROUGHT IRON GRILL

SPECIFIC PLAN ARCHITECTURAL STYLE:
SANTA BARBARA STYLE



DATE: 03.10.2026
MCG JOB #: 25.162.01

DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

1376

The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

PROPOSED ELEVATIONS
SHOPS 1

Scale : 1/8" = 1'-0"
0 4' 8' 16'

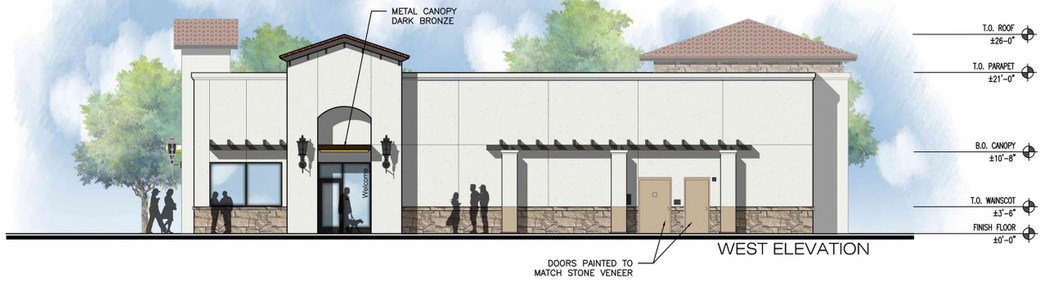
E-2

LEWIS
RETAIL CENTERS

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mcg SM

NORTH ELEVATION



WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

PLASTER/STUCCO
SHERWIN WILLIAMS
PURE WHITE
SW 7005

ROOF TILE
US TILE BY BORAL
EL CAMINO BLEND

STONE VENEER
CORONADO STONE
CAROLINA RUBBLE
SANDSTONE

PLASTER/STUCCO
SHERWIN WILLIAMS
COLOR TO MATCH
STONE VENEER

ALUMINUM COMPOSITE
ALPOLIC
RAL 7022

PERGOLA
SHERWIN WILLIAMS
URBANE BRONZE
SW 7048

STOREFRONT
ARCADIA
DARK BRONZE

PANTONE 123

BICKEL GROUP
ARCHITECTURE
BICKEL GROUP INCORPORATED
3600 BIRCH STREET, SUITE 120
NEWPORT BEACH, CA 92660
P: 949.757.0411 F: 949.757.0511
www.bickelgrp.com

McDONALD'S 004-5176

NWC SIERRA AVENUE & TERRA VISTA DRIVE
FONTANA, CALIFORNIA

EL-3

ELEVATIONS

Scale: 1/8" = 1'-0"
November 7, 2025

P:\23\23850 - McD Fontana, Sierra Ave and Terra Vista Dr
004-5176\Design\Elevations\x23850 - Elevations.dwg

The plans, ideas, arrangements and designs indicated or represented by this drawing are owned by, and are the property of BICKEL GROUP, and were created and developed solely for use on, and in connection with this specific project, and shall not be used, in whole or in part, for any purpose for which they were not originally intended without written permission from BICKEL GROUP © 2015.

The RESORT VILLAGE @ ARBORETUM

FONTANA, CALIFORNIA

DATE: 03.10.2026
MCG JOB #: 25.162.01

DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

LEWIS
RETAIL CENTERS

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mcg SM

COLOR & MATERIALS

PAINT
P1. SHERWIN WILLIAMS SW 7008 ALABASTER
P2. SHERWIN WILLIAMS SW 7048 URBANE BRONZE

A. US TILE BY BORAL - EL CAMINO BLEND
B. 1. 70 % TRADITIONAL MEXICAN TILE - AZUL COBALT
BY MEXICANTILEDESIGNS
2. 30% BLEND MIX OF CUERDA, SOL DE RAYOS,
HORTENCIA, CUPULA, & FLOR ARABE
BY MEXICANTILEDESIGNS
C. ANODIZED ALUMINUM STOREFRONT- DARK BRONZE
D. COMETART LIGHTING INC- WALL LANTERN “CELESTE”
E. GLEN RAVEN FIRESIST - BLACK

P1

P2

E

A

1

2

B

COLORS & MATERIALS

C

D

DATE: 03.10.2026
MCG JOB #: 25.162.01

DATE	REVISIONS
03.10.2026	6th SUBMITTAL

© MCG ARCHITECTURE 2025 ALL RIGHTS RESERVED
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

CB-1

LEWIS
RETAIL CENTERS

CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

NOT FOR CONSTRUCTION

PROPERTY LINE / RIGHT-OF-WAY LINE TABLE

Curve Table			
Curve #	Length	Radius	Delta
C3	22.55'	50.00'	25.84'
C6	6.53'	78.00'	4.80'
C7	40.06'	85.00'	27.00'
C8	22.55'	50.00'	25.84'

Line Table		
Line #	Length	Direction
L33	53.60'	N89°39'47.26"E
L35	425.51'	N89°43'55.56"E
L36	607.66'	N0°35'54.92"W

INTERIOR LOT LINES

Line Table		
Line #	Length	Direction
L1	22.34'	N0°35'54.92"W
L2	66.90'	N9°52'59.64"E
L3	19.22'	N0°35'54.92"W
L4	13.42'	N89°23'58.50"E
L5	111.32'	N0°35'54.92"W
L8	200.91'	N89°24'05.08"E
L11	71.29'	N89°24'05.08"E
L12	17.00'	N0°35'54.92"W
L13	29.00'	S89°24'05.08"W
L14	17.00'	S0°35'54.92"E
L15	82.07'	S89°24'05.08"W
L16	38.88'	S89°24'05.08"W
L17	194.22'	N0°35'54.92"W
L18	52.29'	N89°24'05.08"E
L19	50.29'	N0°35'54.92"W
L20	104.10'	S13°46'52.09"W
L21	48.45'	S13°46'52.09"W
L22	143.79'	N89°24'05.08"E

Line Table		
Line #	Length	Direction
L23	170.96'	S0°35'54.92"E
L24	129.01'	N89°24'05.08"E
L25	44.00'	N0°35'54.92"W
L26	41.20'	N89°24'05.08"E
L27	97.24'	N0°35'54.92"W
L28	7.61'	N89°24'05.08"E
L29	69.00'	N0°35'54.92"W
L30	33.99'	N89°24'05.08"E
L31	69.00'	S0°35'54.92"E
L32	36.01'	N89°24'05.08"E
L37	94.09'	N0°35'54.99"W
L38	83.45'	N89°39'47.26"E
L39	57.59'	N84°38'50.34"E
L40	6.52'	N89°39'47.26"E

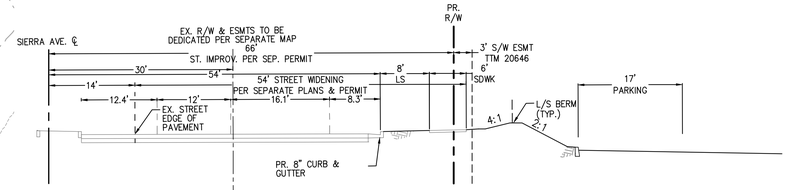
SITE DISTANCE

(S1) 10'X10' INTERSECTION PVT. DRIVEWAY & STREET REGULAR LOT

(S2) 17'X17' INTERSECTION PVT. DRIVEWAY & STREET IRREGULAR LOT

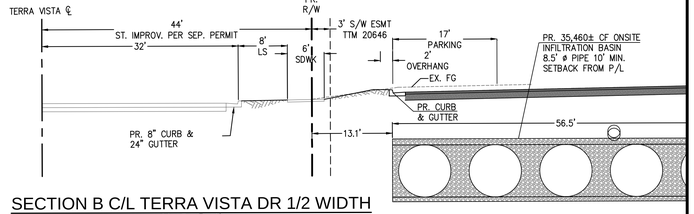
LEGAL DESCRIPTION

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, LOT 7 OF TTM 20646 TO BE SUB-DIVIDED AS PARCELS 1-5 OF TENTATIVE PARCEL MAP 20851



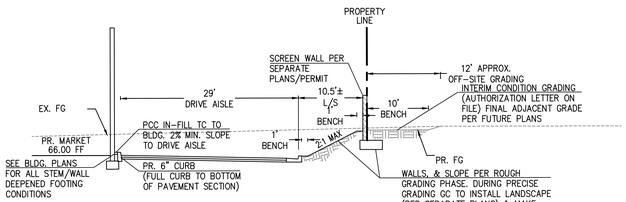
SECTION A C/L SIERRA AVE 1/2 WIDTH

SCALE: 1"=10'



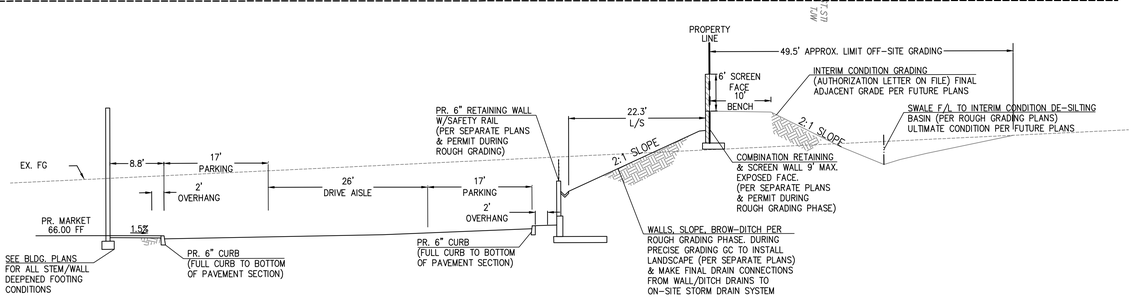
SECTION B C/L TERRA VISTA DR 1/2 WIDTH

SCALE: 1"=10'



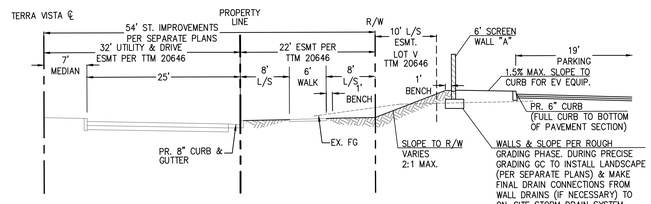
SECTION C

SCALE: 1"=10'



SECTION D

SCALE: 1"=10'



SECTION E C/L TERRA VISTA DR 1/2 WIDTH

SCALE: 1"=10'

0 40 60 80
(IN FEET)
1 INCH = 40 FEET

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DATE:

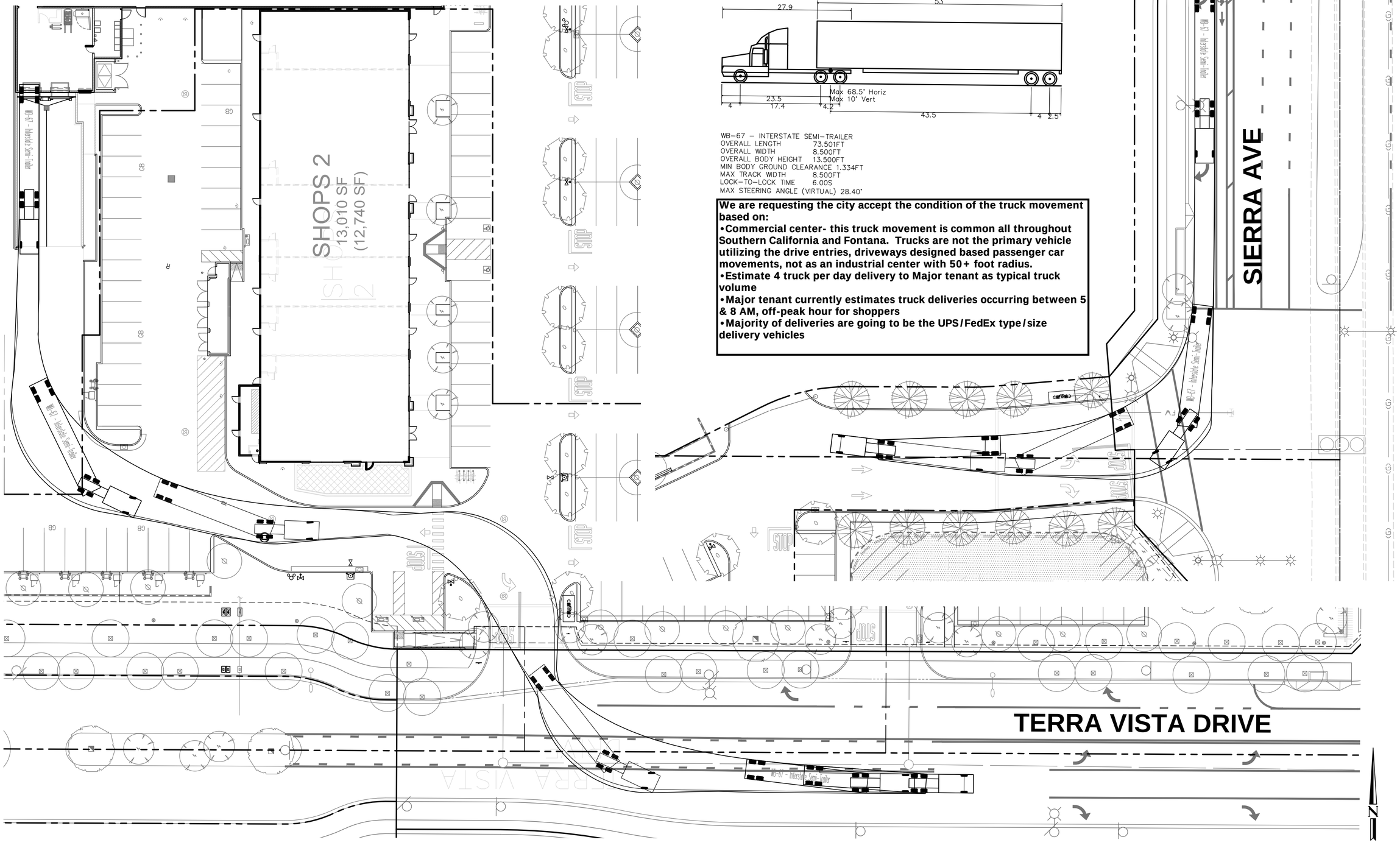
NO.: REVISION:

PROJECT: **FONTANA ARBORETUM**
NWC OF SIERRA AVE & TERRA VISTA DR
FONTANA, CA 92336

DRAWING NAME: **CONCEPTUAL GRADING**

ISSUE: **CONCEPTUAL**
DATE: **2026/05/14**
CHECKED: **WP** DRAWN: **DRC**
DRAWING FILE:
PROJECT NO.: **23-654**
SHEET NUMBER: **1**
OF **1** SHEETS
SCALE: **AS SHOWN**

FILENAME: M:\2023\23-654 Lewis Arboretum Fontana\CV\23654CG.dwg, LAST SAVED ON: May 14 2026 9:50am PLOTTED BY: JAY, ON: May 14 2026 9:38am, CPC



WB-67 – INTERSTATE SEMI-TRAILER

OVERALL LENGTH	73.501FT
OVERALL WIDTH	8.500FT
OVERALL BODY HEIGHT	13.500FT
MIN BODY GROUND CLEARANCE	1.334FT
MAX TRACK WIDTH	8.500FT
LOCK-TO-LOCK TIME	6.00S
MAX STEERING ANGLE (VIRTUAL)	28.40°

We are requesting the city accept the condition of the truck movement based on:

- **Commercial center- this truck movement is common all throughout Southern California and Fontana. Trucks are not the primary vehicle utilizing the drive entries, driveways designed based passenger car movements, not as an industrial center with 50+ foot radius.**
- **Estimate 4 truck per day delivery to Major tenant as typical truck volume**
- **Major tenant currently estimates truck deliveries occurring between 5 & 8 AM, off-peak hour for shoppers**
- **Majority of deliveries are going to be the UPS/FedEx type/size delivery vehicles**

0 10 20 30 40
(IN FEET)
1 INCH = 20 FEET

NOT FOR CONSTRUCTION

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning

PROJECT:
ARBORETUM RETAIL CENTER
SIERRA AVE & TERRA VISTA DR
FONTANA, CA 92337

DRAWING NAME:
WB-67 TRUCK TURNS

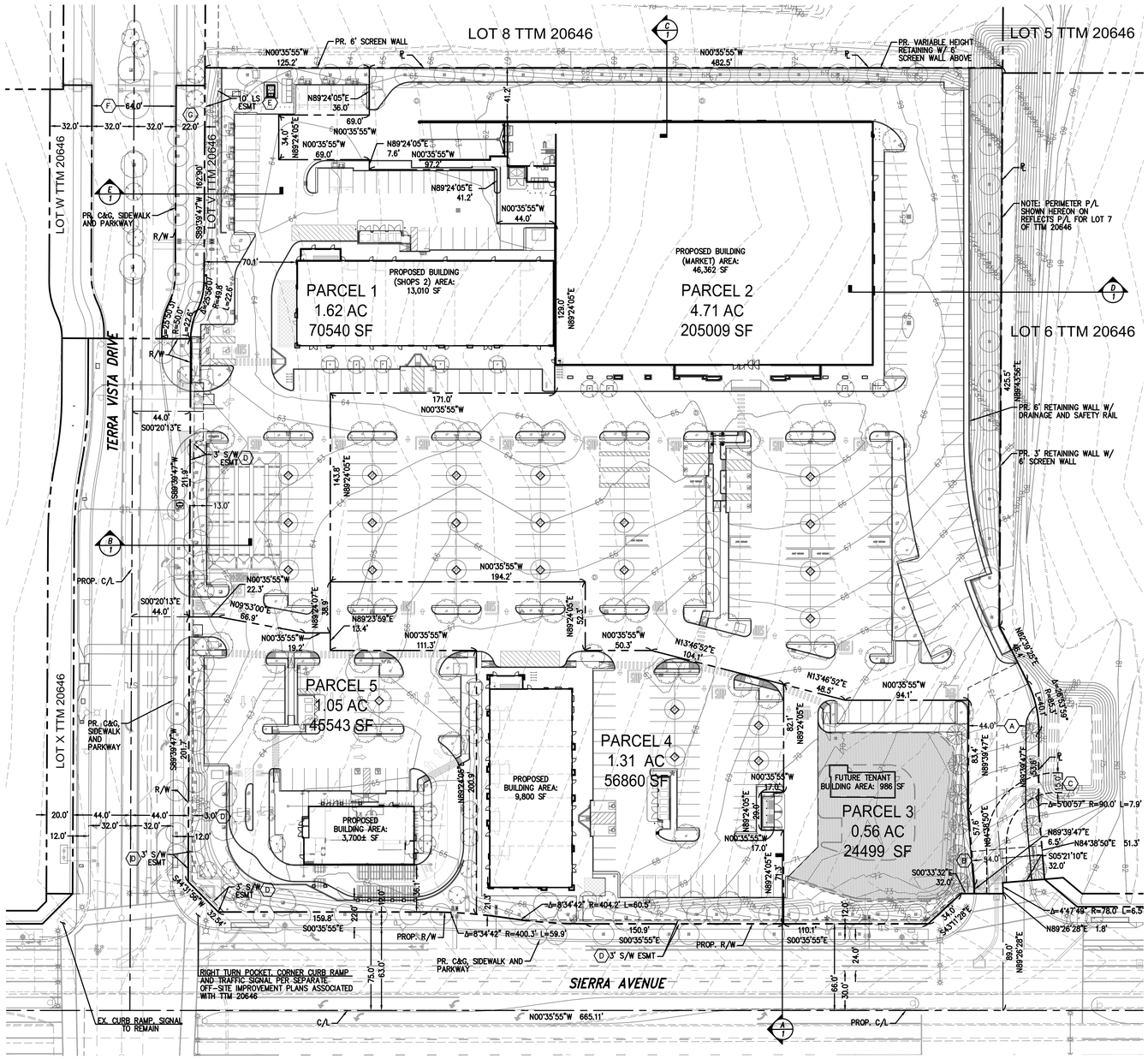
ISSUE:	EXH
DATE:	2024-10-15
CHECKED: JB	DRAWN: JB
DRAWING FILE:	EXH-100
PROJECT NO.:	23-654
SHEET NUMBER:	1
OF 1	SHEETS
SCALE:	AS NOTED

NAME: M:\2023\23-654 Lewis Arboretum Fontana\EXHIBIT\Sh 100 Truck Turn\23-654 Fontana Arboretum Truck Turn WB-67.dwg, LAST SAVED ON: Oct 22 2025 12:20pm PLOTTED BY: JAY, ON: Apr 21 2026 2:09pm, CFC

TENTATIVE PARCEL MAP NO. 20851

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

BEING A SUBDIVISION OF A LOT 7 OF TENTATIVE TRACT MAP NO. 20646, APPROVED BY CITY OF FONTANA xxxx XX, 2026, LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN



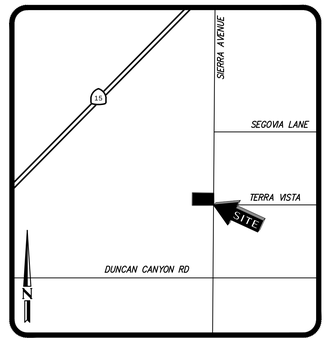
SECTION A C/L SIERRA AVE 1/2 WIDTH
SCALE: 1"=10'

SECTION B C/L TERRA VISTA DR 1/2 WIDTH
SCALE: 1"=10'

SECTION C
SCALE: 1"=10'

SECTION E C/L TERRA VISTA DR 1/2 WIDTH
SCALE: 1"=10'

SECTION D
SCALE: 1"=10'



VICINITY MAP
NOT TO SCALE

LEGEND:

ASPH	ASPHALT
BLDG	BUILDING
C&G	CURB & GUTTER
℄	CENTER LINE
ESMT	EASEMENT
EX, EXIST., (XX)	EXISTING
EV	ELECTRICAL VEHICLE
FG	FINISH GRADE
FH	FIRE HYDRANT
IMPROV.	IMPROVEMENT
LS	LANDSCAPE
MIN	MINIMUM
PL	PROPERTY LINE
PR., PROP	PROPOSED
R/W	RIGHT-OF-WAY
SDWK	SIDEWALK
SDW	STORM DRAIN SIDEWALK
SEP	SEPARATE
ST	STREET

PROPOSED PROPERTY LINE
EXISTING PARCEL LINE
EXISTING PROPERTY LINE
CENTER LINE
EASEMENT
PROPOSED BLOCK WALL

SYMBOL LEGEND

FIRE HYDRANT
GATE
PROPOSED LIGHT POLE
SIGN
MANHOLES
SEWER
STORM DRAIN

OWNER/APPLICANT:

NORTH FONTANA RETAIL 9 LLC
1156 N. MOUNTAIN AVENUE
UPLAND, CA 91786
PHONE: (909) 946-7562

ARCHITECT:

MCG
15635 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
PHONE: 310-433-5288

ENGINEER:

DRC ENGINEERING
160 S. OLD SPRINGS ROAD
ANAHEIM HILLS, CA 92808
PHONE: 714-685-6860

LEGAL DESCRIPTION

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, BEING ALL OF PARCEL 'B' OF LOT LINE ADJUSTMENT NO. 23-005, RECORDED JULY 15, 2024 AS DOCUMENT NO. 2024-0163261, OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBERS

VACANT LAND (0239-081-52)

BASIS OF BEARINGS

THE BEARINGS OF N00°35'55" W ALONG THE CENTER LINE OF SIERRA AVE AS SHOWN ON TR NO 14500 MB 251/70-74, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

BENCHMARK

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM No.: #6-7
ELEV.: 1739.006' (COUNTY OF SAN BERNARDINO BENCHMARK)

DATUM: NONE LISTED
DESCRIPTION: BRASS DISK AT THE SOUTH EAST CORNER OF CASA GRANDE AVENUE AND SIERRA AVENUE.

ZONING

EXISTING GENERAL PLAN LAND USE: RESIDENTIAL PLANNED COMMUNITY (R-PC)
ZONING DESIGNATION: ARBORETUM (SP)

ADDRESS:

PROJECT ADDRESS: TBD

AREAS:

GROSS PARCEL AREA: (402452 SF 9.239 AC)
PROPOSED S/W EASEMENTS AREA: 2506 SF 0.0575 AC
PROPOSED NET PARCEL AREA: 9.18 AC NET

PROPOSED EASEMENTS

(A) OWNER RESERVES UNTO THEMSELVES AN EASEMENT FOR EMERGENCY INGRESS AND EGRESS, AND NECESSARY UTILITIES TO SERVE FUTURE ADJACENT DEVELOPMENT, LOT 6 TTM 20646

(B) EASEMENT FOR THE PURPOSE OF TRAFFIC SIGNAL MAINTENANCE, SEE TTM 20646 FOR PARTICULARS. NOTE: SUBJECT TO AGREEMENT BETWEEN PROPERTY OWNER AND CITY OF FONTANA FOR MAINTENANCE UPKEEP IF DECORATIVE PAVEMENT/PAVERS INSTALLED

(C) EASEMENT FOR THE PURPOSE A PRIVATE STORM DRAIN SERVING LOT 6 OF TTM 20646. SEE TTM 20646 FOR PARTICULARS.

(D) EASEMENT TO CITY OF FONTANA FOR SIDEWALK PURPOSES, SEE TTM 20646 FOR PARTICULARS

(E) PRIVATE EASEMENT FOR LANDSCAPE, SIDEWALK & SLOPE SEE TTM 20646 FOR PARTICULARS

(F) EASEMENT FOR PUBLIC & PRIVATE UTILITIES & TERRA VISTA DRIVE SEE TTM 20646 FOR PARTICULARS

(G) EASEMENT FOR LANDSCAPE, SIDEWALK, SLOPE & PUBLIC UTILITIES TO CITY OF FONTANA SEE TTM 20646 FOR PARTICULARS

UTILITY PROVIDERS:

WATER
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
PHONE: (909) 201-7349
CONTACT: PAUL GARAVITO

GAS
SOUTHERN CALIFORNIA GAS COMPANY
16231 VALLEY BLVD
FONTANA, CA 92335
PHONE: (909) 335-3968
CONTACT: STEVE WHITTEN

TELEPHONE
AT&T
3073 ADAMS STREET
RIVERSIDE, CA 92506
PHONE: (951) 359-2629
CONTACT: MARC POOLE

ELECTRIC
SOUTHERN CALIFORNIA EDISON
800 WEST CIENAGA AVENUE
SAN DIMAS, CA 91773
PHONE: (909) 592-3765
CONTACT: ANTOINE WILLIAMS

CABLE
CHARTER COMMUNICATIONS
7337 CENTRAL AVENUE
RIVERSIDE, CA 92504
PHONE: (951) 406-1632
CONTACT: JESSE DICKASON

SEWER
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92335
PHONE: (909) 350-7610

40' 20' 0' 40' 80'
GRAPHIC SCALE: 1 INCH = 40 FT

DATE: May 14, 2026

FILENAME: M:\2023\23-654 Lewis Arboretum Fontana\TPM\23-654_TPM.dwg, LAST SAVED ON: May 14 2026 9:31am PLOTTED BY: JAY, ON: May 14 2026 10:06am, DFG

Lagerstroemia hybrid
Hybrid Crape Myrtle

Pyrus c.'Aristocrat'
Aristocrat Flowering Pear

Platanus x acerifolia
London Plane Tree

Quercus agrifolia
Coastal Live Oak

Tristania confertus
Brisbane Box

Ulmus parvifolia 'Drake'
Drake Evergreen Chinese Elm

Agave desmettiana 'Variegata'
Variegated Smooth Agave

Agave 'Blue Glow'
Blue Glow Agave

Aloe 'Blue Elf'
Blue Elf Aloe

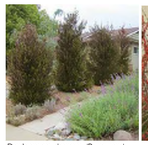
Anigozanthos flavidus
Kangaroo Paw

Baccharis p. 'Twin Peaks'
Twin Peaks Coyote Bush

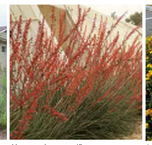
Bougainvillea 'Raspberry Ice'
Raspberry Ice Bougainvillea

Callistemon v. 'Little John'
Dwarf Bottlebrush

Carrisa g. 'Green Carpet'
Dwarf Natal Plum



Dodonaea viscosa 'Purpurea'
Purple Hopseed Bush



Hesperaloe parviflora
Red Yucca

Lantana 'New Gold'
New Gold Lantana

Lavandula allardii 'Meerlo'
Meerlo Lavender

Ligustrum japonicum 'Texanum'
Texas Privet

Muhlenbergia capillaris
Pink Muhly Grass

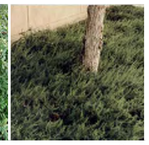
Myoporum parvifolium 'Pink'
Dwarf Pink Myoporum

Myrtus communis 'Compacta'
Dwarf Myrtle

Phormium tenax 'Variegata'
Variegated New Zealand Flax

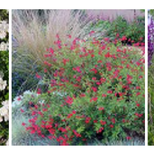
Prunus caroliniana 'Bright N Tight'
Compact Cherry Laurel

Rhamnus californica 'Eve Case'
Dwarf Coffeeberry



Rosmarinus o. 'Huntington Carpet'
Huntington Carpet Rosemary

Rosa 'Flower Carpet'
Flower Carpet Rose



Salvia greggii 'Furman's Red'
Furman's Red Sage

Salvia leucantha
Mexican Bush Sage

Westringia 'Mundi'
Mundi Coast Rosemary

PUBLIC PLAZA ENTRY

PLANT PALETTE

Symbol	Botanical Name	Common Name	WUCOLS
TREES			
	Lagerstroemia indica	Crape Myrtle	Mod
	Pyrus c. 'Aristocrat'	Aristocrat Flowering Pear	Mod
	Platanus acerifolia 'Bloodgood'	London Plane Tree	Mod
	Quercus agrifolia	Coast Live Oak	Low
	Tristania conferta	Brisbane Box	Mod
	Ulmus parvifolia 'Drake'	Evergreen Chinese Elm	Mod

Symbol	Botanical Name	Common Name	WUCOLS
SHRUBS/ GROUNDCOVERS			
	Agave species	Avave	Low
	Aloe species	Aloe	Low
	Anigozanthos flavidus	Kangaroo Paw	Low
	Baccharis p. 'Twin Peaks'	Coyote Bush	Low
	Bougainvillea 'Raspberry Ice'	Bougainvillea	Low
	Callistemon v. 'Little John'	Dwarf Bottlebrush	Mod
	Carissa m. 'Green Carpet'	Dwarf Natal Plum	Mod
	Hesperaloe parviflora	Red Yucca	Low
	Lantana 'New Gold'	New Gold Lantana	Low
	Lavandula 'Meerlo'	Meerlo English Lavender	Low
	Ligustrum japonica 'Texanum'	Texas Privet	Mod
	Muhlenbergia capillaris	Pink Muhly	Low
	Myoporum parvifolium	Myoporum	Low
	Myrtus communis 'Compacta'	Dwarf Myrtle	Mod
	Phormium tenax	Hybrid New Zealand Flax	Mod
	Rosa 'Flower Carpet'	Groundcover Rose	Mod
	Rosmarinus o. 'Huntington Carpet'	Creeping Rosemary	Low
	Salvia leucantha	Mexican Bush Sage	Low
	Salvia greggii 'Flame'	Furman's Red Autumn Sage	Low
	Westringia f. 'Mundi'	Mundi Coast Rosemary	Low
SCREEN SHRUBS			
	Dodonaea v. 'Purpurea'	Hopseed Bush	Mod
	Prunus caroliniana 'Compacta'	Compact Cherry Laurel	Mod
	Rhamnus californica 'Eve Case'	Dwarf Coffeberry	Low

NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.

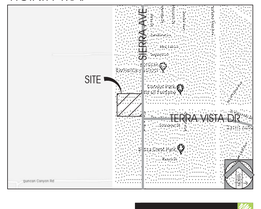
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

SITE SUMMARY		
LAND	±9.28 AC	±404,486 SF
BUILDING		73,859 SF
LAND TO BUILDING RATIO		4.37/1
COVERAGE		18.2%
PARKING REQUIRED		477 STALLS
PARKING PROVIDED		477 STALLS
PARKING RATIO		6.48/1,000
PARKING TREES REQUIRED		121 TREES
PARKING TREES PROVIDED		127 TREES
PARKING TREE RATIO		4/1

VICINITY MAP



ILLUSTRATIVE LANDSCAPE PLAN

FONTANA ARBORETUM
N.W.C. OF SIERRA AVE AND TERRA VISTA DR
FONTANA, CALIFORNIA 92336

Lewis Group Of Companies

0' 20' 40' 80' 120'
SCALE:1"=40'
CDPC PROJECT NO. 22038
MARCH 12, 2026

NORTH

conceptual design + planning company
1675 Scenic Drive, Suite 200
Costa Mesa, CA 92626
T: 949.399.0870
www.cdpcinc.com
COSTA MESA ▫ CENTRAL COAST ▫ LAS VEGAS

L-1
1 OF 1

Conceptual Design & Planning Company Mar 12, 2026, 5:37pm P:\22\22038 Fontana Arboretum\Land\Planning\ C3D 22038 - 3500 dwg, Eric\Peterson

BLUE BOTTLE
HENRY
Moscot
CHANEL
ARCTERYX
Aesop
STATER BROS
markets
FULL SERVICE
FRESH
LOCAL
CARRYA
McDonald's
CARRYA

1384

Marine Layer
MiniLuxe
STATER BROS.

Recorded at request of	)
Clerk, City Council City of Fontana	))
When recorded return to:	)
City of Fontana 8353 Sierra Avenue Fontana, CA 92335 Attention: City Clerk	))))
	) Exempt from Filing Fees Gov. Code section 6103

THIRD AMENDMENT TO ARBORETUM DEVELOPMENT AGREEMENT

A STATUTORY DEVELOPMENT AGREEMENT

between

CITY OF FONTANA
a California municipal corporation

and

NORTH FONTANA INVESTMENT COMPANY, LLC,
a Delaware limited liability company

ATTACHMENT NO. 7

THIRD AMENDMENT TO
ARBORETUM DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO ARBORETUM DEVELOPMENT AGREEMENT (hereinafter "**Third Amendment"**) is entered into effective on the date that the ordinance adopting this Third Amendment becomes effective (the "**Effective Date**") and amends that certain Arboretum Development Agreement made by and between the CITY OF FONTANA (hereinafter "**CITY**") and NORTH FONTANA INVESTMENT COMPANY, LLC, a Delaware limited liability company ("**DEVELOPER**"), recorded as Document No. 2009-0501456 on November 19, 2009, as amended by that certain First Amendment to Development Agreement recorded as Document No. 2017-0142267 on April 5, 2017, and that certain Second Amendment to Development Agreement recorded as Document No. 2021-0420491 on September 15, 2021, all in the Official Records of San Bernardino County (collectively, the "**Agreement**" or "**Development Agreement**"). This Third Amendment concerns all of the Property covered by the Agreement described in Exhibit "A" attached hereto.

CITY and DEVELOPER hereby agree to amend the Agreement as set forth herein. All capitalized terms used herein shall have the same meanings given those terms in the Agreement unless otherwise defined herein.

RECITALS

WHEREAS, CITY is authorized to amend the Agreement pursuant to Section 2.5 of the Agreement and Section 65868 of the Government Code; and

WHEREAS, the CITY has determined that there exists no uncured default by DEVELOPER under the Agreement as set forth in Section 2.3(ii) of the Agreement; and

WHEREAS, the CITY has determined that this Third Amendment will not result in any significant effects on the environment not previously analyzed in the Project's EIR (SCH #2006071109) and is not a "Project" as defined in Public Resources Code Section 21065 of the California Environmental Quality Act ("**CEQA**"), and has determined that all requirements of CEQA have been met with respect to this Third Amendment; and

WHEREAS, the CITY has approved an Amendment to the Specific Plan concurrent with its approval of this Third Amendment (the "**SPA Amendment**").

NOW, THEREFORE, CITY and DEVELOPER agree to amend the Agreement as follows:

1. Term. Section 2.3 of the Agreement is deleted in its entirety, and is amended and restated as follows:

> "2.3 Term. The term of this Agreement shall commence on the Effective Date of the Second Amendment which was August 12, 2021, and shall continue for a period of ten (10) years thereafter (the **"Agreement Term**"). The Agreement Term shall extend without modification or amendment of this Agreement for one (1) additional five (5) year period following the expiration of the aforementioned ten (10) year Agreement Term provided that there exists no uncured default of which DEVELOPER has been given notice as to this Agreement or any other agreement or condition of approval relative to the development of the Property. The Agreement Term shall

further extend without modification or amendment of this Agreement for one (1) additional five (5) year period following the expiration of the aforementioned fifteen (15) year Agreement Term provided:

(i) DEVELOPER shall have applied for and obtained building permits for at least forty percent (40%) of the residential DU's in accordance with the Development Approvals by January 1, 2030; and

(ii) There exists no uncured default of which DEVELOPER has been given notices as to this Agreement or any other agreement or condition of approval relative to the development of the Property.

This final additional five (5) year period shall terminate unless DEVELOPER shall have applied for and obtained building permits for at least seventy percent (70%) of the residential DU's in accordance with the Development Approvals by January 1, 2040."

2. Development Impact Fees. Exhibit "E" to the Agreement is deleted in its entirety and replaced by Exhibit "E" attached hereto..

3. Circulation Improvement Fee Credit. The requirement in the former Exhibit "E" to the Agreement for the construction of the Citrus/Duncan Canyon traffic signal has been removed in Exhibit "E" attached hereto by the City resulting in a Circulation Fee adjustment of $114.48 per multi-family dwelling unit (556 DUs at Gardens) and $187.07 per single family dwelling unit (943 DUs at Meadows and Gardens) for a total true up payment obligation of $240,057.89 as set forth in Exhibit "E" attached hereto (the "**True Up Payment**"). Developer shall pay to City the True-Up Payment upon the earlier to occur of (i) City's issuance of the final dwelling unit building permit within the Resort Village, or (ii) City's issuance of a total of 2,962 building permits within the overall Project. Further, Section 4.2.7 of the Agreement is hereby amended by deleting the first two sentences of Section 4.2.7 in their entirety and replacing them with the following, which shall read as follows and inserting the following in replace thereof:

"DEVELOPER shall construct and dedicate the regional circulation improvements having a value of Eight Million One Hundred Seventy-Five Thousand Two Hundred Sixty-Four and 07/100 Dollars ($8,175,264.07) (the "**Circulation Credit**") set forth in Exhibit "E" in accordance with the phasing schedule attached hereto as Exhibit "E 1" and shall receive credit against the Project's Circulation Improvement Fee, which is Fourteen Million Four Hundred Forty-Two Thousand Four Hundred Seventy-Six and 00/100 Dollars ($14,442,476.00), for constructing those improvements in accordance with Exhibit "E". The remaining Fair Share Obligation of Six Million Two Hundred Sixty-Seven Thousand Two Hundred Eleven and 93/100 Dollars ($6,267,211.93) shall be paid as follows: for the first 1,028 single-family DU's, $2,488.23 per DU, and for the first 2,436 condominium/townhouse DU's, $1,522.71 per DU."

4. Planning Area C-1. A new Section 4.3.5 and new Exhibits "E-3" and "L-1", attached hereto, are hereby added to Section 4 of the Agreement, which shall read as follows:

"4.3.5. Planning Area C-1/Development Impact Fees/Excess Fee Credits. Notwithstanding anything to the contrary in Section 4.2 of the Agreement,

the following shall apply to Planning Area C-1 ("**PA C-1**") in the Resort Village area of the Project as identified in Exhibit "B" attached hereto:

4.3.5.1 Development Impact Fees. The SPA, in part, modified the Land Use Plan for the Resort Village area of the Project to provide for the commercial development of PA C-1 which the City and Developer agree shall be deemed to contain approximately 65 EDUs (to be determined in accordance with City's calculation of EDU's for commercial facilities in the Land Use Regulations). Subject to the "Excess Fee Credits" defined below, DEVELOPER shall pay to CITY the Development Impact Fees labeled "Commercial" in Exhibit "L-1" attached hereto (the "**Commercial DIF**") which will be collected for each building permit issued within PA C-1 and paid at the time required for payment in the City's Land Use Regulations. During the remainder of the Agreement Term, inclusive of all extensions thereof, commencing as of the Effective Date, the Commercial DIF set forth in Exhibit "L-1" shall not be increased with respect to PA C-1, nor shall any new Development Impact Fees be levied upon PA C-1; provided that DEVELOPER shall be subject to any new or increased Pass Through Fees. Any reduction in any Commercial DIF shall apply only to building permits for which the Commercial DIF was not previously paid. Upon expiration of the Agreement Term, inclusive of all extensions thereof, the DEVELOPER shall thereafter pay the amount of Commercial DIF legally adopted and in effect by then-applicable CITY Land Use Regulations.

4.3.5.2 Excess Fee Credits. CITY acknowledges and agrees that the total amount of fee credits received or to be received by DEVELOPER for its construction of certain public improvements under each of Sections 4.2.5 (Storm Drainage), 4.2.6 (Median Landscape), and 4.2.8 (Sewer Connection Credit) of the Agreement exceed the amount of Development Impact Fees payable by DEVELOPER for Storm Drainage, Median Landscape and Sewer Connection for all of the SFD and MF residential units approved for development in the Project as set forth in Exhibit "E" of the Agreement (the "**Excess Fee Credits**"). For that eighteen (18) month period commencing on the Effective Date of the Third Amendment to the Development Agreement, the CITY agrees that the Excess Fee Credits may be used by DEVELOPER as credits against the Commercial DIF charged for Storm Drainage, Median Landscape and Sewer Connection and payable by DEVELOPER for development of PA C-1 for commercial use. Exhibit "E-3" attached hereto identifies all of the Excess Fee Credits available for use by DEVELOPER to pay the Commercial DIF. Each application for a building permit within PA C-1 shall identify the type and amount of Excess Fee Credits being applied by Developer to that building permit. If building permits are issued within PA C-1 to the purchaser or lessee of a commercial lot from Developer, Excess Fee Credits necessary to pay the Commercial DIF charged for Storm Drainage, Median Landscape and Sewer Connection for such permits may be assigned by Developer to such purchaser or lessee. Any Excess Fee Credits not used by DEVELOPER during the aforementioned 18-month period shall be forfeited by DEVELOPER.

5. Exhibit B. Exhibit "B" in the Agreement is deleted and replaced by the new Exhibit "B" attached to this Third Amendment.

6. Integration. This Third Amendment reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this Third Amendment, the provisions of the Agreement shall govern the conduct of the parties. To the extent this Third Amendment conflicts with the Agreement, this Third Amendment supersedes such previous document. In all other respects, the parties hereto re-affirm and ratify all other provisions of the Agreement.

SIGNATURES FOLLOWS IMMEDIATELY ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the dates set forth below and this Third Amendment shall be effective on the date that the ordinance adopting this Agreement becomes effective. The term "Effective Date" as used in this Third Amendment means the Effective Date of the Agreement as defined in Section 1.1.13 of the Agreement.

"CITY"

CITY OF FONTANA

By:_____
Name:_____
Title:_____
Dated:_____

ATTEST:

_____
City Clerk, Fontana

_____
City Manager

_____
Deputy City Manager

APPROVED AS TO LEGAL FORM:

BEST, BEST & KRIEGER

By:_____
City Attorney

"DEVELOPER"

NORTH FONTANA INVESTMENT COMPANY, LLC,
a Delaware limited liability company

By: LC NORTH FONTANA, LLC,
a Delaware limited liability company - Its Member

By: LEWIS MANAGEMENT CORP.,
a Delaware corporation - Its Sole Manager

By:_____
Name: John M. Goodman
Its: Sr. EVP/CEO

By: YH SUMMIT LLC,
a California limited liability company - Its Member

By: YH COMMUNITIES, LLC,
a Delaware limited liability company
Its Manager

By:_____
Name: Jack H. Young
Its: Executive Vice President

WBF:aa Z:\Legal\PROJECT DEV - CALIFORNIA\Fontana - Arboretum G2341\Arboretum Dev Agmt G2341E\Drafts\Third Amendment to DA (4-22-26 Lewis Draft) v6 clean.docx

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

EXHIBIT "A"
TO ARBORETUM DEVELOPMENT AGREEMENT

Description of Property

PARCEL 1:

THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST ONE-QUARTER, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP OFFICIAL GOVERNMENT SURVEY THEREOF.

EXCEPTING FROM THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 50% OF ALL OIL, GAS AND HYDROCARBONS IN AND UNDER SAID LAND, WITHOUT SURFACE RIGHTS, AS RESERVED IN THE DEED FROM LOUISE MATTIS, ET UX, RECORDED JUNE 3, 1964, IN BOOK 6161, PAGE 333, OFFICIAL RECORDS.

APN: 0239-081-04, 0239-081-12, 0239-081-13, 0239-081-14, 0239-081-20 AND 0239-081-21

PARCEL 2:

THE EAST 1/3 OF THE SOUTH 1/2 OF GOVERNMENT LOT 4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1320 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 660 FEET; THENCE WEST 440 FEET; THENCE SOUTH 660 FEET; THENCE EAST 440 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTH 10 FEET THEREOF, AS CONVEYED TO J. P. LARKIN BY DEED DATED MAY 5, 1890, AND RECORDED MAY 16, 1890 IN BOOK 112, PAGE 395 OF DEEDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED TO SOUTHERN CALIFORNIA GAS COMPANY AS TO A 70% INTEREST AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, AS TO A 30% INTEREST, AS TENANTS IN COMMON, IN GRANT DEED RECORDED JANUARY 15, 1960 IN BOOK 5032, PAGE 276, OFFICIAL RECORDS.

APN: 0239-081-31

PARCEL 3A:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 4544, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 69 OF PARCEL MAPS, PAGES 55 AND 56, RECORDS OF SAID COUNTY.

APN: 0239-081-40 THROUGH 0239-081-43

PARCEL 3B:

A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE MOST SOUTHERLY 30 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1

NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE UNITED STATES SURVEYOR GENERAL, DATED OCTOBER 14, 1875 AS CONVEYED TO ANTHONY J. RIZZO, ET UX, BY DEEDS RECORDED CONCURRENTLY ON APRIL 3, 1981 AS INSTRUMENT NOS. 81-072264, 81-072265 AND 81-072267, ALL OF OFFICIAL RECORDS.

PARCEL 4A:

THE SOUTHWEST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

APN: 0239-131-18 THROUGH 0239-131-21

PARCEL 4B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, DESCRIBED IN A DEED RECORDED IN BOOK 4349, PAGE 358 OF OFFICIAL RECORDS, SAN BERNARDINO BASE AND MERIDIAN AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, DESCRIBED IN A DEED RECORDED IN BOOK 4349, PAGE 359 OF OFFICIAL RECORDS, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 5:

THE NORTH 10 ACRES OF THE SOUTH 18 ACRES OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; THE SOUTH 8 ACRES OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTH 2 ACRES OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF.

APN: 0239-131-35, 0239-131-36, 0239-131-38 AND 0239-131-39

PARCEL 6:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST ¼, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 0239-081-15, 029-081-16, 029-081-18 AND 029-081-19

PARCEL 7:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST ¼, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY FILED IN THE DISTRICT LAND OFFICE, OCTOBER 18, 1875.

APN: 0239-081-09, 029-081-28 AND 029-081-29

PARCEL 8:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT TOWNSHIP PLAT THEREOF.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, MINERALS, ASPHALTUM AND HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AS RESERVED BY DEED FROM JAMES R. JOHNSON AND MILDRED E. JOHNSON, HUSBAND AND WIFE, TO A. K. BERRY AND ELIZABETH H. BERRY, HUSBAND AND WIFE, RECORDED NOVEMBER 25, 1957 IN BOOK 4376, PAGE 205, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 80 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED OCTOBER 14, 1875, AS SET OUT IN THAT CERTAIN DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED FEBRUARY 8, 1971 IN BOOK 7605, PAGE 289, OFFICIAL RECORDS OF SAID COUNTY.

SAID 80-FOOT DIMENSION BEING MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 19.

ALSO EXCEPTING THEREFROM THE NORTH 32.88 FEET OF THE SOUTH 112.88 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875, AS SET OUT IN THAT CERTAIN DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED JUNE 30, 1977 IN BOOK 9210, PAGE 1812, OFFICIAL RECORDS OF SAID COUNTY.

APN: 0239-131-43

PARCEL 9:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF.

APN: 0239-131-14 AND 0239-131-22

PARCEL 10:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF.

EXCEPTING THEREFROM THE SOUTH 18 ACRES THEREOF.

APN: 0239-131-09

PARCEL 11:

THE NORTH ½ OF THE FRACTIONAL SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAVING AND EXCEPTING THEREFROM THE NORTH 2 ACRES AND THE SOUTH 8 ACRES THEREOF, RUNNING ACROSS THE ENTIRE TRACT.

APN: 0239-131-06

PARCEL 12A:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875.

APN: 0239-081-36

PARCEL 12B:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 12C:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE EAST 20 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 12D:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE WEST 200 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 13:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED 14, 1875.

APN: 0239-081-11

PARCEL 14A:

THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

APN: 0239-081-06

PARCEL 14B:

A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

PARCEL 15:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF FRACTIONAL NORTHWEST ONE-QUARTER AND THE NORTHEAST 1/4 OF FRACTIONAL NORTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, APPROVED BY THE SURVEYOR GENERAL.

APN: 0239-131-03 AND 0239-131-10

PARCEL 16:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE SOUTH 80 FEET AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTH CALIFORNIA, A PUBLIC CORPORATION, IN DEED RECORDED FEBRUARY 27, 1970, IN BOOK 7395, PAGE 840, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, IN DEED RECORDED MARCH 1, 1977, IN BOOK 9124, PAGE 110, OFFICIAL RECORDS.

APN: 0239-131-45

PARCEL 17:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE

OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED IN A DEED RECORDED AUGUST 18, 2014 AS INSTRUMENT NO. 2014-0298227 OF OFFICIAL RECORDS.

APN: 0239-081-37

PARCEL 18:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 0239-131-23

EXHIBIT "B"
TO ARBORETUM DEVELOPMENT AGREEMENT
OVERALL LAND USE PLAN (UPDATED)

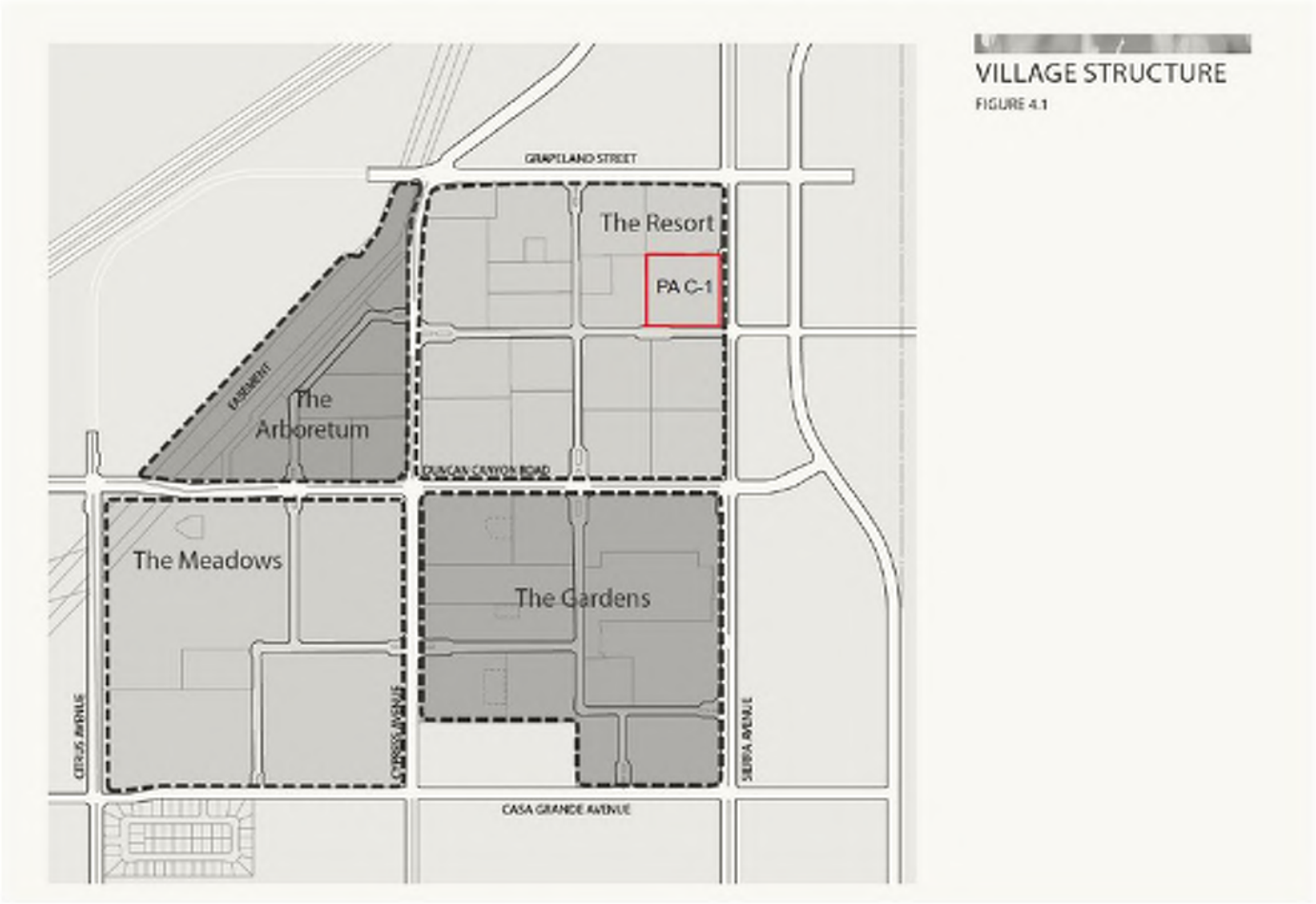


EXHIBIT "E"
TO ARBORETUM DEVELOPMENT AGREEMENT

[SEE ATTACHED]

The Meadows					
PA	**Land Use**	**Acres**	**MF Units**	**SF Units**	**No. of Homes**
1	LDR	30.3		259	259
2	LDR	28.2		128	128
3	LDR	21.5		198	198
		80.0	**0**	**585**	**585**

The Gardens					
PA	**Land Use**	**Acres**	**MF Units**	**SF Units**	**No. of Homes**
1	MDR	10.1	124	0	124
2	MDR	6.8	90		90
3	MDR	8.6	88		88
4	MDR	8.5	86		86
5	MDR	8.1	99		99
6	MDR	5.1	69		69
7	MDR	12.3		109	109
8	LDR	15.9		86	86
9	LDR	13.7		95	95
10	LDR	14.8		68	68
		103.9	**556**	**358**	**914**

The Resort					
PA	**Land Use**	**Acres**	**MF Units**	**SF Units**	**No. of Homes**
1	HDR	7.7	128		128
2	HDR	9.1	168		168
3	MDR	5.8	57		57
4	HDR	8.0	149		149
5	MDR	9.0	106		106
6	HDR	7.5	148		148
7	HDR	9.0	151		151
8	HDR	8.7	154		154
9	LDR	12.2		85	85
10	MDR	5.1	50		50
11	MDR	9.6	132		132
12	HDR	4.4	86		86
C-1	Comm	9.3			0
		105.4	**1,329**	**85**	**1,414**

The Arboretum					
PA	**Land Use**	**Acres**	**MF Units**	**SF Units**	**No. of Homes**
1	HDR	5.5	122		122
2	HDR	7.6	172		172
3	HDR	6.1	137		137
4	HDR	5.4	120		120
		24.6	**551**	**0**	**551**

Residential Acres				**No. of Homes**
Community Total:	**313.9**	**2,436**	**1,028**	**3,464**

***Description of area used for Flood Control Facilities Fee:**

Total Adjusted Gross Acreage per SP	413.2
Less K-8 School in The Meadows [NAP] and Elementary School in The Resort	36.5
Less Activity Center in The Resort [NAP] (Wright)	8.8
Less NAP in The Gardens (Lum)	9.9
Less NAP in The Resort (Baynosa)	3.4
Total Developer Gross Acreage	354.6

Description of area used for Storm Drain Facilities Fee:

Specific Plan Net Acreage	354.6
Parks	-31.1
Arboretum SP w/out parks	323.5
Internal Streets (25%)	-80.9
Arboretum Residential SD Acreage	242.6
Arboretum Park SD Acreage	31.1
Storm Drain Acreage	**273.7**

A. **POLICE FACILITIES IMPACT FEE**

POLICE FACILITIES IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family[1]	1,028	UNIT	$ 472.00	$ 485,216.00
Residential, Multi Family[2] (Note: MF Fee 0-2 Bedrooms $448)	2,436	UNIT	$ 472.00	$ 1,149,792.00
FAIR SHARE OBLIGATION				**$ 1,635,008.00**

B. **LIBRARY FACILITIES IMPACT FEE**

LIBRARY FEES	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 99.00	$ 101,772.00
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms $94)	2,436	UNIT	$ 99.00	$ 241,164.00
FAIR SHARE OBLIGATION				**$ 342,936.00**

C. **FIRE FACILITIES IMPACT FEE**

FIRE FEES	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 164.00	$ 168,592.00
Residential, Multi Family	2,436	UNIT	$ 164.00	$ 399,504.00
FAIR SHARE OBLIGATION				**$ 568,096.00**

D. **SANITARY SEWAGE FACILITIES EXPANSION IMPACT FEE** [IEUA]

SANITARY SEWAGE FACILITY EXPANSION FEE*	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 6,955.00	$ 7,149,740.00
Residential, Multi Family	2,436	UNIT	$ 6,955.00	$ 16,942,380.00
FAIR SHARE OBLIGATION				**$ 24,092,120.00**

E. **SAN BERNARDINO COUNTY FLOOD CONTROL IMPACT FEE**

FLOOD CONTROL IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Total Project	354.6	AC	$ 4,405.00	1,562,013.00
FAIR SHARE OBLIGATION				**$ 1,562,013.00**

G. **SEWER CONNECTION IMPACT FEE**

SEWER CONNECTION IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 876.61	$ 901,155.08
Residential, Multi Family	2,436	UNIT	$ 876.61	$ 2,135,421.96
Subtotal				$ 3,036,577.04
Total Construction Credit				$ (3,511,779.30)

SEWER CONNECTION IMPACT CREDITS	*QUANT.*	*UNIT*	*COST*	*TOTAL*
12" VCP Sewer	6,780	LF	$ 132.00	$ 894,960.00
15" VCP Sewer	6,720	LF	$ 150.00	$ 1,008,000.00
18" VCP Sewer	1,320	LF	$ 185.00	$ 244,200.00
48" Sewer Manhole	69	EA	$ 5,782.00	$ 398,958.00
60" Sewer Manhole				
Adjust Sewer Manhole to grade	69	EA	$ 800.00	$ 55,200.00
Contingency 35%				$ 910,461.30
TOTAL CONSTRUCTION CREDIT				**$ 3,511,779.30**

H. **PUBLIC FACILITIES IMPACT FEE**

PUBLIC FACILITIES FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 445.00	$ 457,460.00
Residential, Multi Family	2,436	UNIT	$ 358.32	$ 872,867.52
FAIR SHARE OBLIGATION				**$ 1,330,327.52**

I. **MUNICIPAL SERVICES IMPACT FEE**

MUNICIPAL SERVICES FACILITIES FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 1,700.00	$ 1,747,600.00
Residential, Multi Family	2,436	UNIT	$ 1,700.00	$ 4,141,200.00
FAIR SHARE OBLIGATION				**$ 5,888,800.00**

J. **TRAFFIC/CIRCULATION IMPACT FEE**

TRAFFIC/CIRCULATION IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 5,734.00	$ 5,894,552.00
Residential, Multi Family	2,436	UNIT	$ 3,509.00	$ 8,547,924.00
Subtotal				$ 14,442,476.00
Arterial Construction Credits (49% of Circulation Fee)		49%	of Circulation DIF	$ (7,076,813.24)
Interchange Component Credit (51% of Circulation Fee)		10%	of Circulation DIF	$ (1,098,450.83)
Total Circulation Construction Fee Credits				$ (8,175,264.07)
FAIR SHARE OBLIGATION				**$ 6,267,211.93**
Residential, Single Family	1,028	41%	$ 2,488.23	$ 2,557,899.81
Residential, Multi Family	2,436	59%	$ 1,522.71	$ 3,709,312.12

Note: Circulation Fee Adjustment for Deletion of Citrus/Duncan Cyn Traffic Signal is $114.48 per MF DU (556 DUs at Gardens) and $187.07 per SF DU (943 DUs at Meadows and Gardens). Total True Up $240,057.89.

Note: Circulation Fee for 19960 et al, 19961 et al, and 19962 et al (Meadows Village) is $1750.08 per SF DU. True Up Payment Addressed herein.

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Casa Grande				
Excavation	0	CY	$ 6.00	$ -
Remove Exist. AC	0	SF	$ 1.25	$ -
6.5" A.C. Pavement	0	TONS	$ 95.00	$ -
Sidewalk	14,280	SF	$ 4.75	$ 67,830.00
Sleeves	0	LF	$ 15.00	$ -
Traffic Signal [Citrus, Cypress]	2	EA	$ 350,000.00	$ 700,000.00
Adjust Manhole to Grade	0	EA	$ 800.00	$ -
TOTAL CASA GRANDE				**$ 807,100.00**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Sierra Avenue				
Excavation	3,709	CY	$ 6.00	$ 22,256.16
Remove Exist. AC	143,580	SF	$ 0.45	$ 64,611.00
6.5" A.C. Pavement	10,414	TONS	$ 95.00	$ 989,330.00
8" PCC Curb Only	4,770	LF	$ 20.00	$ 95,400.00
8" PCC Curb and Gutter	640	LF	$ 16.50	$ 10,560.00
Sidewalk	4,120	SF	$ 4.75	$ 19,570.00
Sleeves	1,200	LF	$ 15.00	$ 18,000.00
Traffic Signal [Grapeland/Segovia, Duncan Canyon]	2	EA	$ 350,000.00	$ 700,000.00
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
Adjust Manhole to Grade	23	EA	$ 800.00	$ 18,400.00
TOTAL SIERRA AVENUE				**$ 2,030,527.16**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Duncan Canyon				
Excavation	3,715	CY	$ 6.00	$ 22,289.88
Remove Exist. AC	11,950	SF	$ 0.45	$ 5,377.50
6.5" A.C. Pavement	8,142	TONS	$ 95.00	$ 773,490.00
8" PCC Curb Only	9,953	LF	$ 20.00	$ 199,060.00
8" PCC Curb and Gutter	1,564	LF	$ 16.50	$ 25,806.00
Sidewalk	9,384	SF	$ 4.75	$ 44,574.00
Sleeves	2,980	LF	$ 15.00	$ 44,700.00
Traffic Signal [Cypress]	1	EA	$ 350,000.00	$ 350,000.00
Signal Interconnect (6-Pack w/96 Strand Fiber)	5,280	LF	$ 35.00	$ 184,800.00
Adjust Manhole to Grade	28	EA	$ 800.00	$ 22,400.00
TOTAL DUNCAN CANYON				**$ 1,672,497.38**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Citrus Avenue				
Excavation	1,560	CY	$ 6.00	$ 9,359.40
Remove Exist. AC	54,890	SF	$ 0.45	$ 24,700.50
6.5" A.C. Pavement	2,426	TONS	$ 95.00	$ 230,470.00
8" PCC Curb Only	2,325	LF	$ 20.00	$ 46,500.00
Sleeves	480	LF	$ 15.00	$ 7,200.00
Traffic Signal		EA	$ 400,000.00	$ -
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
TOTAL CITRUS AVENUE				**$ 421,029.90**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Cypress Avenue				
Excavation	1,249	CY	$ 6.00	$ 7,491.72
Remove Exist. AC	0	SF	$ 1.25	$ -
6.5" A.C. Pavement	8,038	TONS	$ 95.00	$ 763,610.00
8" PCC Curb and Gutter	1,370	LF	$ 16.50	$ 22,605.00
Sidewalk	8,240	SF	$ 4.75	$ 39,140.00
Sleeves	1,010	LF	$ 15.00	$ 15,150.00
Traffic Signal	0	EA	$ 400,000.00	$ -
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
TOTAL CYPRESS AVENUE				**$ 1,068,996.72**

Subtotal - Casa Grande, Sierra Ave, Duncan Canyon, Citrus Avenue, Cypress Ave	$	6,000,151.16
Adjustment for Meadows Improvements at Citrus/Casa Grande & Cypress/Casa Grande Intersections	$	55,600.00
Contingency (35%)	$	2,119,512.91
PROJECT CIRCULATION CONSTRUCTION COMPONENTS	**$**	**8,175,264.07**

K **MEDIAN LANDSCAPE FEE**

MEDIAN LANDSCAPE FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 279.00	$ 286,812.00
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms is $265)	2,436	UNIT	$ 279.00	$ 679,644.00
Subtotal				$ 966,456.00
Total Construction Credit				$ (2,126,312.10)
FAIR SHARE OBLIGATION				**$ (1,159,856.10)**
Residential, Single Family	1,028	30%	$ (334.83)	$ (344,206.72)
Residential, Multi Family	2,436	70%	$ (334.83)	$ (815,649.38)

MEDIAN LANDSCAPING CONSTRUCTION CREDITS	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Median Landscaping [Duncan Canyon, Citrus, Cypress, Sierra]*	143,186	SF	$ 11.00	$ 1,575,046.00
Subtotal				$ 1,575,046.00
Contingency 35%				$ 551,266.10
*Duncan Canyon (Citrus to Sierra); Citrus (between Tr. 16876/-1 and Duncan Canyon); Cypress (Duncan Canyon to Grapeland); Sierra (Duncan Canyon to Grapeland)				
TOTAL MEDIAN CONSTRUCTION CREDIT				**$ 2,126,312.10**

L. **PARK DEVELOPMENT FEE**

PARK DEVELOPMENT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 6,500.00	$ 6,682,000.00
Residential, Multi Family	2,436	UNIT	$ 5,981.70	$ 14,571,421.20
Subtotal				$ 21,253,421.20
Total Construction Credit				$ (24,625,728.85)
FAIR SHARE OBLIGATION				**$ (3,372,307.65)**
Residential, Single Family	1,028	31%	$ (1,031.36)	$ (1,060,241.53)
Residential, Multi Family	2,436	69%	$ (949.12)	$ (2,312,066.12)

PARK CONSTRUCTION CREDITS	*QUANT.*	*UNIT*	*COST*	*TOTAL*
Improvements for The Arboretum Park (10.7-AC)				
Mobilization	1	LS	$ 150,000.00	$ 150,000.00
Clearing & Grubbing	10.7	AC	$ 5,000.00	$ 53,500.00
Excavation	44,000	CY	$ 2.50	$ 110,000.00
Est. 12" to 18" PVC Drain System	4,000	LF	$ 24.00	$ 96,000.00
Arboretum Park Hard/Softscape costs per Sitescapes Est. dated 6/12/08	1	LS	$ 11,176,632.00	$ 11,176,632.00
[Amenities include: Picnic Area w/ BBQs, Community Garden, Children's Play Park, Central Plaza w/ Fountain, etc.]				
SWPPP	1	EA	$ 20,000.00	$ 20,000.00
Subtotal				$ 11,606,132.00

PARK CONSTRUCTION CREDITS				
Improvements for The Meadows Park (4.6-AC)				
Mobilization	1	LS	$ 100,000.00	$ 100,000.00
Clearing & Grubbing	4.7	AC	$ 5,000.00	$ 23,500.00
Excavation	23,000	CY	$ 2.50	$ 57,500.00
Est. 6" to 12" PVC Drain System	1	LS	$ 75,000.00	$ 75,000.00
The Meadows Park Hard/Softscape costs per Sitescapes Est. dated June 2016	1	LS	$ 3,735,255.00	$ 3,735,255.00
[Amenities include: Central Pavilion Shade Structure, Themed Children's Play Area, 2 Half-court Basketball Courts, etc.]				
SWPPP	1	EA	$ 10,000.00	$ 10,000.00
Subtotal				$ 4,001,255.00

PARK CONSTRUCTION CREDITS				
Improvements for Meadows Pocket Park (.7-AC)				
Mobilization	1	LS	$ 40,000.00	$ 40,000.00
Clearing & Grubbing	0.7	AC	$ 5,000.00	$ 3,500.00
Excavation	3,400	CY	$ 2.50	$ 8,500.00
Est. 6" to 12" PVC Drain System	1	LS	$ 15,000.00	$ 15,000.00
The Meadows Pocket Park Hard/Softscape costs per Sitescapes Est. dated June 2016	1	LS	$ 888,304.00	$ 888,304.00
[Amenities include: Tot Lot, Outdoor Picnic Area with BBQs, Shade Structures, and Community Orchard]				
SWPPP	1	EA	$ 4,000.00	$ 4,000.00
Subtotal				$ 959,304.00

Subtotal - Arboretum Park, Meadows Park, and Meadows Pocket Park				$ 16,566,691.00
Contingency 35%				$ 5,798,341.85
Total Park Improvements				$ 21,405,728.85
Park Land Cost(Raw Land)	16.1	AC	$ 200,000.00	$ 3,220,000.00
PARK CONSTRUCTION CREDITS				**$ 24,625,728.85**

M. **STORM DRAINAGE FACILITIES FEE**

STORM DRAINAGE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Arboretum SP	242.63	AC/NET	$ 20,388.00	$ 4,946,638.50
Park	31.10	AC/NET	$ 20,388.00	$ 634,066.80
Subtotal	273.73			$ 5,580,705.30
Total Construction Credits				$ (13,661,885.25)
FAIR SHARE CONTRIBUTION BY DEVELOPER				**$ (8,081,179.95)**
Net Acreage	273.73	AC/NET	$ (29,522.99)	$ (8,081,179.95)

STORM DRAINAGE **CONSTRUCTION CREDITS**	*QUANT.*	*UNIT*	*COST*	*TOTAL*
MASTER PLAN DRAIN SYSTEM				
30" RCP	885	LF	$ 130.00	$ 115,050.00
36" RCP	1,045	LF	$ 240.00	$ 250,800.00
48" RCP	4,210	LF	$ 275.50	$ 1,159,855.00
60" RCP	940	LF	$ 299.00	$ 281,060.00
66" RCP	2,650	LF	$ 323.00	$ 855,950.00
72" RCP	300	LF	$ 387.00	$ 116,100.00
78" RCP	1,160	LF	$ 450.00	$ 522,000.00
84" RCP	4,595	LF	$ 950.00	$ 4,365,250.00
90" RCP	735	LF	$ 1,810.00	$ 1,330,350.00
Manhole	40	EA	$ 20,000.00	$ 800,000.00
Junction Structure	16	EA	$ 8,000.00	$ 128,000.00
Catch Basins	27	EA	$ 6,500.00	$ 175,500.00
Junction Structure	2	EA	$ 10,000.00	$ 20,000.00
Subtotal				$ 10,119,915.00
Contingency 35%				$ 3,541,970.25
SD CONSTRUCTION CREDITS				**$ 13,661,885.25**

[1]The Single-Family DIF is charged when an individual lot is created and will be transferred to a third-party homebuyer in Fee Simple Absolute

[2]The Multi-Family DIF is charged when a condominium lot is created and transferred to a third-party homebuyer.

EXHIBIT "E-3"
TO ARBORETUM DEVELOPMENT AGREEMENT

Excess Fee Credits

G. SEWER CONNECTION IMPACT FEE

SEWER CONNECTION IMPACT FEE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Residential, Single Family	1029	UNIT	$ 876.61	$ 902,011.69	
Residential, Multi Family	2,435	UNIT	$ 876.61	$ 2,134,345.35	
Subtotal				$ 3,036,357.04	
Total Construction Credit				$ (3,511,779.30)	

SEWER CONNECTION IMPACT CREDITS	QUANT.	UNIT	COST	TOTAL	COMMENT
12" VCP Sewer	6,780	LF	$ 132.00	$ 894,960.00	
15" VCP Sewer	6,720	LF	$ 150.00	$ 1,008,000.00	
18" VCP Sewer	1,320	LF	$ 185.00	$ 244,200.00	
48" Sewer Manhole	69	EA	$ 5,782.00	$ 398,958.00	
60" Sewer Manhole					
Adjust Sewer Manhole to grade	69	EA	$ 800.00	$ 55,200.00	
Contingency 15%				$ 510,461.30	
TOTAL CONSTRUCTION CREDIT				$ 3,611,779.30	

Excess Sewer Connection Credits $ 475,202.26

K. MEDIAN LANDSCAPE FEE

MEDIAN LANDSCAPE FEE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Residential, Single Family	1029	UNIT	$ 279.00	$ 287,091.00	
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms is $260)	2,435	UNIT	$ 279.00	$ 679,365.00	
Subtotal				$ 966,456.00	
Total Construction Credit				$ (2,126,312.10)	
FAIR SHARE OBLIGATION				$ (1,159,856.10)	
Residential, Single Family	1029	30%	$ (334.83)	$ (344,541.55)	
Residential, Multi Family	2,435	70%	$ (334.83)	$ (815,314.55)	

MEDIAN LANDSCAPING CONSTRUCTION CREDITS	QUANT.	UNIT	FEE	TOTAL	COMMENT
Median Landscaping [Duncan Canyon, Citrus, Cypress, Sierra]*	143,188	SF	$ 11.00	$ 1,575,068.00	
Subtotal				$ 1,575,068.00	
Contingency 15%				$ 551,266.10	
*Duncan Canyon (Citrus to Sierra); Citrus (between Tr. 36876-1 and Duncan Canyon); Cypress (Duncan Canyon to Grapeland); Sierra (Duncan Canyon to Grapeland)					
TOTAL MEDIAN CONSTRUCTION CREDIT				$ 2,126,312.10	

Excess Median Landscape Credits $ 1,159,856.10

M. STORM DRAINAGE FACILITIES FEE

STORM DRAINAGE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Arboretum SP	242.63	AC/NET	$ 20,388.00	$ 4,946,638.50	
Park	31.10	AC/NET	$ 20,388.00	$ 634,066.80	
Subtotal	273.73			$ 5,580,705.30	
Total Construction Credits				$ (13,661,885.25)	
FAIR SHARE CONTRIBUTION BY DEVELOPER				$ **(8,081,179.95)**	
Net Acreage	273.73	AC/NET	$ (29,522.89)	$ (8,081,179.95)	

STORM DRAINAGE CONSTRUCTION CREDITS	QUANT.	UNIT	COST	TOTAL	COMMENT
MASTER PLAN DRAIN SYSTEM					
30" RCP	885	LF	$ 130.00	$ 115,050.00	
36" RCP	1,845	LF	$ 240.00	$ 250,800.00	
48" RCP	4,210	LF	$ 275.50	$ 1,159,855.00	
60" RCP	940	LF	$ 299.00	$ 281,060.00	
66" RCP	2,650	LF	$ 321.00	$ 855,950.00	
72" RCP	300	LF	$ 387.00	$ 116,100.00	
78" RCP	1,160	LF	$ 450.00	$ 522,000.00	
84" RCP	4,595	LF	$ 950.00	$ 4,365,250.00	
90" RCP	735	LF	$ 1,830.00	$ 1,330,350.00	
Manhole	40	EA	$ 20,000.00	$ 800,000.00	
Junction Structure	16	EA	$ 8,000.00	$ 128,000.00	
Catch Basin	27	EA	$ 6,500.00	$ 175,500.00	
Junction Structure	2	EA	$ 10,000.00	$ 20,000.00	
Subtotal				$ 10,119,913.00	
Contingency 35%				$ 3,541,970.25	
SD CONSTRUCTION CREDITS				$ 13,661,885.25	

Excess Storm Drain Credits $ 8,081,179.95

EXHIBIT "L-1"

TO ARBORETUM DEVELOPMENT AGREEMENT

Arboretum Fee Schedule-Commercial

[As of Effective Date of Third Amendment]

DEVELOPMENT FEES
City of Fontana

BUILDING AND SAFETY

FEE TYPE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
PLAN CHECK & PERMIT: GRADING BUILDING ELECTRICAL MECHANICAL PLUMBING DISABLED ACCESS STATE ENERGY	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054
SMI (min of $.50)	0.00013 X VALUATION OF BLDG	0.00028 X VALUATION OF BLDG	0.00028 X VALUATION OF BLDG
PLANNING PLAN CHECK	$191 PER SUBMITTAL $95 FOR ROOM ADD/ALT	$191 PER SUBMITTAL	$191 PER SUBMITTAL
ENGINEERING PLAN CHECK (ON-SITE REVIEW)	$120 PER SUBMITTAL $60 PER ROOM ADD/ALT	$120 PER SUBMITTAL	$120 PER SUBMITTAL
FIRE PLAN CHECK	$90 PER SUBMITTAL $60 (INCLUDES: ADD/ALT) $130 PER MISC PROJECT $191 PER GRADING	$350 PER SUBMITTAL/NEW CONST $180 PER TENANT IMPROVEMENT $130 PER MISC PROJECT $191 PER GRADING	$350 PER SUBMITTAL/NEW CONST $180 PER TENANT IMPROVEMENT $130 PER MISC PROJECT $191 PER GRADING
BUILDING STANDARDS	$1 PER $25K VALUATION; MINIMUM OF $1	$1 PER $25K VALUATION; MINIMUM OF $1	$1 PER $25K VALUATION; MINIMUM OF $1
COMPUTER FEES	$.05 PER BLDG SF	$.05 PER BLDG SF	$.05 PER BLDG SF
TRAINING FEE	$4 PER PERMIT	$4 PER PERMIT	$4 PER PERMIT
ARCHIVE	$3 PER PLAN PAGE	$3 PER PLAN PAGE	$3 PER PLAN PAGE
MOBILE HOME	PER TITLE 25; CALIFORNIA REGULATIONS	N/A	N/A
NEW CERTIFICATE OF OCCUPANCY:	N/A	$181.00	$181.00
TEMPORARY CERTIFICATE OF OCCUPANCY	N/A	$312.00	$312.00
INCIDENTAL/NUISANCE INSPECTIONS	$152.00	$152.00	$152.00
PLAN CHECK/PERMIT EXTENSION	$123.00	$123.00	$123.00

PLANNING

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER S.F NEW DEVELOPMENT	PER S.F NEW DEVELOPMENT
CIRCULATION	$6,685.00	$4,092.00	$4,092.00	$10.03 - COMM//RETAIL $8.12 - OFFICE	$4.09/BLDG SQ FT
ACTIVE TRANSPORTATION PLAN	$925.00	$878.00	$925.00	$0.253	0.073
LOCAL ARTERIALS	$518.00	$492.00	$518.00	$0.141	0.041
TRAFFIC SIGNALS	$160.00	$154.00	$160.00	$0.044	0.013
LANDSCAPE MEDIAN	$326.00	$310.00	$326.00	$0.089	0.026
PUBLIC FACILITIES	$520.00	$494.00	$520.00	$0.142	0.042
POLICE	$552.00	$523.00	$552.00	$0.150	0.044
LIBRARY	$116.00	$110.00	$116.00	$0.031	0.009
FIRE FACILITIES	$431.00	$409.00	$431.00	$0.118	0.034
FINAL PLANNING INSPECTION	$90.00	$90.00	$90.00	$566.00	$566.00

Update of User Fees 09/01/2024 Per Resolution 2024-054
Last Revised:10/07/2024

FONTANA
CALIFORNIA

DEVELOPMENT FEES
City of Fontana

PLANNING CONTINUED

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER SF OF NEW DEVELOPMENT	PER SF OF NEW DEVELOPMENT
	*Residential: Applies to development of 5 or more units only			*Non Residential: Applies to development greater than 5,000 s.f.	
INCLUSIONARY*	$1,574.00	$768.00		$1.31 - OFFICE $1.61 - HOSP/MEDICAL $0.80 - HOTEL/MOTEL $1.88 - RETAIL/ENTERTAINMENT	$0.14 – MANUFACTURING/INDUSTRIAL $0.15 – WAREHOUSE/DISTRIBUTION
PARK DEVELOPMENT:	$7,733.00	$7,347.00	$7,733.00	N/A	N/A
MUNICIPAL SERVICES BASED ON FISCAL ANALYSIS	$2,630.00	$2,630.00	$2,630.00	N/A	
LANDSCAPE PLAN CHECK	$203.00 PER SFD (1) $1,474.00 5 ACRES OR LESS $2,835.00 MORE THAN 5 ACRES				
LANDSCAPE PERMIT ISSUANCE FEE	$43.00				
LANDSCAPE INSPECTION FEE	$67.00 PER SFD (1)				
MISCELLANEOUS FEES	$286 X NO. OF SHEETS FOR REVISIONS TO CITY APPROVED PLANS $54 X NO. OF SHEETS FOR GIS ARCHIVE (CFD & PUBLIC PARKS ONLY)				

ENGINEERING

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER SF OF NEW DEVELOPMENT	PER SF OF NEW DEVELOPMENT
SEWER EXPANSION **Equivalent Dwelling Unit	$8,620.00 PER DWELLING UNIT			$8,620.00 PER EDU**	
SEWER CONNECTION MASTER	$1,023.00 PER DWELLING UNIT			$1,023.00 PER EDU**	
SEWER CONNECT PERMIT	$25 PER CONNECTION				
SEWER DEPOSIT	N/A	$60.24 PER BILLING ACCT		$60.24 PER BILLING ACCT	$60.24 PER BILLING ACCT
STORM WATER PLAN CHECK (SWQMP) & INSPECTION	$3,349 PRELIMINARY & FINAL REVIEW $ 1,020 AMENDMENT				
ENGINEERING FINAL INSP	$37.00				
FLOOD CONTROL FEE: *	PER NET ACRE				
A. ETIWANDA	$9,790.00	$9,790.00		$9,790.00	$9,790.00
STORM-DRAIN FEES: *					
A. DECLEZ NORTH	$27,182	$27,182		$27,182	$27,182
B. DECLEZ SOUTH	$32,274	$32,274		$32,274	$32,274
C. FONTANA EAST	$16,550	$16,550		$16,550	$16,550
D. UPPER ETIWANDA	$10,508	$10,508		$10,508	$10,508
E. MIDDLE ETIWANDA	$ 8,102	$ 8,102		$ 8,102	$ 8,102
F. LOWER ETIWANDA	$ 9,713	$ 9,713		$ 9,713	$ 9,713
G. I-10 NORTH	$23,768	$23,768		$23,768	$23,768
H. I-10 SOUTH	$ 5,827	$ 5,827		$ 5,827	$ 5,827
I. I-15 NORTH	$22,226	$22,226		$22,226	$22,226
J. PROJECTS 3-4	$19,492	$19,492		$19,492	$19,492

ENVIRONMENTAL

STORM WATER COMPLIANCE FEE	ALL NEW CONSTRUCTION (INSPECTION)
LOW PRIORITY: Less than 5 acres	$396.00
MEDIUM PRIORITY: 5 acres, but less than 50 acres	$793.00
HIGH PRIORITY: Greater than 50 acres	$1,587.00
NON-COMPLIANCE RE-INSPECTION FEE	$113.00/hr

: Check with Environmental Health for all other applicable fees

School: See School District for all applicable fees

Etiwanda Unified District	(909) 899-2451	6061 East Ave. Etiwanda Ave. Etiwanda, CA.*
Cucamonga Unified School District	(909) 987-8942. x 238	8776 Archibald Ave. Rancho Cucamonga, CA.*
(*Certificates from these districts must also be accompanied by a certificate form the Chaffy Union H.S. District)		
Chaffey Union High School District	(909) 988-8511	211 W. Fifth St. Ontario, CA.*
(*Certificates from the Chaffey Union H.S. District must also be accompanied by a certificate from the Etiwanda or Cucamonga District)		
Colton Unified School District	(909) 580-5000, x6642	325 N. Hermosa Avenue, Colton, CA.
Fontana Unified School District	(909) 357-7528, x 29456	9851 Calawba Ave. Fontana, CA.
Rialto Unified School District	(909) 421-7555	625 W. Rialto Ave. Rialto, CA.

Update of User Fees 09/01/2024 Per Resolution 2024-054
Last Revised 10/07/2024

**** Approximately 65 EDUs (To be determined in accordance with City calculation of EDU's for commercial facilities in the Land Use Regulations)**

RESOLUTION PC NO. 2026-___

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF FONTANA APPROVE GENERAL PLAN AMENDMENT NO. 23-000002, SPECIFIC PLAN AMENDMENT NO. 23-000002, TENTATIVE TRACT MAP NO. 20646 (TTM NO. 26-0006), TENTATIVE PARCEL MAP NO. 20851 (TPM NO. 23-000008), DESIGN REVIEW NO. 23-000011, CONDITIONAL USE PERMIT NO. 23-000005, AND DEVELOPMENT AGREMENT NO. 23-000012 AMEND THE GENERAL PLAN LAND USE DESIGNATION FROM RESIDENTIAL PLANNED COMMUNITY (R-PC) TO GENERAL COMMERCIAL (C-G), TO AMEND THE ARBORETUM SPECIFIC PLAN TO MODIFY ALLOWED LAND USES AND RECONFIGURE PLANNING AREAS AND PARK SITES, FOR SITE AND ARCHITECTURAL REVIEW OF A PROPOSED 69,617 SQUARE FOOT COMMERCIAL CENTER CONSISTING OF A 49,362 SQUARE FOOT GROCERY STORE, A 13,017 SQUARE FOOT INLINE SHOP BUILDING, A 9,544 SQUARE FOOT PAD BUILDING, AND A 3,694 SQUARE FOOT DRIVE THRU RESTAURANT; FOR A CONDITIONAL USE PERMIT FOR THE SALE OF ALCOHOL FOR OFF-SITE CONSUMPTION IN CONJUNCTION WITH THE PROPOSED GROCERY STORE, A TENTATIVE PARCEL MAP TO RECONFIGURE AND PARCELIZE THE REMAINING PLANNING AREAS AND PARK SITES WITHIN THE SPECIFIC PLAN AREA, A TENTATIVE TRACT MAP TO SUBDIVIDE THE COMMERCIAL CENTER, AND AMEND THE ARBORETUM SPECIFIC PLAN DEVELOPMENT AGREEMENT TO REFLECT MODIFIED LAND USES IN THE SPECIFIC PLAN, PURSUANT TO AN ADDENDUM TO THE ARBORETUM SPECIFIC PLAN ENVIRONMENTAL IMPACT REPORT, AND DIRECTING STAFF TO FILE A NOTICE OF DETERMINATION.

WHEREAS, the Arboretum Specific Plan, inclusive of Assessor's Parcel Number 0239-081-52 ("Commercial Project Site"), totaling approximately 16.3 acres, was annexed from San Bernardino County into the City of Fontana on October 8, 1981; and

WHEREAS, on May 18, 2023, the City of Fontana ("City") received an application for a General Plan Amendment ("GPA No. 23-000002"), Specific Plan Amendment ("SPA No. 23-000002"), Tentative Tract Map No. 20646 ("TTM No. 26-0006"), Tentative Parcel Map No. 20851 ("TPM No. 23-000008"), Design Review No. 23-000011 ("DRP No. 23-000011"), Conditional Use Permit No. 23-000005 ("CUP No. 23-000005"), and Development Agreement Amendment No. 23-000012 ("AGR No. 23-000012") from North Fontana Investment Company ("Applicant") for new commercial center at the Project Site; and

WHEREAS, on September 23, 2009, the Arboretum Specific Plan update was approved and adopted by the City pursuant to the certified FEIR; and

WHEREAS, the Project Site has a General Plan designation of Residential Planned Development (R-PC) and is located within the Arboretum Specific Plan, which allows for such uses; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Res. Code §§ 21000 et seq.) ("CEQA"), and the State CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.) the City previously determined that a Program Environmental Impact Report (FEIR) be prepared pursuant to CEQA in order to analyze all potential adverse environmental impacts of the Arboretum Specific Plan Area; and

WHEREAS, the City prepared and certified the Final Program EIR (FEIR) on September 23, 2009 for the Arboretum Specific Plan (SCH No. 2006071109) and Mitigation, Monitoring and Reporting Program (MMRP), consisting of comments received during the 45-day public review and comment period on the Draft FEIR, written responses to those comments, and revisions and errata to the Draft FEIR. For the purposes of this Resolution, the "FEIR" shall refer to the Draft FEIR, as revised by the Final FEIR's errata section, together with the other sections of the Final FEIR; and

WHEREAS, pursuant to CEQA, when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, by way of preparation of an addendum for the project, staff evaluated the project in light of the standards for subsequent environmental review outlined in Public Resources Code section 21166, State CEQA Guidelines section 15162 and City of Fontana's 2019 Local Guidelines for Implementing CEQA by preparing an Initial Study and accompanying technical reports (Addendum); and

WHEREAS, based on that evaluation, staff concluded that the FEIR fully analyzed and mitigated, where feasible, all potentially significant environmental impacts, if any, that would result from the Project, and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, pursuant to State CEQA Guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, the City wishes to protect and preserve the quality of the life throughout the City through effective land use and planning; and

WHEREAS, Conditions of Approval for TTM No. 26-0006 are attached hereto as **Exhibit "A"** and incorporated herein; and

WHEREAS, Conditions of Approval for TPM No. 23-000008 are attached hereto as **Exhibit "B"** and incorporated herein; and

WHEREAS, Conditions of Approval for DRP No. 23-000011 are attached hereto as **Exhibit "C"** and incorporated herein; and

WHEREAS, Conditions of Approval for CUP No. 23-000005 are attached hereto as **Exhibit "D"** and incorporated herein; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code (FMC) have been given as required; and

WHEREAS, a notice of the public hearing was published in the *Fontana Herald* newspaper on May 13, 2026 and simultaneously displayed at the Steelworkers' Auditorium, and at the Project Site; and

WHEREAS, on June 2, 2026, a duly noticed public hearing on GPA No. 23-000002, SPA No. 23-000002, TTM No. 26-0006, TPM No. 23-000008, DRP No. 23-000011, CUP No. 23-000005, and AGR No. 23-000012 was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on June 2, 2026, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on GPA No. 23-000002, SPA No. 23-000002, TTM No. 26-0006, TPM No. 23-000008, DRP No. 23-000011, CUP No. 23-000005, and AGR No. 23-000012; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, **THEREFORE**, the Planning Commission RESOLVES as follows:

Section 1. Recitals. The above recitals are true and correct incorporated herein by this reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission has reviewed and considered the Arboretum Specific Plan FEIR and Addendum, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the Addendum and Arboretum Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the Proposed Project. The Planning Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Arboretum Specific Plan FEIR, the Addendum, and all related information presented to the Planning Commission, the Commission finds that the Proposed Project necessitates only minor modifications to the Arboretum Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Arboretum Specific Plan FEIR is the appropriate document for the project.

The Planning Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Projects because the Projects:

A. Will not result in substantial changes that would require major revisions of the Arboretum Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
B. Will not result in substantial changes with respect to the circumstances under which the Proposed Project are developed that would require major revisions of the Arboretum Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Arboretum Specific Plan FEIR documents were certified showing any of the following:

    (i) The Proposed Project would have one or more significant effects not discussed in the EIR;
    (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;
    (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
    (iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Arboretum Specific Plan FEIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental impacts of the Proposed Project have been addressed within the Arboretum Specific Plan FEIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record supporting a fair argument that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Arboretum Specific Plan FEIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Proposed Project and reflects the independent judgment and analysis of the Planning Commission.

Section 5. Adoption of the Addendum to the Arboretum Specific Plan FEIR. The Planning Commission hereby adopts the Addendum to the EIR for the Arboretum Specific Plan Program Environmental Impact Report (SCH No. 2006071109) and Mitigation,

Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The Commission further directs staff to file a Notice of Determination.

Section 6. General Plan Amendment Findings. The Planning Commission hereby makes the following findings for GPA No. 23-000002 in accordance with Section No. 30-31 "Purpose" of the Fontana Zoning and Development Code:

Finding: **The purpose and intent is to keep an updated General Plan to reflect the current desires and needs of the citizens for the long-term growth of the City.**

Findings of Fact: In order to maintain an updated General Plan that reflects the current needs and desires of the community and supports the long-term growth of the City, the City is updating the General Plan for the Commercial Project Site within the Arboretum Specific Plan to allow commercial land uses and development. The updated Arboretum Specific Plan includes goals and policies intended to support high-quality commercial and residential land development that responds to the City's evolving land use needs. The updated general plan designation will allow commercial development that will be walkable from existing and future portions of the specific plan area and adjacent neighborhoods. Additionally, the commercial development will be strategically located along a gateway into the city from neighboring Rialto and from the I-15 freeway.

Section 7. Specific Plan Amendment Findings. The Planning Commission hereby makes the following findings for SPA No. 23-000002 in accordance with Section No. 30-67 "Purpose," of the Fontana Zoning and Development:

Finding: **A specific plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the general plan.**

Findings of Fact: The specific plan amendment establishes an additional commercial land use district/designation within the Arboretum Specific Plan and modifies the allowable residential densities in the remaining undeveloped residential designations in the specific plan area. The amendment encourages attractive commercial and residential development and will enhance the gateway into the city along Sierra Avenue. Updates to the specific plan will also encourage residential development that is consistent with existing development and

commercial development and complements existing development while providing service and convenient land uses for residents in the area. The proposed changes are necessary to promote the public's health, safety, and general welfare because it supports a new and attractive development in the area that will facilitate a development that will improve health and mobility in the vicinity.

Section 8. Tentative Tract Map Findings. The Planning Commission hereby makes the following findings for TTM No. 26-0006 in accordance with Section No. 26-55(e), "Hearing; criteria for approval." of the FMC:

Finding No. 1: **That the proposed map is consistent with the city's general plan and any applicable specific plan.**

Findings of Fact: TTM No. 26-0006 is consistent with the General Plan Land Use Designation of Residential Planned Development (R-PC). The R-PC designation is intended for master-planned communities with specific plans. The tentative tract map subdivides the planning areas into parcels to facilitate future development of the remaining planning areas. The map is also consistent with the Arboretum Specific Plan because it parcelizes the planning areas in the Resort and Arboretum Villages as depicted on the specific plan's land use map.

Finding No. 2: **That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.**

Findings of Fact: The design of TTM No. 26-0006 is consistent with the General Plan, as the lot size and street configuration conform to the requirements of the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the General Plan. The design of TTM No. 26-0006 (20646) is consistent with the Arboretum Specific Plan because it parcelizes the planning areas in the Resort and Arboretum Villages as depicted on the specific plan's land use map.

Finding No. 3: **The site is physically suitable for the type and density of development proposed.**

Findings of Fact: The Project Site is appropriate for future residential, commercial, and recreational development capacities established by the amended specific plan. This tentative tract map is not associated with a development application. However, the specific plan's designated planning areas will be consistent with the tentative tract map and the development and design standards will allow for the development defined in the specific plan.

Finding No. 4: **The design of the subdivision or the proposed improvements**

are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.

Findings of Fact: The design of TTM No. 26-0006 is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. The project will not result in significant environmental impacts with the incorporation of mitigation measures. An Addendum to the program EIR for the Arboretum Specific Plan has been prepared and made a part of the environmental documentation for the project. Furthermore, conditions of approval are incorporated to ensure environmental impacts are reduced to a less-than-significant level.

Finding No. 5: The design of the subdivision or type of improvements will not cause serious public health problems.

Findings of Fact: The design of TTM No. 26-0006 will not cause public health problems. The development complies with the Zoning and Development Code, the General Plan and the amended Arboretum Specific Plan. Improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project. Therefore, the project promotes the public health, safety, and welfare of the surrounding community.

Finding No. 6: That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

Findings of Fact: The design of TTM No. 26-0006 (20646) and its public improvements will not conflict with access easements acquired by the public. The lots are accessed from Jurupa Avenue and Calabash Avenue, which are publicly maintained streets. Currently, there are no other public access easements through or within the Project Site.

Section 9. Tentative Parcel Map Findings. The Planning Commission hereby makes the following findings for TPM No. 23-000008 in accordance with Section No. 26-218(d) “Processing of application,” of the Fontana Subdivision Code:

Finding No. 1: That the proposed map is consistent with the city's general plan and any applicable specific plan.

Findings of Fact: TPM No. 23-000008 is consistent with the amended General Plan Land Use Designation for the Project Site, which is General Commercial (C-G). The lot size meets the lot standards of the Zoning and Development Code. The tentative parcel map is a request to subdivide the site of a new commercial center for ownership

purposes, which is a land use permitted in the General Plan and the amended Arboretum Specific Plan and the Zoning and Development Code.

Finding No. 2: **That the design or improvements of the proposed subdivision are consistent with the general plan and any applicable specific plan.**

Findings of Fact: The site design for TPM No. 23-000008 is consistent with the General Plan Land Use Designation for the Project Site, which is General Commercial (C-G), as the lot size and street configuration conform to the requirements of the Land Use, Zoning, and Urban Design and Community Mobility and Circulation Elements of the General Plan. The project includes all on-site and off-site improvements to meet all the General Plan goals and objectives as well as all of the zoning and specific plan requirements. Improvements consist of curb and gutter, sidewalks, drainage, and grading to provide a safe and well-designed project for the area.

Finding No. 3: **The site is physically suitable for the type and density of development proposed.**

Findings of Fact: The Project Site, consisting of approximately 9.2 adjusted gross acres, is adequate in size to accommodate the development of a commercial center consisting of approximately 72,872 square feet. The existing topography is suitable for the project, and development of the site does not require setback variances. Additionally, the lot size is consistent with surrounding industrial developments.

Finding No. 4: **The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or will not substantially and avoidably injure fish or wildlife or their habitat.**

Findings of Fact: The design of TPM No. 23-000008 is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat. There will be no significant impacts on the environment with the implementation of mitigation measures as a result of project implementation. An Addendum to the program level Arboretum Specific Plan EIR has been prepared and is included as a part of the environmental documentation. The applicable mitigation measures and conditions of approval for this project are incorporated to ensure impacts are reduced to a less-than-significant level.

Finding No. 5: **The design of the subdivision or type of improvements will not cause serious public health problems.**

Findings of Fact: The design of TPM No. 23-000008 will not cause public health problems. The development complies with the Zoning and

Development Code, the General Plan and the Arboretum Specific Plan. Improvements include connection to public sewer, sidewalks, drainage, and grading to provide a safe and well-designed project.

Finding No. 6: **That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

Findings of Fact: The design of TPM No. 23-000008 and public improvements will not conflict with access easements acquired by the public. The Project Site will be accessed from Sierra Avenue and Terra Vista Drive, which are or will be publicly maintained streets. Currently, there are no other public access easements through or within the Project site.

Section 10. Design Review Findings. The Planning Commission hereby makes the following findings for Design Review No. 23-000011 in accordance with Section No. 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1: **The proposal is consistent with the General Plan, Zoning and Development Code, and any applicable Specific Plan.**

Findings of Fact: The project consists of the development of a new commercial center including an anchor building, inline shops, pad shops and a drive-thru restaurant building totaling 69,617 square feet on an approximately 9.2-acre site. The buildings will utilize the Santa Barbara architectural style and will feature clay roof tiles, a light neutral color palette, metal light fixtures and decorative elements, Spanish tile, stone veneer and arch accents. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code and the amended Arboretum Specific Plan. The project incorporates high-quality architecture, paving and landscaping that will make for an appropriate and desirable development.

The project is consistent with the amended General Plan Land Use Designation of C-G, which allows commercial land uses.

Finding No. 2: **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The project will incorporate Santa Barbara architectural style with a mix of material including smooth stucco, clay roof tiles, stone veneer, metal light fixtures and decorative accents, arches and Spanish tiles, which will complement the surrounding area. The project has been

reviewed by the Planning Department, Building and Safety Department, Engineering Department and San Bernardino County Fire Department for compliance with the provisions of the FMC. Based on this review, it has been determined that the project meets all the requirements of the FMC. Additionally, the Project Site is adequate in terms of size, shape, topography, and accessibility to accommodate the commercial center. The Project Site provides sufficient parking and access, and the project will result in an appropriate commercial development. The proposed improvements will support public health, safety, and welfare for the community.

Finding No. 3: **The proposal, in its design and appearance, is aesthetically and architecturally pleasing resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.**

Findings of Fact: The professionally designed project will be compatible with the surrounding neighborhood consists of existing residential dwellings and an elementary school. The commercial center will include an anchor building (grocery store), inline shops, pad shops and a freestanding drive-thru restaurant. In addition to the proposed Santa Barbara architectural style buildings, the project includes on-site improvements such as landscaping, drainage, grading, and ADA-compliant pedestrian access to and from the public right-of-way. Compliance with the applicable building codes, zoning codes, and fire codes and standards will ensure a safe, attractive, and well-design project.

Finding No. 4: **The site improvements are appropriate and will result in a safe, well-designed facility.**

Findings of Fact: The project's improvements will result in an appropriate, safe, and well-designed facility. All improvements and plans were reviewed by the Planning, Building and Safety, San Bernardino Fire, and Engineering Departments for site circulation, access, and safety. Conditions of approval have been prepared to ensure the project is constructed and operated in a safe and well-design manner.

Section 11. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP23-000005 in accordance with Section No. 30-150 "findings for approval" for conditional use permits of the Fontana Zoning and Development Code: Code:

Finding No. 1: **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan, any applicable Specific Plan or Area Plan, and City**

Regulations/standards.

Findings of Fact: The amended General Plan Land Use Designation for the Project Site is C-G. The Project Site is located in the General Commercial Land Use Designation in the amended Arboretum Specific Plan, which defers to the land use and development standards of the General Commercial (C-2) zoning district in the Zoning and Development Code. In accordance with the General Plan and the Arboretum Specific Plan, alcohol sales for off-site consumption are allowed subject to the approval of a conditional use permit. The Conditions of Approval will assist in regulating the off-premise sale of alcohol at the grocery store on the Project Site, including security measures and hours of operation.

Finding No. 2: **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: Alcohol sales will take place within a grocery store as part of newly constructed commercial center. The physical characteristics of the site were reviewed by the Fontana Planning Department and it was determined that the site met the requirements for setbacks, walls, landscaping requirements and applicable Zoning and Development Code at the time the physical building was approved. On-site circulation will be adequate with driveway access points to the site on Sierra Avenue and Terra Vista Drive. The addition of the ABC license will not negatively impact access or utilities, nor will it create any physical constraints. The conditions of approval, in conjunction with the requirements of state law for an ABC license will ensure that the use will not negatively impact any related performance criteria as identified in Zoning and Development Code Section No. 30-492(7) nor any development standards of the Zoning and Development Code.

Finding No. 3: **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: There are no anticipated adverse effects to the neighboring sites or their permitted uses by this ABC license. The project has been reviewed by the Planning Department, Engineering Department, Building and Safety Department, and San Bernardino County Fire Department for site circulation, access, and safety and the project was found to meet the requirements for all applicable building code, zoning, and fire code standards.

Finding No. 4: **That the proposed use will meet the finding of "Public Convenience or Necessity".**

Findings of Fact: The Planning Commission may recommend that the City Council find that this application would be considered a "public benefit" and therefore meets the definition of "Public Convenience or Necessity". The newly constructed grocery store will be the first in the general vicinity and those living in the area will enjoy the convenience of shopping for food, household goods and alcohol in close proximity to homes.

The commercial center is located within Census Tract 27.09. According to ABC, two (2) off-sale licenses are allowed within Census Tract 27.09. Currently, there are five (5) off-sale licenses within the Census Tract. Therefore, this Census Tract would be categorized by ABC as over-concentrated. New license may be issued by ABC where a tract is over-concentrated, provided that a finding of Public Convenience of Necessity is found in the local jurisdiction.

Section 12. Approvals. Based on the foregoing, the Planning Commission hereby recommends that the City Council adopt the following:

1. A Resolution adopting the Addendum to the Arboretum Specific Plan Environmental Impact Report (SCH No. 2006071109) and direct staff to file a Notice of Determination;

2. A Resolution adopting GPA No. 23-000002 to amend Exhibit 15.8 in Chapter 15 (Land Use, Zoning, and Urban Design) of the General Plan by changing the land use designation from Residential Planned Community (R-PC) to General Commercial (C-G) for the Commercial Project Site, attached hereto as **"Exhibit A"**;

3. An Ordinance adopting SPA No. 23-000002 to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, attached here to as **"Exhibit B"**;

4. A Resolution adopting TTM No. 26-0006 to reconfigure and parcelize the remaining planning areas and park sites in the Arboretum Specific Plan, subject to the Conditions of Approval attached hereto as **"Exhibit C"** and incorporated herein;

5. A Resolution adopting TPM No. 23-000008 to subdivide a commercial center, subject to the Conditions of Approval attached hereto as "**Exhibit D**" and incorporated herein;

6. A Resolution adopting DRP No. 23-000011 for site and architectural approval of a commercial center consisting of 69,617 square feet of commercial development, subject to the Conditions of Approval attached hereto as "**Exhibit E**" and incorporated herein;

7. A Resolution adopting CUP No. 23-000005 for the sale of alcohol at a grocery store for off-site consumption, subject to the Conditions of Approval attached hereto as "**Exhibit F**" and incorporated herein;

8. An Ordinance adopting AGR No. 23-000012 to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan, as shown in **"Exhibit G"**

Section 13. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code Section No. 21081.6.

Section 14. Certification**.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 16. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid provision or application.

APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 2nd day of June 2026.

City of Fontana

_____

Joseph Armendarez, Chairperson

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 2nd day of June

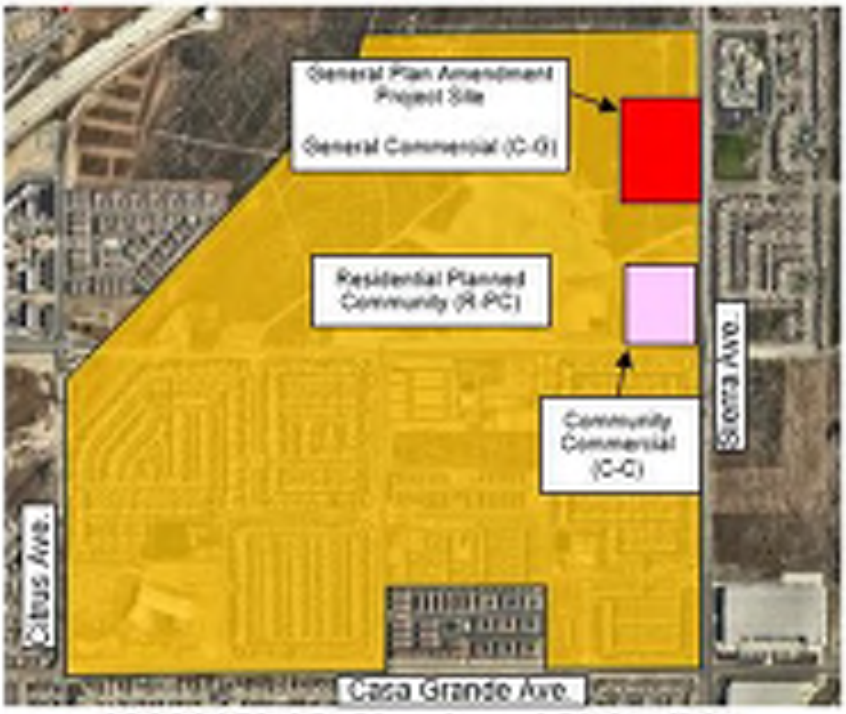
2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

EXHIBIT "A"
GENERAL PLAN AMENDMENT EXHIBIT

EXISTING GENERAL PLAN DESIGNATION
RESIDENITAL PLANNED COMMUNITY (R-PC)



N

PROPOSED GENERAL PLAN DESIGNATION
GENERAL COMMERCIAL (C-G)

EXHIBIT "B"
SPECIFIC PLAN AMENDMENT EXHIBIT

EXISTING SPECIFIC PLAN LAND USE MAP

PROPOSED SPECIFIC PLAN LAND USE MAP

N

EXHIBIT "C"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 23-000044 June 2, 2026
Tentative Tract Map No. 20646 (TTM No. 26-0006)

LOCATION: Arboretum Specific Plan Area – Generally bound by Grapeland Street to the north, Casa Grande Avenue to the south, Sierra Avenue to the east and Citrus Avenue to the west

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All Conditions of Approval imposed on this project have been fulfilled.

2. This Tentative Tract Map (TTM) shall become null and void two (2) years from the date of approval as specified in Section 30-297 of the Zoning and Development Code unless it has been extended as provided for in Section 26-58 of the Fontana Municipal Code.

3. The applicant shall defend, indemnify, and hold harmless the City of Fontana or its agents, officers, and employees from any claim, action or proceeding against the City of Fontana or its agents, officers, or employees to attack, set aside, void, or annul an approval of the Planning Commission and/or City Council concerning this subdivision, which action is brought within the time period provided for in Government Code Section 66499.37. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all

actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. The applicant/developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 2006071109) Monitoring and Reporting Program (MMRP) as approved by the City Council.

5. Tentative Tract Map No. 26-0006 (TTM No. 20646) shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development, and the Subdivision Map Act.

6. The applicant/developer shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

7. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited

to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

8. Historic Archaeological Resources

   A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

   B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

   C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

9. The construction contractor will use the following source controls at all times:

   A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.

B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

D. Have only necessary equipment onsite.

E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary.

F. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

G. Temporarily enclose localized and stationary noise sources

10. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading

SAN BERNARDINO COUNTY FIRE DEPARTMENT

11. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

12. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

13. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have

a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

14. Fire Lanes: All curbs adjacent to fire lanes shall be painted red and “No Parking, Fire Lane” signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

15. Water System Commercial: All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4”x2.5”x2.5”) shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 2,875 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 46,362 Square Foot structure.

16. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.
17. Water Improvement Plan: The applicant shall submit “Water Improvement Plans” to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.

18. Combustible Protection: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

19. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

20. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8” scale) with manufactures’ specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of

plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

21. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

22. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

23. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

24. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

25. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

26. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

BUILDING AND SAFETY DEPARTMENT

27. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Electrical Code
    C. California Mechanical Code
    D. California Plumbing Code
    E. California Energy Code
    F. California Fire Code

G. California Green Building Standards Code
H. City of Fontana Ordinance.
I. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

28. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

    The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.
29. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

30. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

31. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt

swale) unless otherwise approved by the Building Official.

H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety. The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and

iv. Any proposed and/or required walls or fencing.

32. The applicant is required to obtain permits for the removal and/or demolition of structures. (if required)

33. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

34. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:

A. Precise grading plans shall be approved.

B. Rough grading completed.

C. Compaction certification

D. Pad elevation certification

E. Rough grade inspection signed off by a City Building Inspector

ENGINEERING DEPARTMENT – LAND DEVELOPMENT DIVISION

35. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

36. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

37. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

38. Applicant shall construct a bus bay and/or complementary bus shelter as required by the City Engineer. Bus shelter architecture shall match adjacent residential property to the satisfaction of the Community Development Director.

39. The Applicant shall design and construct Certified Full Capture Devices in catch basins located in the public right of way as required by Water Code 13383 Orders that implement statewide trash provisions. Device selection shall be approved by the City Engineer.

40. The Applicant shall resolve mitigation measures specified in the project environmental impact report with the monitoring period specified in the EIR.

PRIOR TO ISSUANCE OF GRADING PERMIT

41. The Applicant shall submit engineered Rough Grading Plans and obtain full approval. Rough Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

42. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading permit issuance.

43. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

44. The Applicant shall submit and obtain approval for a Final Drainage Study and comprehensive hydraulic analysis prepared in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan of Drainage. This study must resolve all outstanding comments from the preliminary report and evaluate both the project site and all affected off-site improvements. If the Grapeland channel cannot be acquired/constructed to address offsite flows the project shall gain approval of an alternative means of mitigation in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan.

45. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer. The recorded agreement shall follow the requirements set out in the MS4 permit that ensure proper long term operation and maintenance of post-construction BMPs are carried out in perpetuity, including an easement over the offsite BMP for access by city personnel, maintenance obligation and acceptance of water quality stormwater.

PRIOR TO MAP RECORDATION

46. Applicant shall provide a Subdivision Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

47. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD.

48. Complete all conditions applicable to grading permit conditions of approval prior to the recordation of the map.

49. As required by the City Engineer, form a maintenance CFD for ongoing maintenance costs for City streetlights, public landscaping within and adjacent to perimeter streets and, large open channels.

50. Where offsite improvements are required for this project and neither the developer nor the city has sufficient title or interest in the land where said improvements are to be constructed, and the developer has been unable to secure an easement or license needed for said improvements prior to map recordation, the city and developer shall enter into an agreement in conformance with Government Code Section 66462.5. prior to map recordation. The agreement shall provide for a

reasonable schedule for the developer to complete said offsite improvements upon city acquisition of the interest in the land that will permit the improvements to be made. Regardless of the agreement, this condition shall not supersede the need for proper provisions for flood protection, emergency access and similar protections to be installed prior to issuance of building permits.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

51. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

52. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, decorative streetlights, striping, signs, landscape, median improvements, interconnect and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

53. The applicant shall construct all street, streetlight, signing and striping, traffic signals, interconnect, median, sewer and storm drain improvements along Duncan Canyon Road in accordance with the Arboretum Specific Plan and project plans.

54. The applicant shall construct all street, streetlight, signing and striping, median, sewer and storm drain improvements along Cypress Ave Road in accordance with the Arboretum Specific Plan and project plans.

55. The applicant shall construct all street, streetlight, signing and striping, traffic signals, interconnect, median, and storm drain improvements along Sierra Ave in accordance with the Arboretum Specific Plan and project plans.

56. The applicant shall construct all storm drain channel/ditch, street, streetlight, signing and striping, median, and storm drain improvements along Grapeland Ave along in accordance with the Arboretum Specific Plan and project plans. Storm drain ditch to be constructed to an acceptable terminus location as required per the project plans and drainage report.

57. The applicant shall construct all street, streetlight, signing and striping, sewer and storm drain improvements along Terra Vista Ave in accordance with the Arboretum Specific Plan and project plans.

58. The applicant shall coordinate all existing/proposed/future offsite improvements outside the project boundary limits with the appropriate responsible neighboring property owners and easement holders along the perimeter improvements.

59. On behalf of the City, the Applicant shall acquire an access and maintenance agreement from Southern California Edison/SoCalGas for proposed City facilities

through the Southern California Edison/SoCalGas utility corridor. Access and easement shall be designed and constructed to the satisfaction of the City Engineer.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

60. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

61. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

62. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

63. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

64. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

65. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

66. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

67. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING DEPARTMENT – TRAFFIC DIVISION

68. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the Specific Plan Area or resulting from separate development entitlements within the Specific Plan Area, and at the approval of the City Engineer:

    A. Access to private roadways within the Specific Plan Area from the public Right-of-Way shall be accommodated by the following intersections:

    - Cypress Avenue/Terra Vista Drive
    - Cassava Avenue/Grapeland Street
    - Cassava Avenue/Duncan Canyon Road
    - Sierra Avenue/Commercial Driveway (between Grapeland Street and Terra Vista Drive)
    - Sierra Avenue/Terra Vista Drive

    B. Where emergency vehicle access to the public Right-of-Way is required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress and egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.

    C. Should ingress and egress restrictions be necessitated, the restrictions shall be reinforced with appropriate access design, including but not limited to: signage and pavement markings; on-site channelizing islands; and/or raised median islands, as deemed necessary by the City Engineer.

69. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

70. At no time shall the design and gating of access points within the Specific Plan Area require vehicles to reverse into a travel lane in the public Right-of-Way in order to depart or turn around. This requirement may be excluded if the gate is manned at all times with personnel who may permit an errant driver to enter the site in order to turn around and depart.

71. All access points within the Specific Plan Area must be shown to meet the required intersection sight distance and/or stopping sight distance standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

72. Future development site plans within the Specific Plan Area shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

73. Future development site plans within the Specific Plan Area shall depict the location of bicycle parking. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

74. Future development site plans within the Specific Plan Area shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

75. Future development site plans within the Specific Plan Area shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

76. The Applicant shall comply with all transportation-related Mitigation Measures identified in the adopted Addendum to the Specific Plan Environmental Impact Report (EIR) for the Resort Village Update Project, as set forth in the Mitigation Monitoring Reporting Program (MMRP) for the Resort Village Update, as such Measures may be amended through subsequent environmental review and approvals. The Applicant shall comply with all applicable MMRP requirements whether specifically identified in these Conditions of Approval or not.

PRIOR TO ISSUANCE OF GRADING/CONSTRUCTION PERMITS

77. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Cypress Avenue between Grapeland Street and Duncan Canyon Road

    B. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    C. Grapeland Street between Cypress Avenue and Sierra Avenue

    D. Terra Vista Drive between Private Street and Sierra Avenue

    E. Duncan Canyon Road between Cypress Avenue and Sierra Avenue

78. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Cypress Avenue between Grapeland Street and Duncan Canyon Road

B. Sierra Avenue between Grapeland Street and Duncan Canyon Road

C. Grapeland Street between Cypress Avenue and Sierra Avenue

D. Terra Vista Drive between Private Street and Sierra Avenue

E. Duncan Canyon Road between Cypress Avenue and Sierra Avenue

79. The Applicant shall submit and obtain full approval of street improvement plans for all private roadways within the Specific Plan Area.

80. The Applicant shall submit and obtain full approval of signing and striping plans for all private roadways within the Specific Plan Area.

81. If construction or design of future development projects within the Specific Plan Area impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

82. The Project shall design and obtain full approval of a new traffic signal at the intersection of Arboretum Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

- Northbound: One left-turn lane and one shared through/right-turn lane
- Eastbound: One shared left-/through/right-turn lane
- Westbound: One shared left-/through/right-turn lane
- Future modifications to The Arboretum Specific Plan – Arboretum Village and/or the classification of the north leg of Arboretum Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village Traffic Impact Analysis," Translutions, February 10, 2026), subject to further study and the approval of the City Engineer.

The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

83. The Project shall design and obtain full approval of a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, one through lane, and one right-turn lane

        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

    D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

84. The Project shall design and obtain full approval of a new traffic signal at the intersection of Cassava Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane and one shared through/right-turn lane

        ii. Southbound: One left-turn lane and one shared through/right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one shared through/right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one shared through/right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

85. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane
iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be designed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

86. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive).

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

   i. Northbound: One left-turn lane and three through lanes

   ii. Southbound: Three through lanes and one right-turn lane

   iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

87. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

   i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

   ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

   iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

   iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be designed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

88. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: Two left-turn lanes, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY

89. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.

A. Cypress Avenue between Grapeland Street and Duncan Canyon Road

B. Sierra Avenue between Grapeland Street and Duncan Canyon Road

C. Grapeland Street between Cypress Avenue and Sierra Avenue

D. Terra Vista Drive between Private Street and Sierra Avenue

E. Duncan Canyon Road between Cypress Avenue and Sierra Avenue

90. The Applicant shall install all signing and striping within the following extents, including such distance as required to tie-in to existing conditions:

A. Cypress Avenue between Grapeland Street and Duncan Canyon Road

B. Sierra Avenue between Grapeland Street and Duncan Canyon Road

C. Grapeland Street between Cypress Avenue and Sierra Avenue

D. Terra Vista Drive between Private Street and Sierra Avenue

E. Duncan Canyon Road between Cypress Avenue and Sierra Avenue

91. The Applicant shall not open Cypress Avenue north of the northernmost public elementary school driveway for access of any kind until such time as Grapeland Street is constructed and opened for public access.

92. The Applicant shall not open Grapeland Street west of Cassava Avenue for access of any kind until such time as Cypress Avenue is constructed and opened for public access.

93. Cypress Avenue and Grapeland Street shall be fully constructed and opened for public access prior to the issuance of the first residential Certificate of Occupancy in the Resort Village Planning Areas R-9 through R-13.

94. All street improvements, signing and striping, traffic signal, and signal interconnect, including such distance as required to tie-in to existing conditions, as required, for Grapeland Street east of Cassava Avenue and for Sierra Avenue between Grapeland Street and Terra Vista Drive shall be constructed prior to the issuance of the first residential Certificate of Occupancy in the Resort Village Planning Areas R-1 through R-3.

95. All street improvements, signing and striping, traffic signal, and signal interconnect, including such distance as required to tie-in to existing conditions, as required, for Duncan Canyon Road between Cassava Avenue and Sierra Avenue and for Sierra Avenue between Terra Vista Drive and Duncan Canyon Road shall be constructed prior to the issuance of the first residential Certificate of Occupancy in the Resort Village Planning Areas R-4 through R-6.

96. All street improvements, signing and striping, traffic signal, and signal interconnect, including such distance as required to tie-in to existing conditions, as required, for Duncan Canyon Road between Cypress Avenue and Cassava Avenue and for Cypress Avenue between Terra Vista Drive and Duncan Canyon Road shall be constructed prior to the issuance of the first residential Certificate of Occupancy in the Resort Village Planning Areas R-7 through R-8.

97. If construction or design of future development projects within the Specific Plan Area impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

98. The project shall coordinate with the City Traffic Engineer to conduct a signal timing, cycle length, and coordination analysis for the intersection of Citrus Avenue and Casa Grande Avenue. The analysis shall be completed prior to the issuance of the final residential Certificate of Occupancy issued for the Resort Village.

    A. The analysis shall include the collection of the appropriate data, analysis of signal timing and performance, and preparation of recommendations.

    B. The effort will include the preparation of signal timing plans for implementation, subject to the approval of the City Engineer.

    C. Where recommended changes will require equipment or infrastructure modifications or new installation, the Project shall be responsible for the design, construction, and implementation of such at the intersection of Citrus Avenue and Casa Grande Avenue, subject to the approval of the City Engineer.

    D. In coordination with the City Traffic Engineer and at the approval of the City Engineer, the Project may instead install devices/infrastructure necessary to monitor the signal timing and performance across the corridor/s.

99. The Project shall design, obtain full approval of the required plans, and construct the signal modifications needed at the intersection of Citrus Avenue and Summit Avenue to implement a westbound right-turn overlap phase, subject to the approval of the City Engineer. Type 15 or larger poles shall be required for any five-section signal heads. The overlap phase shall be operational prior to the issuance of the final residential Certificate of Occupancy issued for the Resort Village.

100. The Project shall construct a new traffic signal at the intersection of Arboretum Avenue and Duncan Canyon Road. The signal shall be operational prior to the

issuance of the first residential Certificate of Occupancy issued for the Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and one shared through/right-turn lane

ii. Eastbound: One shared left-/through/right-turn lane

iii. Westbound: One shared left-/through/right-turn lane

iv. Future modifications to The Arboretum Specific Plan – Arboretum Village and/or the classification of the north leg of Arboretum Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village Traffic Impact Analysis," Translutions, February 10, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

101. The Project shall construct a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for the Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, one through lane, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

102. The Project shall construct a new traffic signal at the intersection of Cassava Avenue and Duncan Canyon Road. The signal shall be operational prior to the issuance of the first residential Certificate of Occupancy issued for the Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and one shared through/right-turn lane

ii. Southbound: One left-turn lane and one shared through/right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one shared through/right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one shared through/right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

103. The Applicant shall make a fair-share contribution towards the construction of future regional transportation improvements at the following locations. The contribution shall amount to $373,000 in total, as determined based on the project's proportional share of projected traffic impacts and the estimated cost of the improvement ("The Resort Village Funding Mechanisms For Future Year (2050)," Translutions, May 6, 2026). The fair-share contribution shall be made prior to the issuance of the 535th residential Certificate of Occupancy for the Resort Village.

A. Sierra Avenue/I-15 Freeway Southbound On- and Off-Ramps

B. Sierra Avenue/I-15 Freeway Northbound On- and Off-Ramps

104. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for the Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane

iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be constructed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

105. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive). The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for the Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

106. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for the Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be constructed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

107. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for the Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

108. The Project shall design, obtain full approval of the required plans, and construct the signal modifications needed at the intersection of Sierra Avenue and S. Highland Avenue to implement a southbound right-turn overlap phase, subject to the approval of the City Engineer. Type 15 or larger poles shall be required for any five-section signal heads. The overlap phase shall be operational prior to the issuance of the final residential Certificate of Occupancy issued for the Resort Village.

END OF CONDITIONS OF APPROVAL

EXHIBIT "D"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 23-000034 June 2, 2026
Tentative Parcel Map No. 20851 (TPM No. 23-000008)

LOCATION: Northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52)

PLANNING DEPARTMENT

1. The rights and privileges granted by this project shall not become effective, nor shall the applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.

2. The applicant/developer/property owner shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.
   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include,

but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.
The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. This tentative parcel map shall comply with all applicable development standards of Chapter 26 (Subdivisions), Chapter 30 (Zoning and Development Code) of the Municipal Codes of the City of Fontana and the Subdivision Map Act.

4. The applicant/developer/property owner shall underground all utilities, which for the purpose of this condition shall also include all boxes, structures and/or other equipment located in the public right-of-way, any public utility easement(s) and on any private property, to the satisfaction of the Director of Planning. A note to this effect shall be placed on the map prior to recordation of the final map.

5. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building and grading plans prior to issuance of any building or grading permits.

6. This Tentative Parcel Map No. 23-000008 (TPM No. 20851) shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

7. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays.

8. After the fifteen (15) day appeal period and if there are no appeal application submitted to the Planning Department, the applicant shall remove the notice of Filing sign(s) from the project site. The applicant may request a refund of the sign deposit; the request shall be in writing accompanied with a refund application. The request shall be submitted to the Planning Department.

9. The applicant/developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 2006071109) Monitoring and Reporting Program (MMRP) as approved by the City Council.

10. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

11. The construction contractor will use the following source controls at all times:

    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b)(7) of the Fontana City Code.

B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

D. Have only necessary equipment onsite.

E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary.

F. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

G. Temporarily enclose localized and stationary noise sources

SAN BERNARDINO COUNTY FIRE DEPARTMENT

12. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

13. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

14. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

15. Fire Lanes: All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with

approved standards. SBCoFD Standard A-2.

16. Water System Commercial: All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 2,875 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 46,362 Square Foot structure.

17. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

18. Water Improvement Plan: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.

19. Combustible Protection: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

20. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

21. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

22. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all

applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

23. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

24. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

25. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

26. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

27. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

BUILDING AND SAFETY DEPARTMENT

28. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

    A. California Building Code
    B. California Electrical Code
    C. California Mechanical Code
    D. California Plumbing Code
    E. California Energy Code
    F. California Fire Code
    G. California Green Building Standards Code
    H. City of Fontana Ordinance.
    I. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

29. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

30. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

31. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

32. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

33. The applicant shall comply with the following grading requirements:

    A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

    B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

    C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

    D. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.

    E. No water course or natural drainage shall be obstructed.

    F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

    G. Drainage water shall not pass from an ‘improved’ type of drainage structure to an ‘unimproved’ type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

    H. A complete hydrology study using the latest edition of the San Bernardino

County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety. The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

   i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
   ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
   iii. All proposed drainage structures; and 4
   iv. Any proposed and/or required walls or fencing.

34. The applicant is required to obtain permits for the removal and/or demolition of structures. (if required)

35. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

36. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:

   A. Precise grading plans shall be approved.

   B. Rough grading completed

   C. Compaction certification

   D. Pad elevation certification

   E. Rough grade inspection signed off by a City Building Inspector

ENGINEERING DEPARTMENT – LAND DEVELOPMENT DIVISION

37. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

38. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

39. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

40. All Conditions of Approval issued to project no. MCN23-000044 shall apply.

PRIOR TO ISSUANCE OF GRADING PERMIT

41. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

42. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO MAP RECORDATION

43. Applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

44. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The project name and latitude/longitude coordinates of the BMP location(s) must be included on the Memorandum of Agreement and the WQMP Exhibit. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer. WQMP report and recorded maintenance document for the regional WQMP will need to be completed for this project to utilize the downstream capacity.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

45. The Applicant shall record All map's, right-of-way dedications, easements, reciprocal access agreement as required for the development.

46. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, decorative streetlights, striping, signs, landscape, traffic signals, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer. This project will be required to complete any uncompleted frontage improvements and improvements required to support the project development.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

47. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

48. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

49. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

50. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

51. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

52. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

53. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

ENGINEERING DEPARTMENT – TRAFFIC DIVISION

54. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    A. The Project may have a single ingress/egress point along Sierra Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The Sierra Avenue access point shall be designed to adequately accommodate ingress of tractor-trailer truck vehicles, subject to the approval of the City Engineer.

    B. The Project may have up to two ingress/egress points along Terra Vista Drive which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

55. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

56. Stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

57. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

58. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

59. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

60. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF GRADING/CONSTRUCTION PERMITS

61. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

62. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

63. The Project shall design and obtain full approval of a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, one through lane, and one right-turn lane

        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

    D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

64. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

   i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

   ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

   iii. Eastbound: One shared left-/through/right-turn lane

   iv. Westbound: One shared left-/through lane and right-turn lane

   v. The westbound approach to the signal shall be designed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

65. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive).

   A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

      i. Northbound: One left-turn lane and three through lanes

      ii. Southbound: Three through lanes and one right-turn lane

      iii. Eastbound: One left-turn lane and one right-turn lane

   B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

   C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

66. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be designed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

67. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: Two left-turn lanes, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

68. If construction or design of the Project impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

69. The Applicant shall submit and obtain full approval of a drive-through queuing study for all drive-through lane/s at the project site.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

70. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.

A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

B. Terra Vista Drive between Private Street and Sierra Avenue

71. The Applicant shall install all signing and striping within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

72. The Project shall construct a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

    A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, one through lane, and one right-turn lane

        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

    D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

73. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

    A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane

iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be constructed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

74. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive). The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

75. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be constructed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

76. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

77. If construction or design of the Project impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

78. The Applicant shall submit and obtain full approval of a drive-through queuing study for all drive-through lane/s at the project site. The Applicant shall prepare and file a queue management plan with the City which outlines the planned operation and management of the drive-through queue/s. The City may require changes to the queue management plan in the future due to traffic operational or safety concerns.

END OF CONDITIONS OF APPROVAL

EXHIBIT "F"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 23-000034 June 2, 2026
Design Review (DRP) No. 23-000011

LOCATION: Northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52)

PLANNING DEPARTMENT:

1. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   A. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and
   B. All other Conditions of Approval imposed by this project have been fulfilled.

2. This Design Review shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Department inspection, has commenced within this period.

3. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City

of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

4. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the structure until corrections are approved in writing by all appropriate staff.

5. All signs shall be reviewed under a separate Design Review Sign application. This includes, but is not limited to, building signs, monument signs, pylon signs, etc.

6. All temporary signs (banners, wind flags, etc.) shall not be placed on the property unless the proper permits are obtained.

7. The applicant/developer shall comply with the mitigation measures identified in the CEQA Addendum Mitigation (SCH No. 2006071109) Monitoring and Reporting Program (MMRP) as approved by the City Council.

8. This project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

9. Color combinations and color schemes for commercial buildings approved under a Design Review Permit application shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to

the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

10. The applicant shall provide up-lighting on the perimeter and up-light proposed trees to the satisfaction of the Director of Planning and his/her designee.

11. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise, and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and on holidays. Construction shall be limited to 7:00am to 6:00pm on weekdays, 8:00am to 5:00pm on Saturdays, and no construction on Sundays and Holidays.

12. Historic Archaeological Resources

    A. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    B. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    C. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American

archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

13. The construction contractor will use the following source controls at all times:

    A. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(7) of the Municipal Code.

    B. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.

    C. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.

    D. Have only necessary equipment onsite.

    E. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:

        i. Install portable noise barriers, including solid structures and noise blankets, between the active noise sources and the nearest noise receivers.

        ii. Temporarily enclose localized and stationary noise sources.

        iii. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

14. Placement, location, and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require approval by the Director of Planning. Specific areas where Southern California Edison (SCE) needs access, there should be a minimum clearance of 8 feet or as directed by SCE.

15. Transformer enclosures shall be designed of durable materials with finishes and colors used which are compatible and harmonious with the overall architectural theme.

16. Placement, location and screening of utilities of any kind which cannot be installed underground and must be placed above ground for function and safety reasons require approval by the Director of Planning.

17. The applicant shall provide a minimum of twenty-four (24) inch exterior wall lighting fixtures for commercial.

18. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of Planning or his/her designee. If the applicant/owner fail to maintain the landscape as originally approved, the owner/applicant shall be required to renovate the landscape to meet current landscape standards and water conservation ordinance.

19. All fire back flows (DDC/DACA) shall be painted green or an earth tone color.

20. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

21. The Applicant/Landscape Architect shall provide a “Landscape Certificate of Compliance” certifying that the work has been designed, installed, and will be maintained in accordance with City of Fontana’s Model Water Efficiency Landscape Ordinance (Chapter 30, Article X, Ordinance 1895).

22. The following items shall be submitted to the Planning Department by the Applicant and completed prior to the issuance of a certificate of occupancy for this project:

    A. Certificate of MWELO Compliance by the register Landscape Architect of Record.

    B. Landscape and Irrigation Maintenance Schedule.

    C. Soils Management Report.

    D. Certified water Auditor Report.

PRIOR TO ISSUANCE OF GRADING PERMIT

23. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

24. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

25. Prior to the issuance of a Certificate of Occupancy, the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

26. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

SAN BERNARDINO COUNTY FIRE DEPARTMENT

27. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

28. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys, and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

29. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

30. Fire Lanes: All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

31. Water System Commercial: All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly

with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 2,875 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 46,362 Square Foot structure.

32. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

33. Water Improvement Plan: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE. California Fire Code Chapter 5.

34. Combustible Protection: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

35. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

36. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

37. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

38. Fire Extinguishers: Hand portable fire extinguishers are required. The location,

type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

39. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

40. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

41. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

42. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

ENGINEERING DEPARTMENT - LAND DEVELOPMENT DIVISION

43. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer.

44. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

45. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

46. All Conditions of Approval issued to Project No. MCN23-000044 shall apply.

PRIOR TO ISSUANCE OF GRADING PERMIT

47. The Applicant shall submit and gain approval of a complete Water Quality Management Plan report in accordance with the County of San Bernardino Technical Guidance Document and latest template.

48. The Applicant shall submit and gain approval of a final drainage study prepared in accordance with the County of San Bernardino Hydrology Manual and Fontana Master Plan of Drainage.

PRIOR TO ISSUANCE OF ANY OTHER CONSTRUCTION PERMITS

49. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practices transfer. The project name and latitude/longitude coordinates of the BMP location(s) must be included on the Memorandum of Agreement and the WQMP Exhibit. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer. WQMP report and recorded maintenance document for the regional WQMP will need to be completed for this project to utilize the downstream capacity.

50. The Applicant shall record All map's, right-of-way dedications, easements, reciprocal access agreement as required for the development.

51. The Applicant shall submit engineered improvement plans and obtain full approval. All required public improvements, including but not limited to streets, storm drainage systems, sewers, decorative streetlights, striping, signs, landscape, traffic signals, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer. This project will be required to complete any uncompleted frontage improvements and improvements required to support the project development.

52. If public improvements are required applicant shall provide a Land Improvement Agreement, with accompanying security. The agreement shall be executed on City-provided forms.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

53. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

54. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

55. Slurry seal roads effected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflicts with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

56. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

57. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

58. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

59. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

ENGINEERING DEPARTMENT – TRAFFIC DIVISION

60. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:

    A. The Project may have a single ingress/egress point along Sierra Avenue which may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The Sierra Avenue access point shall be designed to adequately accommodate ingress of tractor-trailer truck vehicles, subject to the approval of the City Engineer.

    B. The Project may have up to two ingress/egress points along Terra Vista Drive which may allow for full access (i.e., left- and right-turning inbound and outbound) movements.

61. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

62. Stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

63. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

64. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

65. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

66. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF GRADING/CONSTRUCTION PERMITS

67. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

68. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:

    A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

    B. Terra Vista Drive between Private Street and Sierra Avenue

69. The Project shall design and obtain full approval of a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, one through lane, and one right-turn lane

        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

    D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

70. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue.

    A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

        iii. Eastbound: One shared left-/through/right-turn lane

        iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be designed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

71. The Project shall design and obtain full approval of a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive).

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

72. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The signal shall be designed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

E. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

73. The Project shall design and obtain full approval of traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road.

A. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:

i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: Two left-turn lanes, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

74. If construction or design of the Project impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

75. The Applicant shall submit and obtain full approval of a drive-through queuing study for all drive-through lane/s at the project site.

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

76. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.

A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

B. Terra Vista Drive between Private Street and Sierra Avenue

77. The Applicant shall install all signing and striping within the following extents, including such distance as required to tie-in to existing conditions:

A. Sierra Avenue between Grapeland Street and Duncan Canyon Road

B. Terra Vista Drive between Private Street and Sierra Avenue

78. The Project shall construct a new traffic signal at the intersection of Cypress Avenue and Duncan Canyon Road. The signal shall be operational prior to the

issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, one through lane, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to further study and the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

79. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and Grapeland Street-Segovia Avenue. The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane

iii. Eastbound: One shared left-/through/right-turn lane

iv. Westbound: One shared left-/through lane and right-turn lane

v. The westbound approach to the signal shall be constructed to accommodate in the ultimate condition a left-turn lane and protected westbound left-turn phasing, and a shared through/right-turn lane.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

80. The Project shall construct a new traffic signal at the intersection of Sierra Avenue and the Project's Commercial Driveway (located between Grapeland Street and Terra Vista Drive). The signal shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

i. Northbound: One left-turn lane and three through lanes

ii. Southbound: Three through lanes and one right-turn lane

iii. Eastbound: One left-turn lane and one right-turn lane

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The intersection shall be designed as a three-leg intersection, with no leg on the east side.

D. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

81. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Terra Vista Drive. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

    A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

        i. Northbound: One left-turn lane, three through lanes, and one right-turn lane

        ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

        iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

        iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

    B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

    C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

    D. The signal shall be constructed to provide a northbound right-turn overlap phase. Type 15 or larger poles shall be required for any five-section signal heads.

    E. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

82. The Project shall construct traffic signal modifications at the intersection of Sierra Avenue and Duncan Canyon Road. The signal modifications shall be operational prior to the issuance of the first Certificate of Occupancy issued for The Arboretum Specific Plan Resort Village.

    A. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:

        i. Northbound: Two left-turn lanes, two through lanes, and one right-turn lane

ii. Southbound: One left-turn lane, three through lanes, and one right-turn lane

iii. Eastbound: One left-turn lane, one through lane, and one right-turn lane

iv. Westbound: One left-turn lane, one through lane, and one right-turn lane

v. Future development projects located on the east side of Sierra Avenue may necessitate changes to the ultimate intersection and traffic signal design.

B. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.

C. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("The Resort Village – Queue Analysis Memo for Lane Configurations," Translutions, May 4, 2026), subject to the approval of the City Engineer.

D. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

83. If construction or design of the Project impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

84. The Applicant shall submit and obtain full approval of a drive-through queuing study for all drive-through lane/s at the project site. The Applicant shall prepare and file a queue management plan with the City which outlines the planned operation and management of the drive-through queue/s. The City may require changes to the queue management plan in the future due to traffic operational or safety concerns.

BUILDING AND SAFETY DEPARTMENT

85. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:

A. California Building Code

B. California Electrical Code

C. California Mechanical Code

D. California Plumbing Code

E. California Energy Code

F. California Fire Code

G. California Green Building Standards Code

H. City of Fontana Ordinance

I. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

86. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

87. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case-by-case basis for extenuating circumstances.

88. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

89. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

90. The applicant shall comply with the following grading requirements:

A. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.

B. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.

C. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.

D. A recorded drainage acceptance agreement is required from adjoining

property(s) receiving flows from this property.

E. No water course or natural drainage shall be obstructed.

F. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.

G. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.

H. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety. The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

I. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:

i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and

ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and

iii. All proposed drainage structures; and 4

iv. Any proposed and/or required walls or fencing.

91. The applicant is required to obtain permits for the removal and/or demolition of structures. (if required)

92. The applicant shall verify that all exterior lighting shall be oriented, directed, and/or shielded as much as possible so that direct illumination does not infringe onto adjoining properties.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

93. The following items (as applicable) shall be completed by the applicant and

submitted to Building & Safety prior to the issuance of building permits for this project:

A. Precise grading plans shall be approved

B. Rough grading completed

C. Compaction certification

D. Pad elevation certification

E. Rough grade inspection signed off by a City Building Inspector

END OF CONDITIONS OF APPROVAL

EXHIBIT "G"

CITY OF FONTANA
CONDITIONS OF APPROVAL

PROJECT: Master Case No. (MCN) 23-000044 June 2, 2026
Conditional Use Permit (CUP) No. 23-000005

LOCATION: Northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52)

PLANNING DEPARTMENT:

1. This conditional use permit is conditional upon the permittee proceeding with good faith intent to commence upon the proposed use within two (2) years after the effective date of the approval, or such other permit specified as a condition of approval.

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

   A. All requirements of the Fontana Municipal Code shall be complied with.

   B. All Conditions of Approval imposed on this project have been fulfilled.

4. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit/Minor Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.

5. In addition to sign identifying the business, no sign shall be placed in or upon the window of any structure utilized for commercial purposes in the upper or lower one third of the total transparent area of any window. Window signage shall be limited to 25 percent of the total window and clear door area. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the adjacent sidewalk or entrance to the premises.

6. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and all conditions of the City of Fontana's Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit.

7. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier's counter in the facility and shall remain legible at all times.

8. The permitted hours of operation shall be between 2:00am and 6:00am Monday through Sunday.

9. After the fifteen (15) day appeal period and if there are no appeal applications submitted to the Planning Department, the applicant shall remove the notice of

Filing sign(s) from the project site. The applicant may request a refund of the sign deposit; the request shall be in writing accompanied with a refund application. The request shall be submitted to the Planning Department.

10. The business owner/licensee or management shall prevent on-site loitering. The manage shall regularly police the area under its control to prevent the loitering of persons above the premises.

11. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.
12. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

13. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways, and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.

14. A prominent, permanent sign or signs stating, “NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES” shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

15. A prominent, permanent sign or signs stating, “NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES” shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

16. No electronic arcade or amusement games are permitted on the licensed premises at any time.

17. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a

California licensed, uniformed security guard(s) on the premises, during such guards shall comply with FMC section 22-62, and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.

18. The licensee shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or a responsible beverage service training (RBS) from a provider listed on the Department of Alcoholic Beverage Control's website, within six (6) months, and any employee engaged in the sale of alcohol shall attend the LEAD or RBS training within 90 days of employment.

19. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier's counter in the facility and shall remain legible at all times.

END OF CONDITIONS OF APPROVAL

EXHIBIT "G"
DEVELOPMENT AGREEMENT AMENDMENT
(FOLLOWING THIS PAGE)

Recorded at request of	)
Clerk, City Council	)
City of Fontana	)
	)
When recorded return to:	)
	)
City of Fontana	)
8353 Sierra Avenue	)
Fontana, CA 92335	)
Attention: City Clerk	)
	)
	)
	) Exempt from Filing Fees Gov. Code section 6103

THIRD AMENDMENT TO ARBORETUM DEVELOPMENT AGREEMENT

A STATUTORY DEVELOPMENT AGREEMENT

between

CITY OF FONTANA
a California municipal corporation

and

NORTH FONTANA INVESTMENT COMPANY, LLC,
a Delaware limited liability company

THIRD AMENDMENT TO
ARBORETUM DEVELOPMENT AGREEMENT

THIS THIRD AMENDMENT TO ARBORETUM DEVELOPMENT AGREEMENT (hereinafter "**Third Amendment"**) is entered into effective on the date that the ordinance adopting this Third Amendment becomes effective (the "**Effective Date**") and amends that certain Arboretum Development Agreement made by and between the CITY OF FONTANA (hereinafter "**CITY**") and NORTH FONTANA INVESTMENT COMPANY, LLC, a Delaware limited liability company ("**DEVELOPER**"), recorded as Document No. 2009-0501456 on November 19, 2009, as amended by that certain First Amendment to Development Agreement recorded as Document No. 2017-0142267 on April 5, 2017, and that certain Second Amendment to Development Agreement recorded as Document No. 2021-0420491 on September 15, 2021, all in the Official Records of San Bernardino County (collectively, the "**Agreement**" or "**Development Agreement**"). This Third Amendment concerns all of the Property covered by the Agreement described in Exhibit "A" attached hereto.

CITY and DEVELOPER hereby agree to amend the Agreement as set forth herein. All capitalized terms used herein shall have the same meanings given those terms in the Agreement unless otherwise defined herein.

RECITALS

WHEREAS, CITY is authorized to amend the Agreement pursuant to Section 2.5 of the Agreement and Section 65868 of the Government Code; and

WHEREAS, the CITY has determined that there exists no uncured default by DEVELOPER under the Agreement as set forth in Section 2.3(ii) of the Agreement; and

WHEREAS, the CITY has determined that this Third Amendment will not result in any significant effects on the environment not previously analyzed in the Project's EIR (SCH #2006071109) and is not a "Project" as defined in Public Resources Code Section 21065 of the California Environmental Quality Act ("**CEQA**"), and has determined that all requirements of CEQA have been met with respect to this Third Amendment; and

WHEREAS, the CITY has approved an Amendment to the Specific Plan concurrent with its approval of this Third Amendment (the "**SPA Amendment**").

NOW, THEREFORE, CITY and DEVELOPER agree to amend the Agreement as follows:

Term. Section 2.3 of the Agreement is deleted in its entirety, and is amended and restated as follows:

> "2.3 Term. The term of this Agreement shall commence on the Effective Date of the Second Amendment which was August 12, 2021, and shall continue for a period of ten (10) years thereafter (the **"Agreement Term**"). The Agreement Term shall extend without modification or amendment of this Agreement for one (1) additional five (5) year period following the expiration of the aforementioned ten (10) year Agreement Term provided that there exists no uncured default of which DEVELOPER has been given notice as to this Agreement or any other agreement or condition of approval relative to the development of the Property. The Agreement Term shall further extend without modification or amendment of this Agreement for

one (1) additional five (5) year period following the expiration of the aforementioned fifteen (15) year Agreement Term provided:

(i) DEVELOPER shall have applied for and obtained building permits for at least forty percent (40%) of the residential DU's in accordance with the Development Approvals by January 1, 2030; and

(ii) There exists no uncured default of which DEVELOPER has been given notices as to this Agreement or any other agreement or condition of approval relative to the development of the Property.

This final additional five (5) year period shall terminate unless DEVELOPER shall have applied for and obtained building permits for at least seventy percent (70%) of the residential DU's in accordance with the Development Approvals by January 1, 2040."

Development Impact Fees. Exhibit "E" to the Agreement is deleted in its entirety and replaced by Exhibit "E" attached hereto..

Circulation Improvement Fee Credit. The requirement in the former Exhibit "E" to the Agreement for the construction of the Citrus/Duncan Canyon traffic signal has been removed in Exhibit "E" attached hereto by the City resulting in a Circulation Fee adjustment of $114.48 per multi-family dwelling unit (556 DUs at Gardens) and $187.07 per single family dwelling unit (943 DUs at Meadows and Gardens) for a total true up payment obligation of $240,057.89 as set forth in Exhibit "E" attached hereto (the "True Up Payment"). Developer shall pay to City the True-Up Payment upon the earlier to occur of (i) City's issuance of the final dwelling unit building permit within the Resort Village, or (ii) City's issuance of a total of 2,962 building permits within the overall Project. Further, Section 4.2.7 of the Agreement is hereby amended by deleting the first two sentences of Section 4.2.7 in their entirety and replacing them with the following, which shall read as follows and inserting the following in replace thereof:

"DEVELOPER shall construct and dedicate the regional circulation improvements having a value of Eight Million One Hundred Seventy-Five Thousand Two Hundred Sixty-Four and 07/100 Dollars ($8,175,264.07) (the "**Circulation Credit**") set forth in Exhibit "E" in accordance with the phasing schedule attached hereto as Exhibit "E 1" and shall receive credit against the Project's Circulation Improvement Fee, which is Fourteen Million Four Hundred Forty-Two Thousand Four Hundred Seventy-Six and 00/100 Dollars ($14,442,476.00), for constructing those improvements in accordance with Exhibit "E". The remaining Fair Share Obligation of Six Million Two Hundred Sixty-Seven Thousand Two Hundred Eleven and 93/100 Dollars ($6,267,211.93) shall be paid as follows: for the first 1,028 single-family DU's, $2,488.23 per DU, and for the first 2,436 condominium/townhouse DU's, $1,522.71 per DU."

Planning Area C-1. A new Section 4.3.5 and new Exhibits "E-3" and "L-1", attached hereto, are hereby added to Section 4 of the Agreement, which shall read as follows:

"4.3.5. Planning Area C-1/Development Impact Fees/Excess Fee Credits. Notwithstanding anything to the contrary in Section 4.2 of the Agreement, the following shall apply to Planning Area C-1 ("**PA C-1**") in the Resort Village area of the Project as identified in Exhibit "B" attached hereto:

4.3.5.1 Development Impact Fees. The SPA, in part, modified the Land Use Plan for the Resort Village area of the Project to provide for the commercial development of PA C-1 which the City and Developer agree shall be deemed to contain approximately 65 EDUs (to be determined in accordance with City's calculation of EDU's for commercial facilities in the Land Use Regulations). Subject to the "Excess Fee Credits" defined below, DEVELOPER shall pay to CITY the Development Impact Fees labeled "Commercial" in Exhibit "L-1" attached hereto (the "Commercial DIF") which will be collected for each building permit issued within PA C-1 and paid at the time required for payment in the City's Land Use Regulations. During the remainder of the Agreement Term, inclusive of all extensions thereof, commencing as of the Effective Date, the Commercial DIF set forth in Exhibit "L-1" shall not be increased with respect to PA C-1, nor shall any new Development Impact Fees be levied upon PA C-1; provided that DEVELOPER shall be subject to any new or increased Pass Through Fees. Any reduction in any Commercial DIF shall apply only to building permits for which the Commercial DIF was not previously paid. Upon expiration of the Agreement Term, inclusive of all extensions thereof, the DEVELOPER shall thereafter pay the amount of Commercial DIF legally adopted and in effect by then-applicable CITY Land Use Regulations.

4.3.5.2 Excess Fee Credits. CITY acknowledges and agrees that the total amount of fee credits received or to be received by DEVELOPER for its construction of certain public improvements under each of Sections 4.2.5 (Storm Drainage), 4.2.6 (Median Landscape), and 4.2.8 (Sewer Connection Credit) of the Agreement exceed the amount of Development Impact Fees payable by DEVELOPER for Storm Drainage, Median Landscape and Sewer Connection for all of the SFD and MF residential units approved for development in the Project as set forth in Exhibit "E" of the Agreement (the "Excess Fee Credits"). For that eighteen (18) month period commencing on the Effective Date of the Third Amendment to the Development Agreement, the CITY agrees that the Excess Fee Credits may be used by DEVELOPER as credits against the Commercial DIF charged for Storm Drainage, Median Landscape and Sewer Connection and payable by DEVELOPER for development of PA C-1 for commercial use. Exhibit "E-3" attached hereto identifies all of the Excess Fee Credits available for use by DEVELOPER to pay the Commercial DIF. Each application for a building permit within PA C-1 shall identify the type and amount of Excess Fee Credits being applied by Developer to that building permit. If building permits are issued within PA C-1 to the purchaser or lessee of a commercial lot from Developer, Excess Fee Credits necessary to pay the Commercial DIF charged for Storm Drainage, Median Landscape and Sewer Connection for such permits may be assigned by Developer to such purchaser or lessee. Any Excess Fee Credits not used by DEVELOPER during the aforementioned 18-month period shall be forfeited by DEVELOPER.

Exhibit B. Exhibit "B" in the Agreement is deleted and replaced by the new Exhibit

"B" attached to this Third Amendment.

Integration. This Third Amendment reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this Third Amendment, the provisions of the Agreement shall govern the conduct of the parties. To the extent this Third Amendment conflicts with the Agreement, this Third Amendment supersedes such previous document. In all other respects, the parties hereto re-affirm and ratify all other provisions of the Agreement.

SIGNATURES FOLLOWS IMMEDIATELY ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto have executed this Third Amendment as of the dates set forth below and this Third Amendment shall be effective on the date that the ordinance adopting this Agreement becomes effective. The term "Effective Date" as used in this Third Amendment means the Effective Date of the Agreement as defined in Section 1.1.13 of the Agreement.

"CITY"

CITY OF FONTANA

By:_____
Name:_____
Title:_____
Dated:_____

ATTEST:

_____
City Clerk, Fontana

_____
City Manager

_____
Deputy City Manager

APPROVED AS TO LEGAL FORM:

BEST, BEST & KRIEGER

By:_____
City Attorney

"DEVELOPER"

NORTH FONTANA INVESTMENT COMPANY, LLC,
a Delaware limited liability company
By: LC NORTH FONTANA, LLC,
a Delaware limited liability company - Its Member

By: LEWIS MANAGEMENT CORP.,
a Delaware corporation - Its Sole Manager

By:_____
Name: John M. Goodman
Its: Sr. EVP/CEO

By: YH SUMMIT LLC,
a California limited liability company - Its Member

By: YH COMMUNITIES, LLC,
a Delaware limited liability company
Its Manager

By:_____
Name: Jack H. Young
Its: Executive Vice President

WBF:aa Z:\Legal\PROJECT DEV - CALIFORNIA\Fontana - Arboretum G2341\Arboretum Dev Agmt G2341E\Drafts\Third Amendment to DA (4-22-26 Lewis Draft) v6 clean.docx

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss:
COUNTY OF _____)

On _____, 20___, before me, _____ a Notary Public,
personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL] _____

EXHIBIT "A"
TO ARBORETUM DEVELOPMENT AGREEMENT

Description of Property

PARCEL 1:

THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER; AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST ONE-QUARTER, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP OFFICIAL GOVERNMENT SURVEY THEREOF.

EXCEPTING FROM THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 50% OF ALL OIL, GAS AND HYDROCARBONS IN AND UNDER SAID LAND, WITHOUT SURFACE RIGHTS, AS RESERVED IN THE DEED FROM LOUISE MATTIS, ET UX, RECORDED JUNE 3, 1964, IN BOOK 6161, PAGE 333, OFFICIAL RECORDS.

APN: 0239-081-04, 0239-081-12, 0239-081-13, 0239-081-14, 0239-081-20 AND 0239-081-21

PARCEL 2:

THE EAST 1/3 OF THE SOUTH 1/2 OF GOVERNMENT LOT 4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT PLAT THEREOF, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 1320 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 660 FEET; THENCE WEST 440 FEET; THENCE SOUTH 660 FEET; THENCE EAST 440 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THE SOUTH 10 FEET THEREOF, AS CONVEYED TO J. P. LARKIN BY DEED DATED MAY 5, 1890, AND RECORDED MAY 16, 1890 IN BOOK 112, PAGE 395 OF DEEDS.

ALSO EXCEPTING THEREFROM ALL THAT PORTION THEREOF CONVEYED TO SOUTHERN CALIFORNIA GAS COMPANY AS TO A 70% INTEREST AND SOUTHERN COUNTIES GAS COMPANY OF CALIFORNIA, AS TO A 30% INTEREST, AS TENANTS IN COMMON, IN GRANT DEED RECORDED JANUARY 15, 1960 IN BOOK 5032, PAGE 276, OFFICIAL RECORDS.

APN: 0239-081-31

PARCEL 3A:

PARCELS 1, 2, 3 AND 4 OF PARCEL MAP NO. 4544, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 69 OF PARCEL MAPS, PAGES 55 AND 56, RECORDS OF SAID COUNTY.

APN: 0239-081-40 THROUGH 0239-081-43

PARCEL 3B:

A PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER THE MOST SOUTHERLY 30 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE UNITED STATES SURVEYOR GENERAL, DATED OCTOBER 14, 1875 AS CONVEYED TO ANTHONY J. RIZZO, ET UX, BY DEEDS RECORDED CONCURRENTLY ON APRIL 3, 1981 AS INSTRUMENT NOS. 81-072264, 81-072265 AND 81-072267, ALL OF OFFICIAL RECORDS.

PARCEL 4A:

THE SOUTHWEST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHWEST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

APN: 0239-131-18 THROUGH 0239-131-21

PARCEL 4B:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, DESCRIBED IN A DEED RECORDED IN BOOK 4349, PAGE 358 OF OFFICIAL RECORDS, SAN BERNARDINO BASE AND MERIDIAN AND AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 20 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, DESCRIBED IN A DEED RECORDED IN BOOK 4349, PAGE 359 OF OFFICIAL RECORDS, SAN BERNARDINO BASE AND MERIDIAN.

PARCEL 5:

THE NORTH 10 ACRES OF THE SOUTH 18 ACRES OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER; THE SOUTH 8 ACRES OF THE FRACTIONAL NORTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER AND THE NORTH 2 ACRES OF THE FRACTIONAL SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF.

APN: 0239-131-35, 0239-131-36, 0239-131-38 AND 0239-131-39

PARCEL 6:

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST ¼, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

APN: 0239-081-15, 029-081-16, 029-081-18 AND 029-081-19

PARCEL 7:

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST ¼, ALL IN SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY FILED IN THE DISTRICT LAND OFFICE, OCTOBER 18, 1875.

APN: 0239-081-09, 029-081-28 AND 029-081-29

PARCEL 8:

THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL GOVERNMENT TOWNSHIP PLAT THEREOF.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 OF ALL OIL, MINERALS, ASPHALTUM AND HYDRO-CARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND AS RESERVED BY DEED FROM JAMES R. JOHNSON AND MILDRED E. JOHNSON, HUSBAND AND WIFE, TO A. K. BERRY AND ELIZABETH H. BERRY, HUSBAND AND WIFE, RECORDED NOVEMBER 25, 1957 IN BOOK 4376, PAGE 205, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THE SOUTH 80 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED OCTOBER 14, 1875, AS SET OUT IN THAT CERTAIN DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED FEBRUARY 8, 1971 IN BOOK 7605, PAGE 289, OFFICIAL RECORDS OF SAID COUNTY.

SAID 80-FOOT DIMENSION BEING MEASURED AT RIGHT ANGLES FROM THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 19.

ALSO EXCEPTING THEREFROM THE NORTH 32.88 FEET OF THE SOUTH 112.88 FEET OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875, AS SET OUT IN THAT CERTAIN DEED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, RECORDED JUNE 30, 1977 IN BOOK 9210, PAGE 1812, OFFICIAL RECORDS OF SAID COUNTY.

APN: 0239-131-43

PARCEL 9:

THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4 AND THE NORTH 1/2 OF THE NORTHWEST 1/4 OF NORTHEAST 1/4, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF.

APN: 0239-131-14 AND 0239-131-22

PARCEL 10:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL MAP THEREOF.

EXCEPTING THEREFROM THE SOUTH 18 ACRES THEREOF.

APN: 0239-131-09

PARCEL 11:

THE NORTH ½ OF THE FRACTIONAL SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAVING AND EXCEPTING THEREFROM THE NORTH 2 ACRES AND THE SOUTH 8 ACRES THEREOF, RUNNING ACROSS THE ENTIRE TRACT.

APN: 0239-131-06

PARCEL 12A:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875.

APN: 0239-081-36

PARCEL 12B:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 12C:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, AND THE EAST 20 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 12D:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE NORTH 20 FEET OF THE WEST 200 FEET OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT TOWNSHIP PLAT THEREOF.

PARCEL 13:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL DATED 14, 1875.

APN: 0239-081-11

PARCEL 14A:

THE EAST 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

APN: 0239-081-06

PARCEL 14B:

A RIGHT OF WAY AND EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 20 FEET OF GOVERNMENT LOT 5, SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL GOVERNMENT PLAT THEREOF.

PARCEL 15:

THE NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF FRACTIONAL NORTHWEST ONE-QUARTER AND THE NORTHEAST 1/4 OF FRACTIONAL NORTHWEST 1/4, ALL IN SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO UNITED STATES GOVERNMENT TOWNSHIP PLAT THEREOF, APPROVED BY THE SURVEYOR GENERAL.

APN: 0239-131-03 AND 0239-131-10

PARCEL 16:

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPT THEREFROM THE SOUTH 80 FEET AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTH CALIFORNIA, A PUBLIC CORPORATION, IN DEED RECORDED FEBRUARY 27, 1970, IN BOOK 7395, PAGE 840, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION AS CONVEYED TO THE METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA, A PUBLIC CORPORATION, IN DEED RECORDED MARCH 1, 1977, IN BOOK 9124, PAGE 110, OFFICIAL RECORDS.

APN: 0239-131-45

PARCEL 17:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING

TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED OCTOBER 14, 1875.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS EXCEPTED IN A DEED RECORDED AUGUST 18, 2014 AS INSTRUMENT NO. 2014-0298227 OF OFFICIAL RECORDS.

APN: 0239-081-37

PARCEL 18:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY.

APN: 0239-131-23

EXHIBIT "B"
TO ARBORETUM DEVELOPMENT AGREEMENT
OVERALL LAND USE PLAN (UPDATED)

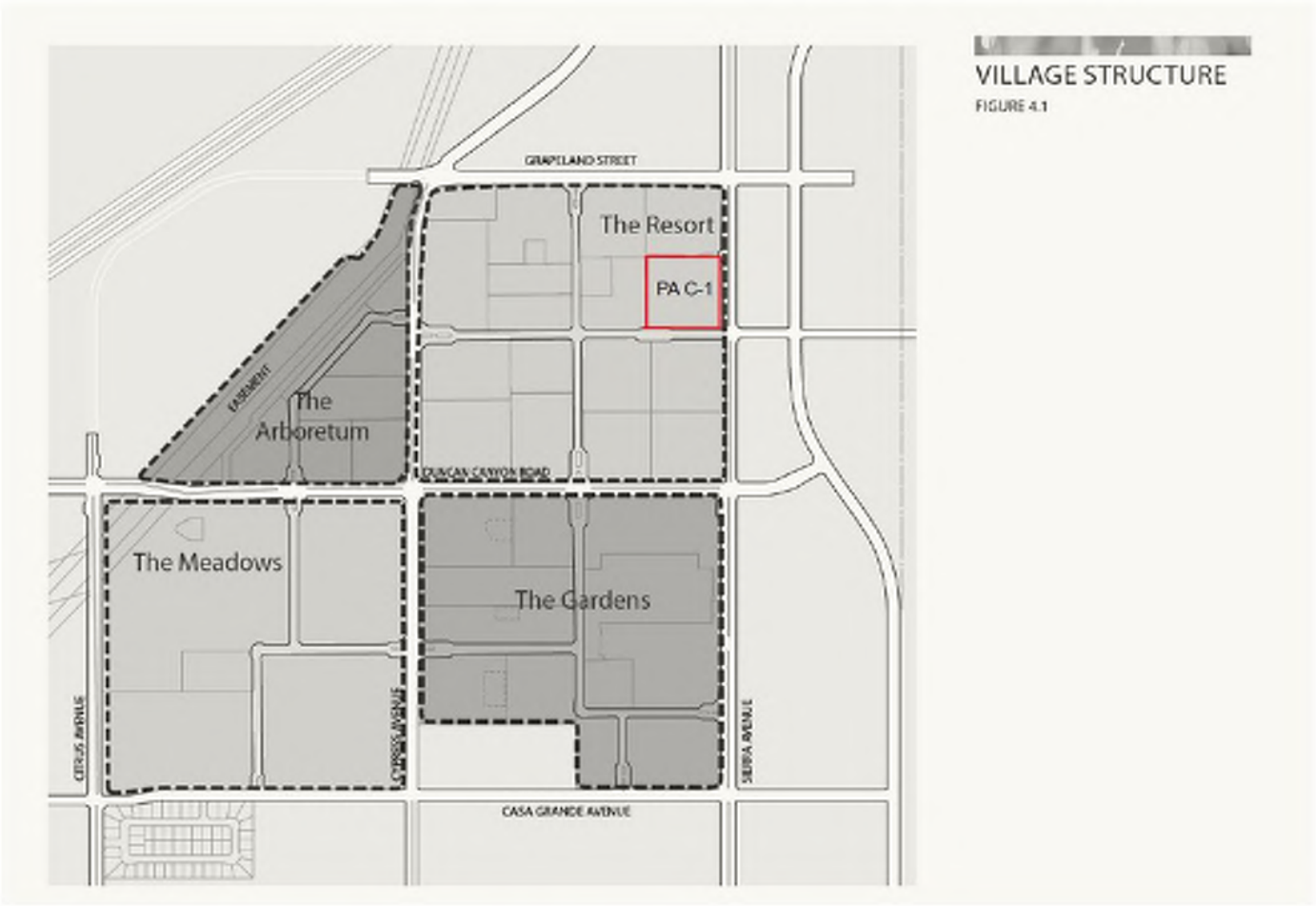


EXHIBIT "E"
TO ARBORETUM DEVELOPMENT AGREEMENT

[SEE ATTACHED]

The Meadows					
PA	Land Use	Acres	MF Units	SF Units	No. of Homes
1	LDR	30.3		259	259
2	LDR	28.2		128	128
3	LDR	21.5		198	198
		80.0	**0**	**585**	**585**

The Gardens					
PA	Land Use	Acres	MF Units	SF Units	No. of Homes
1	MDR	10.1	124	0	124
2	MDR	6.8	90		90
3	MDR	8.6	88		88
4	MDR	8.5	86		86
5	MDR	8.1	99		99
6	MDR	5.1	69		69
7	MDR	12.3		109	109
8	LDR	15.9		86	86
9	LDR	13.7		95	95
10	LDR	14.8		68	68
		103.9	**556**	**358**	**914**

The Resort					
PA	Land Use	Acres	MF Units	SF Units	No. of Homes
1	HDR	7.7	128		128
2	HDR	9.1	168		168
3	MDR	5.8	57		57
4	HDR	8.0	149		149
5	MDR	9.0	106		106
6	HDR	7.5	148		148
7	HDR	9.0	151		151
8	HDR	8.7	154		154
9	LDR	12.2		85	85
10	MDR	5.1	50		50
11	MDR	9.6	132		132
12	HDR	4.4	86		86
C-1	Comm	9.3			0
		105.4	**1,329**	**85**	**1,414**

The Arboretum					
PA	Land Use	Acres	MF Units	SF Units	No. of Homes
1	HDR	5.5	122		122
2	HDR	7.6	172		172
3	HDR	6.1	137		137
4	HDR	5.4	120		120
		24.6	**551**	**0**	**551**

Residential Acres				No. of Homes
Community Total:	**313.9**	**2,436**	**1,028**	**3,464**

***Description of area used for Flood Control Facilities Fee:**

Total Adjusted Gross Acreage per SP	413.2
Less K-8 School in The Meadows [NAP] and Elementary School in The Resort	36.5
Less Activity Center in The Resort [NAP] (Wright)	8.8
Less NAP in The Gardens (Lum)	9.9
Less NAP in The Resort (Baynosa)	3.4
Total Developer Gross Acreage	354.6

Description of area used for Storm Drain Facilities Fee:

Specific Plan Net Acreage	354.6
Parks	-31.1
Arboretum SP w/out parks	323.5
Internal Streets (25%)	-80.9
Arboretum Residential SD Acreage	242.6
Arboretum Park SD Acreage	31.1
Storm Drain Acreage	**273.7**

A. **POLICE FACILITIES IMPACT FEE**

POLICE FACILITIES IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family[1]	1,028	UNIT	$ 472.00	$ 485,216.00
Residential, Multi Family[2] (Note: MF Fee 0-2 Bedrooms $448)	2,436	UNIT	$ 472.00	$ 1,149,792.00
FAIR SHARE OBLIGATION				**$ 1,635,008.00**

B. **LIBRARY FACILITIES IMPACT FEE**

LIBRARY FEES	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 99.00	$ 101,772.00
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms $94)	2,436	UNIT	$ 99.00	$ 241,164.00
FAIR SHARE OBLIGATION				**$ 342,936.00**

C. **FIRE FACILITIES IMPACT FEE**

FIRE FEES	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 164.00	$ 168,592.00
Residential, Multi Family	2,436	UNIT	$ 164.00	$ 399,504.00
FAIR SHARE OBLIGATION				**$ 568,096.00**

D. **SANITARY SEWAGE FACILITIES EXPANSION IMPACT FEE** [IEUA]

SANITARY SEWAGE FACILITY EXPANSION FEE*	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 6,955.00	$ 7,149,740.00
Residential, Multi Family	2,436	UNIT	$ 6,955.00	$ 16,942,380.00
FAIR SHARE OBLIGATION				**$ 24,092,120.00**

E. **SAN BERNARDINO COUNTY FLOOD CONTROL IMPACT FEE**

FLOOD CONTROL IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Total Project	354.6	AC	$ 4,405.00	1,562,013.00
FAIR SHARE OBLIGATION				**$ 1,562,013.00**

G. **SEWER CONNECTION IMPACT FEE**

SEWER CONNECTION IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 876.61	$ 901,155.08
Residential, Multi Family	2,436	UNIT	$ 876.61	$ 2,135,421.96
Subtotal				$ 3,036,577.04
Total Construction Credit				$ (3,511,779.30)

SEWER CONNECTION IMPACT CREDITS	*QUANT.*	*UNIT*	*COST*	*TOTAL*
12" VCP Sewer	6,780	LF	$ 132.00	$ 894,960.00
15" VCP Sewer	6,720	LF	$ 150.00	$ 1,008,000.00
18" VCP Sewer	1,320	LF	$ 185.00	$ 244,200.00
48" Sewer Manhole	69	EA	$ 5,782.00	$ 398,958.00
60" Sewer Manhole				
Adjust Sewer Manhole to grade	69	EA	$ 800.00	$ 55,200.00
Contingency 35%				$ 910,461.30
TOTAL CONSTRUCTION CREDIT				**$ 3,511,779.30**

H. **PUBLIC FACILITIES IMPACT FEE**

PUBLIC FACILITIES FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 445.00	$ 457,460.00
Residential, Multi Family	2,436	UNIT	$ 358.32	$ 872,867.52
FAIR SHARE OBLIGATION				**$ 1,330,327.52**

I. **MUNICIPAL SERVICES IMPACT FEE**

MUNICIPAL SERVICES FACILITIES FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 1,700.00	$ 1,747,600.00
Residential, Multi Family	2,436	UNIT	$ 1,700.00	$ 4,141,200.00
FAIR SHARE OBLIGATION				**$ 5,888,800.00**

J. **TRAFFIC/CIRCULATION IMPACT FEE**

TRAFFIC/CIRCULATION IMPACT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 5,734.00	$ 5,894,552.00
Residential, Multi Family	2,436	UNIT	$ 3,509.00	$ 8,547,924.00
Subtotal				$ 14,442,476.00
Arterial Construction Credits (49% of Circulation Fee)		49%	of Circulation DIF	$ (7,076,813.24)
Interchange Component Credit (51% of Circulation Fee)		10%	of Circulation DIF	$ (1,098,450.83)
Total Circulation Construction Fee Credits				$ (8,175,264.07)
FAIR SHARE OBLIGATION				**$ 6,267,211.93**
Residential, Single Family	1,028	41%	$ 2,488.23	$ 2,557,899.81
Residential, Multi Family	2,436	59%	$ 1,522.71	$ 3,709,312.12

Note: Circulation Fee Adjustment for Deletion of Citrus/Duncan Cyn Traffic Signal is $114.48 per MF DU (556 DUs at Gardens) and $187.07 per SF DU (943 DUs at Meadows and Gardens). Total True Up $240,057.89.

Note: Circulation Fee for 19960 et al, 19961 et al, and 19962 et al (Meadows Village) is $1750.08 per SF DU. True Up Payment Addressed herein.

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Casa Grande				
Excavation	0	CY	$ 6.00	$ -
Remove Exist. AC	0	SF	$ 1.25	$ -
6.5" A.C. Pavement	0	TONS	$ 95.00	$ -
Sidewalk	14,280	SF	$ 4.75	$ 67,830.00
Sleeves	0	LF	$ 15.00	$ -
Traffic Signal [Citrus, Cypress]	2	EA	$ 350,000.00	$ 700,000.00
Adjust Manhole to Grade	0	EA	$ 800.00	$ -
TOTAL CASA GRANDE				**$ 807,100.00**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Sierra Avenue				
Excavation	3,709	CY	$ 6.00	$ 22,256.16
Remove Exist. AC	143,580	SF	$ 0.45	$ 64,611.00
6.5" A.C. Pavement	10,414	TONS	$ 95.00	$ 989,330.00
8" PCC Curb Only	4,770	LF	$ 20.00	$ 95,400.00
8" PCC Curb and Gutter	640	LF	$ 16.50	$ 10,560.00
Sidewalk	4,120	SF	$ 4.75	$ 19,570.00
Sleeves	1,200	LF	$ 15.00	$ 18,000.00
Traffic Signal [Grapeland/Segovia, Duncan Canyon]	2	EA	$ 350,000.00	$ 700,000.00
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
Adjust Manhole to Grade	23	EA	$ 800.00	$ 18,400.00
TOTAL SIERRA AVENUE				**$ 2,030,527.16**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Duncan Canyon				
Excavation	3,715	CY	$ 6.00	$ 22,289.88
Remove Exist. AC	11,950	SF	$ 0.45	$ 5,377.50
6.5" A.C. Pavement	8,142	TONS	$ 95.00	$ 773,490.00
8" PCC Curb Only	9,953	LF	$ 20.00	$ 199,060.00
8" PCC Curb and Gutter	1,564	LF	$ 16.50	$ 25,806.00
Sidewalk	9,384	SF	$ 4.75	$ 44,574.00
Sleeves	2,980	LF	$ 15.00	$ 44,700.00
Traffic Signal [Cypress]	1	EA	$ 350,000.00	$ 350,000.00
Signal Interconnect (6-Pack w/96 Strand Fiber)	5,280	LF	$ 35.00	$ 184,800.00
Adjust Manhole to Grade	28	EA	$ 800.00	$ 22,400.00
TOTAL DUNCAN CANYON				**$ 1,672,497.38**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Citrus Avenue				
Excavation	1,560	CY	$ 6.00	$ 9,359.40
Remove Exist. AC	54,890	SF	$ 0.45	$ 24,700.50
6.5" A.C. Pavement	2,426	TONS	$ 95.00	$ 230,470.00
8" PCC Curb Only	2,325	LF	$ 20.00	$ 46,500.00
Sleeves	480	LF	$ 15.00	$ 7,200.00
Traffic Signal		EA	$ 400,000.00	$ -
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
TOTAL CITRUS AVENUE				**$ 421,029.90**

CIRCULATION ELEMENT IMPACT CREDIT	QUANT.	UNIT	COST	TOTAL
Cypress Avenue				
Excavation	1,249	CY	$ 6.00	$ 7,491.72
Remove Exist. AC	0	SF	$ 1.25	$ -
6.5" A.C. Pavement	8,038	TONS	$ 95.00	$ 763,610.00
8" PCC Curb and Gutter	1,370	LF	$ 16.50	$ 22,605.00
Sidewalk	8,240	SF	$ 4.75	$ 39,140.00
Sleeves	1,010	LF	$ 15.00	$ 15,150.00
Traffic Signal	0	EA	$ 400,000.00	$ -
Signal Interconnect (6-Pack w/96 Strand Fiber)	2,640	LF	$ 35.00	$ 92,400.00
TOTAL CYPRESS AVENUE				**$ 1,068,996.72**

Subtotal - Casa Grande, Sierra Ave, Duncan Canyon, Citrus Avenue, Cypress Ave	$	6,000,151.16
Adjustment for Meadows Improvements at Citrus/Casa Grande & Cypress/Casa Grande Intersections	$	55,600.00
Contingency (35%)	$	2,119,512.91
PROJECT CIRCULATION CONSTRUCTION COMPONENTS	**$**	**8,175,264.07**

K **MEDIAN LANDSCAPE FEE**

MEDIAN LANDSCAPE FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 279.00	$ 286,812.00
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms is $265)	2,436	UNIT	$ 279.00	$ 679,644.00
Subtotal				$ 966,456.00
Total Construction Credit				$ (2,126,312.10)
FAIR SHARE OBLIGATION				**$ (1,159,856.10)**
Residential, Single Family	1,028	30%	$ (334.83)	$ (344,206.72)
Residential, Multi Family	2,436	70%	$ (334.83)	$ (815,649.38)

MEDIAN LANDSCAPING CONSTRUCTION CREDITS	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Median Landscaping [Duncan Canyon, Citrus, Cypress, Sierra]*	143,186	SF	$ 11.00	$ 1,575,046.00
Subtotal				$ 1,575,046.00
Contingency 35%				$ 551,266.10
*Duncan Canyon (Citrus to Sierra); Citrus (between Tr. 16876/-1 and Duncan Canyon); Cypress (Duncan Canyon to Grapeland); Sierra (Duncan Canyon to Grapeland)				
TOTAL MEDIAN CONSTRUCTION CREDIT				**$ 2,126,312.10**

L. **PARK DEVELOPMENT FEE**

PARK DEVELOPMENT FEE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Residential, Single Family	1,028	UNIT	$ 6,500.00	$ 6,682,000.00
Residential, Multi Family	2,436	UNIT	$ 5,981.70	$ 14,571,421.20
Subtotal				$ 21,253,421.20
Total Construction Credit				$ (24,625,728.85)
FAIR SHARE OBLIGATION				**$ (3,372,307.65)**
Residential, Single Family	1,028	31%	$ (1,031.36)	$ (1,060,241.53)
Residential, Multi Family	2,436	69%	$ (949.12)	$ (2,312,066.12)

PARK CONSTRUCTION CREDITS	*QUANT.*	*UNIT*	*COST*	*TOTAL*
Improvements for The Arboretum Park (10.7-AC)				
Mobilization	1	LS	$ 150,000.00	$ 150,000.00
Clearing & Grubbing	10.7	AC	$ 5,000.00	$ 53,500.00
Excavation	44,000	CY	$ 2.50	$ 110,000.00
Est. 12" to 18" PVC Drain System	4,000	LF	$ 24.00	$ 96,000.00
Arboretum Park Hard/Softscape costs per Sitescapes Est. dated 6/12/08	1	LS	$ 11,176,632.00	$ 11,176,632.00
[Amenities include: Picnic Area w/ BBQs, Community Garden, Children's Play Park, Central Plaza w/ Fountain, etc.]				
SWPPP	1	EA	$ 20,000.00	$ 20,000.00
Subtotal				$ 11,606,132.00

PARK CONSTRUCTION CREDITS				
Improvements for The Meadows Park (4.6-AC)				
Mobilization	1	LS	$ 100,000.00	$ 100,000.00
Clearing & Grubbing	4.7	AC	$ 5,000.00	$ 23,500.00
Excavation	23,000	CY	$ 2.50	$ 57,500.00
Est. 6" to 12" PVC Drain System	1	LS	$ 75,000.00	$ 75,000.00
The Meadows Park Hard/Softscape costs per Sitescapes Est. dated June 2016	1	LS	$ 3,735,255.00	$ 3,735,255.00
[Amenities include: Central Pavilion Shade Structure, Themed Children's Play Area, 2 Half-court Basketball Courts, etc.]				
SWPPP	1	EA	$ 10,000.00	$ 10,000.00
Subtotal				$ 4,001,255.00

PARK CONSTRUCTION CREDITS				
Improvements for Meadows Pocket Park (.7-AC)				
Mobilization	1	LS	$ 40,000.00	$ 40,000.00
Clearing & Grubbing	0.7	AC	$ 5,000.00	$ 3,500.00
Excavation	3,400	CY	$ 2.50	$ 8,500.00
Est. 6" to 12" PVC Drain System	1	LS	$ 15,000.00	$ 15,000.00
The Meadows Pocket Park Hard/Softscape costs per Sitescapes Est. dated June 2016	1	LS	$ 888,304.00	$ 888,304.00
[Amenities include: Tot Lot, Outdoor Picnic Area with BBQs, Shade Structures, and Community Orchard]				
SWPPP	1	EA	$ 4,000.00	$ 4,000.00
Subtotal				$ 959,304.00

Subtotal - Arboretum Park, Meadows Park, and Meadows Pocket Park				$ 16,566,691.00
Contingency 35%				$ 5,798,341.85
Total Park Improvements				$ 21,405,728.85
Park Land Cost(Raw Land)	16.1	AC	$ 200,000.00	$ 3,220,000.00
PARK CONSTRUCTION CREDITS				**$ 24,625,728.85**

M. **STORM DRAINAGE FACILITIES FEE**

STORM DRAINAGE	*QUANT.*	*UNIT*	*FEE*	*TOTAL*
Arboretum SP	242.63	AC/NET	$ 20,388.00	$ 4,946,638.50
Park	31.10	AC/NET	$ 20,388.00	$ 634,066.80
Subtotal	273.73			$ 5,580,705.30
Total Construction Credits				$ (13,661,885.25)
FAIR SHARE CONTRIBUTION BY DEVELOPER				**$ (8,081,179.95)**
Net Acreage	273.73	AC/NET	$ (29,522.99)	$ (8,081,179.95)

STORM DRAINAGE **CONSTRUCTION CREDITS**	*QUANT.*	*UNIT*	*COST*	*TOTAL*
MASTER PLAN DRAIN SYSTEM				
30" RCP	885	LF	$ 130.00	$ 115,050.00
36" RCP	1,045	LF	$ 240.00	$ 250,800.00
48" RCP	4,210	LF	$ 275.50	$ 1,159,855.00
60" RCP	940	LF	$ 299.00	$ 281,060.00
66" RCP	2,650	LF	$ 323.00	$ 855,950.00
72" RCP	300	LF	$ 387.00	$ 116,100.00
78" RCP	1,160	LF	$ 450.00	$ 522,000.00
84" RCP	4,595	LF	$ 950.00	$ 4,365,250.00
90" RCP	735	LF	$ 1,810.00	$ 1,330,350.00
Manhole	40	EA	$ 20,000.00	$ 800,000.00
Junction Structure	16	EA	$ 8,000.00	$ 128,000.00
Catch Basins	27	EA	$ 6,500.00	$ 175,500.00
Junction Structure	2	EA	$ 10,000.00	$ 20,000.00
Subtotal				$ 10,119,915.00
Contingency 35%				$ 3,541,970.25
SD CONSTRUCTION CREDITS				**$ 13,661,885.25**

[1]The Single-Family DIF is charged when an individual lot is created and will be transferred to a third-party homebuyer in Fee Simple Absolute

[2]The Multi-Family DIF is charged when a condominium lot is created and transferred to a third-party homebuyer.

EXHIBIT "E-3"
TO ARBORETUM DEVELOPMENT AGREEMENT

Excess Fee Credits

G. SEWER CONNECTION IMPACT FEE

SEWER CONNECTION IMPACT FEE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Residential, Single Family	1029	UNIT	$ 876.61	$ 902,031.69	
Residential, Multi Family	2,435	UNIT	$ 876.61	$ 2,134,345.35	
Subtotal				$ 3,036,377.04	
Total Construction Credit				$ (3,511,779.30)	

SEWER CONNECTION IMPACT CREDITS	QUANT.	UNIT	COST	TOTAL	COMMENT
12" VCP Sewer	6,780	LF	$ 132.00	$ 894,960.00	
15" VCP Sewer	6,720	LF	$ 150.00	$ 1,008,000.00	
18" VCP Sewer	1,320	LF	$ 185.00	$ 244,200.00	
48" Sewer Manhole	69	EA	$ 5,782.00	$ 398,958.00	
60" Sewer Manhole					
Adjust Sewer Manhole to grade	69	EA	$ 800.00	$ 55,200.00	
Contingency 15%				$ 910,461.30	
TOTAL CONSTRUCTION CREDIT				$ 3,511,779.30	

Excess Sewer Connection Credits $ 475,202.26

K. MEDIAN LANDSCAPE FEE

MEDIAN LANDSCAPE FEE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Residential, Single Family	1029	UNIT	$ 279.00	$ 287,091.00	
Residential, Multi Family (Note: MF Fee 0-2 Bedrooms is $260)	2,435	UNIT	$ 279.00	$ 679,365.00	
Subtotal				$ 966,456.00	
Total Construction Credit				$ (2,126,312.10)	
FAIR SHARE OBLIGATION				$ (1,159,856.10)	
Residential, Single Family	1029	30%	$ (334.83)	$ (344,541.55)	
Residential, Multi Family	2,435	70%	$ (334.83)	$ (815,314.55)	

MEDIAN LANDSCAPING CONSTRUCTION CREDITS	QUANT.	UNIT	FEE	TOTAL	COMMENT
Median Landscaping [Duncan Canyon, Citrus, Cypress, Sierra]*	140,188	SF	$ 11.00	$ 1,575,068.00	
Subtotal				$ 1,575,068.00	
Contingency 15%				$ 551,244.10	
*Duncan Canyon (Citrus to Sierra); Citrus (between Tr. 16876-1 and Duncan Canyon); Cypress (Duncan Canyon to Grapeland); Sierra (Duncan Canyon to Grapeland)					
TOTAL MEDIAN CONSTRUCTION CREDIT				$ 2,126,312.10	

Excess Median Landscape Credits $ 1,159,856.10

M. STORM DRAINAGE FACILITIES FEE

STORM DRAINAGE	QUANT.	UNIT	FEE	TOTAL	COMMENT
Arboretum SP	242.63	AC/NET	$ 20,388.00	$ 4,946,638.50	
Park	31.10	AC/NET	$ 20,388.00	$ 634,066.80	
Subtotal	273.73			$ 5,580,705.30	
Total Construction Credits				$ (13,661,885.25)	
FAIR SHARE CONTRIBUTION BY DEVELOPER				$ **(8,081,179.95)**	
Net Acreage	273.73	AC/NET	$ (29,521.95)	$ (8,081,179.95)	

STORM DRAINAGE CONSTRUCTION CREDITS	QUANT.	UNIT	COST	TOTAL	COMMENT
MASTER PLAN DRAIN SYSTEM					
30" RCP	885	LF	$ 130.00	$ 115,050.00	
36" RCP	1,845	LF	$ 240.00	$ 250,800.00	
48" RCP	4,210	LF	$ 275.50	$ 1,159,855.00	
60" RCP	940	LF	$ 298.00	$ 280,060.00	
66" RCP	2,650	LF	$ 323.00	$ 855,950.00	
72" RCP	300	LF	$ 387.00	$ 116,100.00	
78" RCP	1,160	LF	$ 450.00	$ 522,000.00	
84" RCP	4,595	LF	$ 950.00	$ 4,365,250.00	
90" RCP	735	LF	$ 1,830.00	$ 1,330,550.00	
Manhole	40	EA	$ 20,000.00	$ 800,000.00	
Junction Structure	16	EA	$ 8,000.00	$ 128,000.00	
Catch Basins	27	EA	$ 6,500.00	$ 175,500.00	
Junction Structure	2	EA	$ 10,000.00	$ 20,000.00	
Subtotal				$ 10,118,913.00	
Contingency 35%				$ 3,541,970.25	
SD CONSTRUCTION CREDITS				$ 13,661,885.25	

Excess Storm Drain Credits $ 8,081,179.95

EXHIBIT "L-1"

TO ARBORETUM DEVELOPMENT AGREEMENT

Arboretum Fee Schedule-Commercial

[As of Effective Date of Third Amendment]

FONTANA
CALIFORNIA

DEVELOPMENT FEES
City of Fontana

BUILDING AND SAFETY

FEE TYPE	RESIDENTIAL	COMMERCIAL	INDUSTRIAL
PLAN CHECK & PERMIT: GRADING BUILDING ELECTRICAL MECHANICAL PLUMBING DISABLED ACCESS STATE ENERGY	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054	PER COMPREHENSIVE FEE SCHEDULE ADOPTED 09/01/2024; RESOLUTION 2024-054
SMI (min of $.50)	0.00013 X VALUATION OF BLDG	0.00028 X VALUATION OF BLDG	0.00028 X VALUATION OF BLDG
PLANNING PLAN CHECK	$191 PER SUBMITTAL $95 FOR ROOM ADD/ALT	$191 PER SUBMITTAL	$191 PER SUBMITTAL
ENGINEERING PLAN CHECK (ON-SITE REVIEW)	$120 PER SUBMITTAL $60 PER ROOM ADD/ALT	$120 PER SUBMITTAL	$120 PER SUBMITTAL
FIRE PLAN CHECK	$90 PER SUBMITTAL $60 (INCLUDES: ADD/ALT) $130 PER MISC PROJECT $191 PER GRADING	$350 PER SUBMITTAL/NEW CONST $180 PER TENANT IMPROVEMENT $130 PER MISC PROJECT $191 PER GRADING	$350 PER SUBMITTAL/NEW CONST $180 PER TENANT IMPROVEMENT $130 PER MISC PROJECT $191 PER GRADING
BUILDING STANDARDS	$1 PER $25K VALUATION; MINIMUM OF $1	$1 PER $25K VALUATION; MINIMUM OF $1	$1 PER $25K VALUATION; MINIMUM OF $1
COMPUTER FEES	$.05 PER BLDG SF	$.05 PER BLDG SF	$.05 PER BLDG SF
TRAINING FEE	$4 PER PERMIT	$4 PER PERMIT	$4 PER PERMIT
ARCHIVE	$3 PER PLAN PAGE	$3 PER PLAN PAGE	$3 PER PLAN PAGE
MOBILE HOME	PER TITLE 25; CALIFORNIA REGULATIONS	N/A	N/A
NEW CERTIFICATE OF OCCUPANCY:	N/A	$181.00	$181.00
TEMPORARY CERTIFICATE OF OCCUPANCY	N/A	$312.00	$312.00
INCIDENTAL/NUISANCE INSPECTIONS	$152.00	$152.00	$152.00
PLAN CHECK/PERMIT EXTENSION	$123.00	$123.00	$123.00

PLANNING

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER S.F NEW DEVELOPMENT	PER S.F NEW DEVELOPMENT
CIRCULATION	$6,685.00	$4,092.00	$4,092.00	$10.03 - COMM//RETAIL $8.12 - OFFICE	$4.09/BLDG SQ FT
ACTIVE TRANSPORTATION PLAN	$925.00	$878.00	$925.00	$0.253	0.073
LOCAL ARTERIALS	$518.00	$492.00	$518.00	$0.141	0.041
TRAFFIC SIGNALS	$160.00	$154.00	$160.00	$0.044	0.013
LANDSCAPE MEDIAN	$326.00	$310.00	$326.00	$0.089	0.026
PUBLIC FACILITIES	$520.00	$494.00	$520.00	$0.142	0.042
POLICE	$552.00	$523.00	$552.00	$0.150	0.044
LIBRARY	$116.00	$110.00	$116.00	$0.031	0.009
FIRE FACILITIES	$431.00	$409.00	$431.00	$0.118	0.034
FINAL PLANNING INSPECTION	$90.00	$90.00	$90.00	$566.00	$566.00

FONTANA
CALIFORNIA

DEVELOPMENT FEES
City of Fontana

PLANNING CONTINUED

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER SF OF NEW DEVELOPMENT	PER SF OF NEW DEVELOPMENT
INCLUSIONARY*	*Residential: Applies to development of 5 or more units only			*Non Residential: Applies to development greater than 5,000 s.f.	
	$1,574.00	$768.00		$1.31 - OFFICE $1.61 - HOSP/MEDICAL $0.80 - HOTEL/MOTEL $1.88 - RETAIL/ENTERTAINMENT	$0.14 – MANUFACTURING/INDUSTRIAL $0.15 – WAREHOUSE/DISTRIBUTION
PARK DEVELOPMENT:	$7,733.00	$7,347.00	$7,733.00	N/A	N/A
MUNICIPAL SERVICES BASED ON FISCAL ANALYSIS	$2,630.00	$2,630.00	$2,630.00	N/A	
LANDSCAPE PLAN CHECK	$203.00 PER SFD (1) $1,474.00 5 ACRES OR LESS $2,835.00 MORE THAN 5 ACRES				
LANDSCAPE PERMIT ISSUANCE FEE	$43.00				
LANDSCAPE INSPECTION FEE	$67.00 PER SFD (1)				
MISCELLANEOUS FEES	$286 X NO. OF SHEETS FOR REVISIONS TO CITY APPROVED PLANS $54 X NO. OF SHEETS FOR GIS ARCHIVE (CFD & PUBLIC PARKS ONLY)				

ENGINEERING

FEE TYPE	SINGLE FAMILY RESIDENTIAL PER DWELLING UNIT	MULTI-FAMILY RESIDENTIAL PER DWELLING UNIT		COMMERCIAL	INDUSTRIAL
		0-2 BEDROOM	3+ BEDROOM	PER SF OF NEW DEVELOPMENT	PER SF OF NEW DEVELOPMENT
SEWER EXPANSION **Equivalent Dwelling Unit	$8,620.00 PER DWELLING UNIT			$8,620.00 PER EDU**	
SEWER CONNECTION MASTER	$1,023.00 PER DWELLING UNIT			$1,023.00 PER EDU**	
SEWER CONNECT PERMIT	$25 PER CONNECTION				
SEWER DEPOSIT	N/A	$60.24 PER BILLING ACCT		$60.24 PER BILLING ACCT	$60.24 PER BILLING ACCT
STORM WATER PLAN CHECK (SWQMP) & INSPECTION	$3,349 PRELIMINARY & FINAL REVIEW $ 1,020 AMENDMENT				
ENGINEERING FINAL INSP	$37.00				
FLOOD CONTROL FEE: *	PER NET ACRE				
A. ETIWANDA	$9,790.00	$9,790.00		$9,790.00	$9,790.00
STORM-DRAIN FEES: *					
A. DECLEZ NORTH	$27,182	$27,182		$27,182	$27,182
B. DECLEZ SOUTH	$32,274	$32,274		$32,274	$32,274
C. FONTANA EAST	$16,550	$16,550		$16,550	$16,550
D. UPPER ETIWANDA	$10,508	$10,508		$10,508	$10,508
E. MIDDLE ETIWANDA	$ 8,102	$ 8,102		$ 8,102	$ 8,102
F. LOWER ETIWANDA	$ 9,713	$ 9,713		$ 9,713	$ 9,713
G. I-10 NORTH	$23,768	$23,768		$23,768	$23,768
H. I-10 SOUTH	$ 5,827	$ 5,827		$ 5,827	$ 5,827
I. I-15 NORTH	$22,226	$22,226		$22,226	$22,226
J. PROJECTS 3-4	$19,492	$19,492		$19,492	$19,492

ENVIRONMENTAL

STORM WATER COMPLIANCE FEE	ALL NEW CONSTRUCTION (INSPECTION)
LOW PRIORITY: Less than 5 acres	$396.00
MEDIUM PRIORITY: 5 acres, but less than 50 acres	$793.00
HIGH PRIORITY: Greater than 50 acres	$1,587.00
NON-COMPLIANCE RE-INSPECTION FEE	$113.00/hr

*: Check with Environmental Health for all other applicable fees

School: See School District for all applicable fees

Etiwanda Unified District	(909) 899-2451	6061 East Ave. Etiwanda Ave. Etiwanda, CA.*
Cucamonga Unified School District	(909) 987-8942. x 238	8776 Archibald Ave. Rancho Cucamonga, CA.*
(*Certificates from these districts must also be accompanied by a certificate form the Chaffy Union H.S. District)		
Chaffey Union High School District	(909) 988-8511	211 W. Fifth St. Ontario, CA.*
(*Certificates from the Chaffey Union H.S. District must also be accompanied by a certificate from the Etiwanda or Cucamonga District)		
Colton Unified School District	(909) 580-5000, x6642	325 N. Hermosa Avenue, Colton, CA.
Fontana Unified School District	(909) 357-7528, x 29456	9851 Catawba Ave. Fontana, CA.
Rialto Unified School District	(909) 421-7555	625 W. Rialto Ave. Rialto, CA.

Update of User Fees 09/01/2024 Per Resolution 2024-054
Last Revised 10/07/2024

**** Approximately 65 EDUs (To be determined in accordance with City calculation of EDU's for commercial facilities in the Land Use Regulations)**

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or X County Clerk Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Cecily Session-Goins Phone: **(909) 350-6723**
			Email: csgoins@fontanaca.gov
TO:	X Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above) Address: Contact: Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (If submitted to SCH): 2006071109
Project Title: Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012
Project Applicant (include address, telephone number and email address): **Daniel Wolzniak, Vice President – Planned Communities, 1156 N. Mountain Avenue, Upland, CA, (909) 579-1231, daniel.wozniak@lewismc.com**
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name): **Arboretum Specific Plan – Generally bound by Sierra Avenue to the east, Citrus Avenue to the west, Casa Grande Street to the south and Grapeland Avenue to the north.** **Commercial center project – Northwest corner of Sierra Avenue and Terra Vista Drive**
General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: **Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report.**

Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. **Daniel Wolzniak, Vice President – Planned Communities, 1156 N. Mountain Avenue, Upland, CA, (909) 579-1231, daniel.wozniak@lewismc.com**

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **June 2, 2026** and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☒	An Addendum to the Environmental Impact Report (SCH 2006071109) that was previously prepared for this project was prepared for this project pursuant to the provisions of CEQA. The Addendum and EIR thoroughly analyzed and discussed all potential environmental impacts. None of the conditions described in Section 15162 of the State CEQA Guidelines calling for the preparation of a subsequent EIR or MND have occurred. Additionally, this action does not include any additional impacts beyond those impacts already disclosed in the previous EIR and no further environmental review is required. Mitigation measures were made a condition of the approval of the project.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for the project.	
3. ☐	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Addendum, Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian:	Location: City of Fontana 8353 Sierra Avenue Fontana, CA 92335

Date:	_____ **Rina Leung** **Senior Planner**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement No. 23-000012

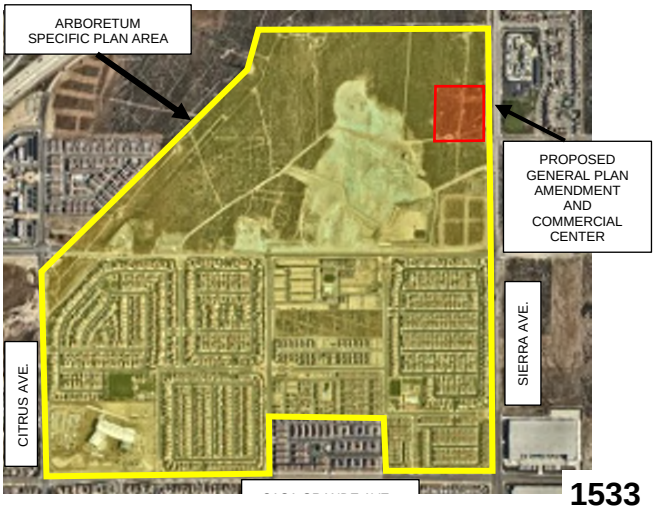
A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan

Environmental Determination: Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines an Addendum to the Arboretum Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 2006071109) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on September 23, 2009, and it adequately identified any potential impacts associated with this project. This Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

Location of Property: Arboretum Specific Plan area: Generally bounded by Grapeland Ave. to the north, Casa Grande Ave. to the south, Sierra Ave. to the east and Citrus Avenue to the west

Retail center: Northwest corner of Sierra Avenue and Terra Vista Drive. (APN: 0239-081-52)

Date of Hearing: June 2, 2026



ATTACHMENT NO. 10

FONTANA
CALIFORNIA

Place of Hearing: Steelworkers Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Cecily Session-Goins, at (909) 350-6723. E-mail: csgoins@fontanaca.gov

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: May 13, 2026
1/8 Page

Docusign Envelope ID: 21D18894-8C50-8307-81CC-28B8AF40E4CE

City of Fontana

Planning Commission

Minutes

Joseph Armendarez, Chair
Ricardo Quintana, Vice Chair
Torrie Lozano, Secretary
Idilio Sanchez, Commissioner
Dylan Keetle, Commissioner

Tuesday, June 2, 2026 6:00 P.M. Grover W. Taylor Council Chambers

CALL TO ORDER/ROLL CALL:

A. Call to Order/Roll Call:

A regular meeting of the City of Fontana Planning Commission was held on Tuesday, June 2, 2026. Chair Armendarez called the meeting to order at 6:05 p.m.

Present: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, Commissioners Sanchez and Keetle

Absent: None

INVOCATION/PLEDGE OF ALLEGIANCE:

A. Invocation/Pledge of Allegiance:

Following the Invocation by Chaplain Daniel Vasquez, the Pledge of Allegiance was led by Commissioner Sanchez.

PUBLIC COMMUNICATIONS:

A. Public Communications:

Docusign Envelope ID: 21D18894-8C50-8307-81CC-28B8AF40E4CE

None.

CONSENT CALENDAR:

A. Approval of Minutes:

Approve the Regular Planning Commission Meeting Minutes of May 19, 2026.

ACTION: A Motion was made by Commissioner Sanchez and seconded by Commissioner Keetle and passed by a vote of 5-0 to approve the Consent Calendar.

The motion carried by the following vote:

Aye: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and Commissioners Sanchez and Keetle

Absent: None

Abstain: None

PH-A Master Case (MCN) No. 23-000034 & Master Case (MCN) No. Review No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement (AGR) No. 23-000012 - A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan, pursuant to an Addendum to the Arboretum Specific Plan Environmental Impact Report.

Chair Armendarez opened the Public Hearing.

Docusign Envelope ID: 21D18894-8C50-8307-81CC-28B8AF40E4CE

Cecily Session-Goins, Associate Planner presented the staff report and noted a memorandum outlining agreed-upon revisions to the project conditions of approval, including updates to the Tentative Tract Map, Design Review conditions, engineering requirements, and alcohol sales restrictions. Associate Planner Sessions-Goins reported that an Addendum to the Arboretum Specific Plan EIR found no new significant environmental impacts associated with the project. She also noted that the project includes an amendment to the Arboretum Specific Plan Development Agreement to reflect updated land uses and applicable fee credits.

Commissioner Keetle asked about the future development of the remaining parcel, traffic signal improvements, residential density, and alcohol sales hours. Staff explained that the remaining parcel is owned by the applicant and will be processed through the normal entitlement process once a future use is identified. Travis Almgren, Senior Engineer confirmed that traffic signal improvements will be phased based on the approved traffic study. Associate Planner Session-Goins indicated that residential density remains within the adopted Specific Plan, and alcohol sales restrictions between 2:00 a.m. and 6:00 a.m. are standard, with proposed grocery store hours of 6:00 a.m. to 11:00 p.m.

Secretary Lozano asked whether Stater Bros. has been confirmed as the grocery store tenant. Staff stated that, based on information received, Stater Bros. is expected to occupy the market space but deferred to the applicant for official confirmation.

Commissioner Sanchez asked whether the grocery store would be permitted to sell single alcoholic beverages. Staff responded that alcohol sales would follow standard grocery store regulations. Commissioner Sanchez also expressed appreciation for staff ensuring that the McDonald’s design complies with the City’s Santa Barbara architectural standards, and staff noted the applicant’s cooperation in meeting those requirements.

Applicant Daniel Wozniak on behalf of Lewis Group of Companies, stated that he read and agreed to the Conditions of Approval and thanked City staff for their assistance in bringing the project forward and acknowledged several staff members for their work on the application. Mr. Wozniak stated that the applicant had reviewed the proposed Conditions of Approval and had no concerns with them. He noted that the project would provide new housing, retail opportunities, and a new elementary school for the community.

Second Applicant, Rick Manners (Lewis Retail Centers) addressed the Commission and expressed appreciation for staff's efforts in finalizing the project conditions. Mr. Manners confirmed that a lease agreement had been secured with Stater Bros. Markets and stated that the retailer was committed to opening at the site. He also noted that representatives from McDonald’s were available to answer questions if needed.

Commissioner Keetle commended the applicants and City staff for their work on the project. He stated that the development would be a significant benefit to the growing

Docusign Envelope ID: 21D18894-8C50-8307-81CC-28B8AF40E4CE

residential area by providing nearby grocery shopping and reducing the need for residents to travel to other commercial centers.

Commissioner Sanchez expressed support for the project, agreeing that an additional Stater Bros. location was needed to serve residents in the northern portion of the city. He thanked the applicants for their investment in the community and noted the project would improve access to grocery services.

City Attorney Stephen Deitsch requested confirmation that the second applicant accepted the Conditions of Approval; Mr. Manners confirmed that he had reviewed the conditions with staff and stated that the applicant accepted all Conditions of Approval as presented.

No individual spoke in favor or in opposition.

The Public Hearing was closed.

City Attorney Deitsch clarified that the resolutions for Tentative Tract Map (TTM 26-00006), Design Review (Site and Architectural Approval), and Conditional Use Permit (CUP) contained revised Conditions of Approval under Section 12. City Attorney Deitsch, confirmed that the motion before the Planning Commission should incorporate the revised conditions presented in the agenda packet. Commissioner Keetle confirmed that the revised conditions were included in the motion.

RECOMMENDATION:

Based on information on the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026-022 and forward a recommendation to the City Council to adopt the following:

1. **A Resolution adopting the Addendum to the Arboretum Specific Plan Environmental Impact Report (SCH No. 2006071109) and direct staff to file a Notice of Determination;**

2. **A Resolution approving General Plan Amendment (GPA) No. 23-000002;**

3. **Adopt an Ordinance approving Specific Plan Amendment (SPA) No. 23-000002;**

4. **Adopt a Resolution approving Tentative Tract Map No. 20646 (TTM No. 26-0006);**

5. **Adopt a Resolution approving Tentative Parcel Map No. 20851 (TPM No. 23-000008);**

6. **Adopt a Resolution approving Design Review (DRP) No. 23-000011;**

Docusign Envelope ID: 21D18894-8C50-8307-81CC-28B8AF40E4CE

7. **Adopt a Resolution approving Conditional Use Permit (CUP) No. 23-000004; and,**

8. **Adopt an Ordinance approving Development Agreement No. 23-000012.**

ACTION: Motion was made by Commissioner Keetle and seconded by Secretary Lozano and passed by a vote of 5-0 to approve Public Hearing Item "A"; adopt Resolution No. PC 2026-22 with amended conditions of approval.

The motion carried by the following vote:

AYES: Chair Armendarez, Vice Chair Quintana, Secretary Lozano, and NOES: None; ABSTAIN: None; ABSENT: Commissioners Sanchez and Keetle

DIRECTOR COMMUNICATIONS:

A. Director Communications:

None.

COMMENTS:

A. Public Communication Commission Comments:

Commissioner Keetle thanked Planning Department staff, planners, Director Nevins, and the entire department for their professionalism, thorough presentations, and responsiveness to commissioner questions. He also expressed appreciation to the City Council for the opportunity to serve on the Planning Commission, encouraged residents to participate in voting, and shared his gratitude for the City of Fontana and the community.

Commissioner Sanchez thanked Planning Department staff for their work and formally announced his resignation from the Planning Commission, making the meeting his final one after nearly 12 years of service. He expressed gratitude for the opportunity to serve the community and reflected positively on the city's growth, development projects, parks, and recreational opportunities. He concluded by wishing everyone well.

Secretary Lozano thanked the Planning Department and staff for their presentation of the North Fontana project and extended best wishes to Commissioner Sanchez on his departure from the Commission. She acknowledged the positive working relationship they shared and encouraged community members to vote, have a pleasant evening, and stay hydrated.

Vice Chair Quintana thanked staff and commended the project presentation, specifically noting the value of the proposed grocery store and its anticipated positive impact on the

Docusign Envelope ID: 21D18894-8C50-8307-81CC-28B8AF40E4CE

area. He expressed appreciation for Commissioner Sanchez's mentorship, guidance, and experience throughout his tenure on the Commission, stating that his contributions would be greatly missed and offering his support in Sanchez's future endeavors.

Chair Armendarez thanked the Planning Commission and Planning Department staff for their consistent communication, preparation, and support, which enable informed decision-making during meetings. Chair Armendarez encouraged public participation in voting and emphasized the importance of civic engagement. He also expressed personal appreciation to Commissioner Sanchez for his friendship, mentorship, leadership, and guidance, acknowledging that his presence on the Commission would be missed while wishing him success in future endeavors.

ADJOURNMENT:

Chair Armendarez adjourned the meeting at 6:48 p.m. to the next Regular Planning Commission Meeting on Tuesday, June 16, 2026, at 6:00 p.m. in the Steelworkers' Auditorium located at 8437 Sierra Avenue, Fontana, California.

Susana Gallardo
_____
Susana Gallardo
Deputy City Clerk

THE FOREGOING MINUTES WERE APPROVED BY THE PLANNING COMMISSION ON THE 16th DAY OF JUNE 2026.

Joseph Armendarez
_____
Joseph Armendarez
Chair

Certificate Of Completion

Envelope Id: 21D18894-8C50-8307-81CC-28B8AF40E4CE
Status: Completed
Subject: Complete with Docusign: PC Minutes of 06-02-2026 APPROVED.pdf
Source Envelope:
Document Pages: 6
Signatures: 2
Certificate Pages: 4
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Maria Torres
8353 Sierra Avenue
Fontana, CA 92335
mtorres@fontanaca.gov
IP Address: 192.146.186.123

Record Tracking

Status: Original
6/17/2026 | 08:53 AM
Holder: Maria Torres
mtorres@fontanaca.gov
Location: DocuSign

Signer Events	Signature	Timestamp
Susana Gallardo sgallardo@fontana.org Security Level: Email, Account Authentication (None)	Susana Gallardo Signature Adoption: Pre-selected Style Using IP Address: 192.146.186.99	Sent: 6/17/2026 | 08:54 AM Viewed: 6/17/2026 | 10:59 AM Signed: 6/17/2026 | 11:00 AM
Electronic Record and Signature Disclosure: Accepted: 6/17/2026 | 10:59 AM ID: 7d11a0b7-6073-4536-8f3e-1d4b88d670f4		
Joseph Armendarez jarmendarez@fontanaca.gov Security Level: Email, Account Authentication (None)	Joseph Armendarez Signature Adoption: Pre-selected Style Using IP Address: 2600:387:15:6e1a::b Signed using mobile	Sent: 6/17/2026 | 11:00 AM Viewed: 6/24/2026 | 06:05 PM Signed: 6/24/2026 | 06:05 PM
Electronic Record and Signature Disclosure: Accepted: 6/24/2026 | 06:05 PM ID: 23e9ae75-d698-448d-b405-853f7cb877a0		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Annette Leyva aleyva@fontanaca.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 6/24/2026 | 06:05 PM
Electronic Record and Signature Disclosure: Not Offered via Docusign		

Carbon Copy Events	Status	Timestamp
Maria Torres mtorres@fontanaca.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 6/24/2026 | 06:05 PM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	6/17/2026 | 08:54 AM
Certified Delivered	Security Checked	6/24/2026 | 06:05 PM
Signing Complete	Security Checked	6/24/2026 | 06:05 PM
Completed	Security Checked	6/24/2026 | 06:05 PM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, City of Fontana (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact City of Fontana:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To advise City of Fontana of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at clerks@fontana.org and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from City of Fontana

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with City of Fontana

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to ctejeda@fontana.org and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to ‘I agree to use electronic records and signatures’ before clicking ‘CONTINUE’ within the DocuSign system.

By selecting the check-box next to ‘I agree to use electronic records and signatures’, you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify City of Fontana as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by City of Fontana during the course of your relationship with City of Fontana.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE CITY COUNCIL OF THE CITY OF FONTANA FOR THE FOLLOWING:

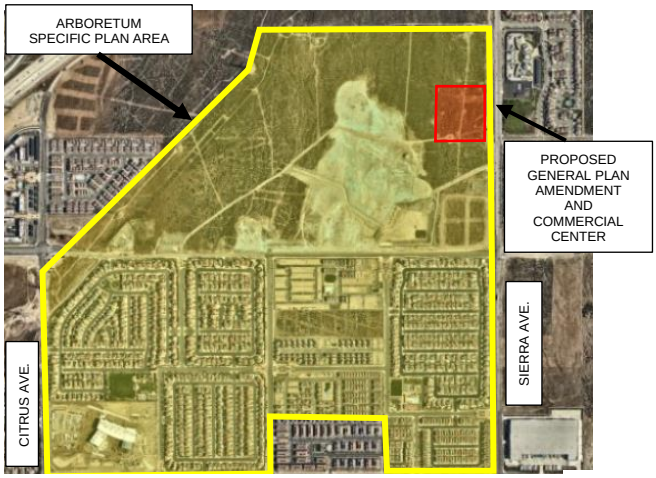
Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement No. 23-000012

A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed land uses and reconfigure planning areas and park sites, for site and architectural review of a proposed commercial center consisting of 69,617 square feet of commercial development (49,362 square foot grocery store with a 13,017 square foot inline shop building, 9,544 square foot pad building, and a 3,694 square foot drive thru restaurant), for a conditional use permit for the sale of alcohol for off-site consumption in conjunction with the proposed grocery store, for a tentative parcel map to reconfigure and parcelize the remaining planning areas and park sites in the specific plan area, for a tentative tract map to subdivide the retail center, and to amend the Arboretum Specific Plan Development Agreement to reflect modified land uses in the specific plan

Environmental Determination: Pursuant to Sections 15162 and 15164 of the California Environmental Quality Act (CEQA) Guidelines and Section 8.06 of the City of Fontana's 2019 Local CEQA Guidelines an Addendum to the Arboretum Specific Plan Program Environmental Impact Report (State Clearinghouse [SCH] No. 2006071109) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on September 23, 2009, and it adequately identified any potential impacts associated with this project. This Addendum determined that there are no new additional impacts beyond what was anticipated in the EIR mentioned above.

Location of Property: Arboretum Specific Plan area: Generally bounded by Grapeland Ave. to the north, Casa Grande Ave. to the south, Sierra Ave. to the east and Citrus Ave. to the west

Retail center: Northwest corner of Sierra Ave. and Terra Vista Dr. (APN: 0239-081-52)



Date of Hearing: July 14, 2026

ATTACHMENT NO. 6

FONTANA
CALIFORNIA

Place of Hearing: Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 2:00 P.M.

Should you have any questions concerning this project, please contact Cecily Session-Goins, at (909) 350-6723. E-mail: csgoins@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE CITY COUNCIL. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: July 3, 2026
1/8 Page

File #: 26-1118
Agenda #: B.

Agenda Date: 7/14/2026
Category: Public Hearing

FROM:
Planning Department

SUBJECT:
Master Case No. (MCN) 26-0004; Specific Plan Amendment (SPA) No. 26-0001; Conditional Use Permit (CUP) No. 26-0001; Conditional Use Permit (CUP) No. 26-0002; Conditional Use Permit (CUP) No. 26-0003; Conditional Use Permit (CUP) No. 26-0011 and Design Review (DR) No. 26-0002: a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses, a request to establish a gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for a proposed convenience store as part of the gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store, a request to establish a drive-through use for a standalone building within the proposed retail shopping center; a request to establish a drive-through use for a portion of a multi-tenant building, and a request for site and architectural review of a commercial shopping center, on an 11.55 acre parcel, located at APN: 1107-262-07, and -65, pursuant to an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400).

RECOMMENDATION:

1. Adopt **Resolution No. 2026-077,** a Resolution of the City Council of the City of Fontana approving, pursuant to an Addendum to the Environmental Impact Report for the Ventana at Duncan Canyon Specific Plan (SCH No. 2021100400), Conditional Use Permit No. 26-0001 to establish a gas station and alcoholic beverage control type 20 beer and wine off-sale license for the convenience store as part of the gas station, Conditional Use Permit No. 26-0002 to establish an Alcoholic Beverage Control Type 21 general off-sale license and an Alcoholic Beverage Control Type 86 sampling license for a proposed grocery store, Conditional Use Permit No. 26-0003 to establish a drive-through use for a standalone building, Conditional Use Permit No. 26-0011 to establish a drive-through use for a suite as part of a multi-tenant building, and approving Design Review Permit No. 26-0002 for development of a new 98,783 square foot retail shopping center and associated site improvements on approximately 11.55 gross acres located on the southwest corner of Duncan Canyon Road and John Previti Avenue, identified as Assessor's Parcel Numbers 1107-262-07 and -65; and

2. Read by title only and waive further reading of and introduce **Ordinance No. 1996**, an Ordinance of the City Council of the City of Fontana approving, pursuant to an Addendum to the Environmental Impact Report for the Ventana at Duncan Canyon Specific Plan (SCH No. 2021100400), Specific Plan Amendment No. 26-0001 to add gas station and drive through uses as conditionally permitted uses to Planning Area 4 of the Ventana at Duncan Canyon Specific Plan; and that the reading of the title constitutes the first reading thereof.

COUNCIL GOALS:

- Promote economic development by concentrating on job creation.
- Promote economic development by pursuing business attraction, retention, and expansion.
- Enhance the local environment for future generations and create a healthy economic and environmental future by creating neighborhoods that are attractive, safe and convenient for walkers and bicyclists.

DISCUSSION:

Background:

The project was considered by the Planning Commission at a duly noticed public hearing on June 16, 2026. Prior to the public hearing, a memo was submitted to the Planning Commission which modified Condition No. 27 for Design Review 26-0002. The memo also included a request from the applicant to remove conditions 65 and 70 of Design Review 26-0002; staff's recommendation was to retain the conditions as originally written. The applicant agreed to all conditions of approval except for conditions 65 and 70. Upon conclusion of the public hearing, the Planning Commission voted 3-0 to adopt Resolution PC No. 2026-023, thereby forwarding a recommendation of approval to the City Council, retaining the conditions as recommended by staff.

Public Comment:

A public comment received on the project has been attached as Attachment 6.

Project Description/Analysis:

The applicant, The Previti Group., is requesting that the Planning Commission review and approve Specific Plan Amendment No 26-0001, a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses in Planning Area 4 of the Ventana Specific Plan, approve Conditional Use Permit No. 26-0001 to establish a gas station and new Type 20 (Beer & Wine, Off-Sale) Alcoholic Beverage Control License (ABC) for the convenience store as part of the gas station; approve Conditional Use Permit No. 26-0002 to establish a Type 21 ABC License and a Type 86 ABC License for a proposed grocery store; approve Conditional Use Permit No. 26-0003 to establish a drive-through use for a standalone building within the proposed retail shopping center; approve Conditional Use Permit No. 26-0011 to establish a drive -through use for a portion of a multi-tenant building, and approve Design Review No. 26-000 for site and architectural development of new commercial shopping center and associated site improvements on approximately 11.55 total acres. This commercial project is Part 2 of the overall Planning Area 4 development; Part 1 was previously approved by the Planning Commission in February of 2026 for multi-family residential development.

Specific Plan Amendment No. 26-0001

The applicant is requesting approval to amend text in Planning Area 4 of the Ventana at Duncan Canyon Specific Plan to add gas stations and drive-throughs as conditionally permitted uses within Planning Area 4. Currently, gas stations and drive-throughs are prohibited uses within Planning Area 4. Gas stations and drive-throughs are reasonable uses to add to Planning Area 4 because Planning Area 4 is located at the southwest corner of Duncan Canyon Road and John Previti Avenue, which is in close proximity to the I-15 freeway. This will attract residents and other visitors to the commercial center which will support the local economy. Allowing gas stations and drive-throughs as conditionally permitted uses will also allow the city to regulate the land uses by adding conditions of approval.

Conditional Use Permit No. 26-0001
The applicant is requesting approval to establish a gas station as a conditionally permitted use within the proposed retail shopping center project and to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for the proposed convenience store as part of the gas station. The shopping center is located within Census Tract 20.39 which allows four off-sale ABC licenses. Currently there are no existing ABC licenses of any kind within this census tract. There are conditions attached in “Exhibit A” relating to the ABC license to ensure that the use will operate in a manner consistent with performance standards established for such uses in the city.

Conditional Use Permit No. 26-0002
The applicant is requesting approval to establish an Alcoholic Beverage Control (ABC) Type 21 (General, Off-Sale), and a Type 86 (Sampling) license for a proposed grocery store within the retail shopping center. The shopping center is located within Census Tract 20.39 which allows four off-sale ABC licenses. Currently, there are no existing ABC licenses of any kind within this census tract. There are conditions attached in “Exhibit B” relating to the ABC license to ensure that the use will operate in a manner consistent with performance standards normally for such uses in the city.

Conditional Use Permit No. 26-0003
The applicant is requesting approval to establish a drive-through use for a standalone building within the proposed retail shopping center. The proposed use for this building will potentially be a fast-food drive-through restaurant. Regarding the drive-through lane, the layout of the site is designed to create the best possible flow and maximum of queuing of vehicles possible to maximize the potential impact of stacking onto adjacent properties or public roads. The dual drive-through lane includes enough space to fit approximately 41 cars within the drive-through lanes alone; this exceeds the minimum code requirement of a minimum 12 cars. In the event that there is an overflow of vehicles, the City of Fontana Traffic Department reviewed and approved a Traffic Queuing Study which entails a grand opening and high-volume contingency plan. The plan requires the restaurant to deploy staff to direct traffic and implement face-to-face ordering for high volume times.

Conditional Use Permit No. 26-0011
The applicant is requesting approval to establish a drive-through use for a suite that is part of a multi-tenant building within the proposed retail shopping center. The proposed use for this building will potentially be a coffee shop. Regarding the drive-through lane, the layout of the site is designed to create the best possible flow and maximum of queuing of vehicles possible to maximize the potential impact of stacking onto adjacent properties or public roads. The drive-through lane includes enough space to fit approximately 12 cars within the drive-through lane alone; this meets the minimum requirement of a minimum 12 cars. In the event that there is an overflow of vehicles, the City of Fontana Traffic Department reviewed and approved a Traffic Queuing Study which entails a grand opening and high-volume contingency plan. The plan requires the restaurant to deploy staff to direct traffic and implement face-to-face ordering.

Design Review (DR) No. 26-0002
The applicant is requesting site and architectural review and approval for development of a commercial parcel within Planning Area 4 of the Ventana at Duncan Canyon Specific Plan. The proposed Project consists of retail shop buildings and an anchor grocery store building.

Project Data:

A. Site Area: Approximately 11.55 acres

B. Building Analysis:

Anchor Grocer:	57,185 square feet
Restaurant:	3,801 square feet
Retail Shops:	36,340 square feet
Gas Station/Store:	1,457 square feet
Total:	**98,783 square feet**

C. Parking Analysis:

Required:	474 spaces
Proposed:	479 spaces

Site Plan and Architecture:

The new retail shopping center will be located within buildings totaling 98,783 square feet. The applicant proposes a Tuscan style of architecture for the buildings with an exterior neutral earth tone palette scheme, with dark brown, burgundy, and green accents to be used for awnings. The architectural style includes smooth stucco exterior, decorative wrought iron elements, exterior light fixtures, stone veneer, concrete roof tiles, and vinyl windows.

The Project includes associated on and off-site improvements including parking spaces, new landscaping, enhanced entry paving and lighting, curb, gutter, sidewalks, and utilities related to the Project.

The Project Site is physically suitable in size and shape to support the development of the proposed retail shopping center. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed Project. The Project incorporates safety measures for automobiles and pedestrians in the area.

Grading and Walls:

The project site is vacant, undeveloped and relatively flat. The existing drainage pattern flows from the north to the south. An underground water catch basin system will be constructed for the Project.

The project plans include a six-foot high perimeter stucco wall on the western property side (Freeway side), a perimeter retaining wall with a tubular steel guardrail along the northern property line, a combination of 6-foot high tubular steel fence and retaining walls along the southern property line, and a combination retaining wall with tubular steel guardrail on certain portions along John Previti Avenue.

Site Access/Circulation/Parking:

Site access will be provided from Duncan Canyon Road and John Previti Avenue. One driveway will be provided off of Duncan Canyon Road, and two (2) driveways will be provided off of John Previti

Avenue. Pedestrian path of travel throughout the site will be provided through marking crossings and sidewalks. Additionally, a paved path with landscaping and trellises will be provided east and west through the central portion of the site leading to the grocery store.

The project site is physically suitable in size and shape to support the development of the proposed commercial project. Applicable building codes, fire codes and standards will be met and will make for a safe, attractive, and well-designed project. The project design incorporates safety measures for automobiles and pedestrians in the areas.

Environmental:

Pursuant to CEQA Guidelines sections 15162 and 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section including15162 calling for preparation of a subsequent EIR have occurred. The proposed changes were evaluated in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166, CEQA Guidelines Section 15162 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA. Based on this evaluation, it was determined that the FEIR fully analyzed and mitigated where feasible, all potentially significant environmental impacts, if any, that would result from the Project. Additionally, none of the conditions described in Section 15162 have occurred and as a result, an Addendum to the Ventana Specific Plan Final EIR (SCH No. 2021100400) is the appropriate document to evaluate the proposed Project.

The Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) and addendum are available for review at:
<https://fonopengislayers.fontana.org/WebLink/Browse.aspx?id=1887364&dbid=0&repo=FontanaRecords>

A Notice of Determination has been prepared and will be filed in the County Clerk and the State Clearinghouse within five (5) working days of the approval of the Project.

FISCAL IMPACT:
None.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
Attachment No. 1 - Resolution for Design Review and Conditional Use Permits
Attachment No. 2 - Ordinance for Ventana Specific Plan Amendment
Attachment No. 3 - Planning Commission Packet
Attachment No. 4 - June 16, 2026 PC Minutes
Attachment No. 5 - Public Hearing Notice
Attachment No. 6- Public Comment

RESOLUTION NO. 2026-077

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, APPROVING, PURSUANT TO AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE VENTANA AT DUNCAN CANYON SPECIFIC PLAN (SCH NO. 2021100400), CONDITIONAL USE PERMIT NO. 26-0001 TO ESTABLISH A GAS STATION AND ALCOHOLIC BEVERAGE CONTROL TYPE 20 BEER AND WINE OFF-SALE LICENSE FOR THE CONVENIENCE STORE AS PART OF THE GAS STATION, CONDITIONAL USE PERMIT NO. 26-0002 TO ESTABLISH AN ALCOHOLIC BEVERAGE CONTROL TYPE 21 GENERAL OFF-SALE LICENSE AND AN ABC TYPE 86 SAMPLING LICENSE FOR A PROPOSED GROCERY STORE, CONDITIONAL USE PERMIT NO. 26-0003 TO ESTABLISH A DRIVE-THROUGH USE FOR A STANDALONE BUILDING, CONDITIONAL USE PERMIT NO. 26-0011 TO ESTABLISH A DRIVE-THROUGH USE FOR A SUITE AS PART OF A MULTI-TENANT BUILDING, AND APPROVING DESIGN REVIEW PERMIT NO. 26-0002 FOR DEVELOPMENT OF A NEW 98,783 SQUARE FOOT RETAIL SHOPPING CENTER AND ASSOCIATED SITE IMPROVEMENTS ON APPROXIMATELY 11.55 GROSS ACRES LOCATED ON THE SOUTHWEST CORNER OF DUNCAN CANYON ROAD AND JOHN PREVITI AVENUE, IDENTIFIED AS ASSESSOR'S PARCEL NUMBERS 1107-262-07 AND -65

WHEREAS, Assessor Parcel Number ("APN") 1107-262-07, and -65 ("Project Site"), was annexed from San Bernardino County and incorporated into the City of Fontana on October 8, 1981; and

WHEREAS, on January 26, 2026, the City of Fontana ("City") received applications from The Previti Group ("Applicant"), for a Specific Plan Amendment ("SPA No. 26-0001") to add gas station and drive through uses to Planning Area 4 of the Ventana at Duncan Canyon Specific Plan, four Conditional Use Permits to establish a gas station use and Type 20 (Beer & Wine, Off-Sale) Alcohol Beverage Control ("ABC") License for a convenience store as part of a gas station ("CUP No. 26-0001"), to establish an ABC Type 21 (General, Off-Sale) and Type 86 (Sampling) License for a grocery store ("CUP No. 26-0002"), to establish a drive-through use for a standalone building ("CUP No. 26-0003"), to establish a drive-through use for a suite as part of a multi-tenant building "CUP No 26-0011"), and a Design Review ("DR No. 26-0002"), for site and architectural review of a new 98,783 square foot retail shopping center with associated site improvements, at the Project Site ("Project"); and

WHEREAS, the Project Site has a General Plan Land Use designation of Regional Mixed Use (R-MU) and is located within Planning Area 4 (Mixed-Use) of the Ventana at Duncan Canyon Specific Plan, as approved an amended by the Fontana City Council ("City Council") on September 13, 2022, and which allows for the development; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Res. Code Section 2100) ("CEQA") Guidelines and the State CEQA Guidelines (14. Cal Code Regs. Section 1500), the city, acting as the lead agency under CEQA, previously determined that

an Environmental Impact Report (EIR) must be prepared to evaluate and disclose all potential significant environmental impacts associated with the Ventana at Duncan Canyon Specific Plan; and

WHEREAS, on September 13, 2022, the City certified the Final Environmental Impact Report ("FEIR") (SCH No. 2021100400) for the Ventana Specific Plan. The FEIR consists of the Draft EIR, comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions documented in an errata section. For purposes of this Resolution, the term "FEIR" refers to the Draft EIR as revised by the errata, along with all other sections comprising the Final EIR; and

WHEREAS, pursuant to CEQA, when taking when taking subsequent discretionary actions on a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, the City evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166, State CEQA Guidelines Section 14162 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA and concluded that the proposed Project would not result in new significant environmental effects that were previously disclosed in the FEIR and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, the proposed Project would nonetheless necessitate minor changes or additions to the FEIR, and thus, the City has prepared an Addendum to the FEIR pursuant to State CEQA Guidelines Section 15164; and

WHEREAS, pursuant to State CEQA guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, Conditions of Approval are attached hereto as **Exhibit "A"** for CUP No. 26-0001, **Exhibit "B"** for CUP No. 26-0002, **Exhibit "C"** for CUP No.26-0003, **Exhibit "D"** for CUP No. 26-0011, and **Exhibit "E"** for DR No. 26-0002; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and

WHEREAS, a notice of the public hearing was published in the Fontana Herald newspaper on July 3 , 2026, and simultaneously displayed at City Hall and at the Project Site;

and

WHEREAS, on June 16, 2026, a duly noticed public hearing on SPA No. 26-0001, CUP No. 26-0001, CUP No. 26-0002, CUP No. 26-0003, CUP No. 26-0011 and DR No. 26-0002, was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties. Following the hearing the Planning Commission recommended approval of the project to the Fontana City Council ("City Council") with a vote of 3-0 by Resolution PC No. 2026-023; and

WHEREAS, on July 14, 2026, the City Council conducted a noticed public hearing on SPA No. 26-0001, CUP No. 26-0001, CUP No. 26-0002, CUP No. 26-0003, CUP No. 26-0011 and DR No. 26-0002 cand received testimony from all parties and documentation from the Planning Commission's public hearing on June 16, 2026; and

WHEREAS, based on the information presented to and evidence received by the City Council at the public hearing held on July 14, 2026, for the Addendum to the Ventana at Duncan Canyon Specific Plan EIR, SPA No. 26-0001, CUP No. 26-0001, CUP No. 26-0002, CUP No. 26-0003, CUP No. 26-0011 and DR No. 26-0002, the City Council determined that the project was in conformance with the goals and policies of the General Plan; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code ("FMC") have been given as required; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City, through effective land use and planning; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Fontana, California, as follows:

Section 1. Recitals: The above recitals are true, correct and incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the City Council has reviewed and considered the Ventana Specific Plan FEIR and Addendum and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the proposed project. The City Council finds that the Addendum and Ventana Specific Plan FEIR contain a complete and accurate reporting of all the environmental impacts associated with the proposed project. The City Council further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not

limited to, the Ventana Specific Plan FEIR, the Addendum and all related information presented to the City Council, the City Council finds that pursuant to State CEQA sections 15162 and 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Ventana Specific Plan FEIR is the appropriate document for the project.

The City Council further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed project because the project:

A. Will not result in substantial changes that would require major revisions of the Ventana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
B. Will not result in substantial changes with respect to the circumstances under which the proposed project are developed that would require major revisions of the Ventana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the Ventana Specific Plan FEIR documents were certified showing any of the following:
    (i) The proposed project would have one or more significant effects not discussed in the EIR;
    (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;
    (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
    (iv) That mitigation measures or alternatives considerably difference from those analyzed would substantially reduce one or more significant effects on the environment but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Ventana Specific Plan FEIR and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the proposed project have been addressed within the Ventana Specific Plan FEIR and the Addendum. The City Council finds that no new or additional mitigation measures or alternatives are required. The City Council further finds that there is no substantial evidence in the administrative record that the proposed project may result in any significant environmental impacts beyond those analyzed in the Ventana Specific Plan FEIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed project and reflects the independent judgment and analysis of the City Council.

Section 5. Adoption of Addendum to the Ventana Specific Plan FEIR. The City Council hereby adopts the Addendum to the EIR for the Ventana Specific Plan Environmental Impact

Report (SCH No. 2021100400) and Mitigation, Monitoring and Reporting Program (MMRP) that have been prepared pursuant to State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The City Council further directs staff to file a Notice of Determination with the County Clerk's Office and the Office of Land Use and Climate Innovation within five (5) working days of adoption of this Resolution.

Section 6. Conditional Use Permit Findings. The City Council hereby makes the following findings for CUP No. 26-0001 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.**

Findings of Fact: The Project Site's General Plan Land use designation is Regional Mixed Use (R-MU) and is located within Planning Area 4 of the Ventana at Duncan Canyon Specific Plan. The request is to establish a gas station use, and to establish a Type 20 (Beer and Wine, Off-Sale) ABC license for the convenience store as part of the gas station. Because the site is designated R-MU, the gas station use and Type 20 ABC license, as a part of a convenience store, are consistent with the range of uses anticipated by the General Plan. The Applicant is processing a specific plan amendment which will allow gas stations within the specific plan with a conditional use permit. Both the gas station use and Type 20 ABC license will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, both uses will be in compliance with the Specific Plan and Municipal Code.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed gas station. The Project will comply with setbacks, landscaping, lot coverage and parking requirements. There will be two vehicle access points to the site from Duncan Canyon Road and John Previti Avenue. The driveway will be designed to accommodate truck and passenger vehicle traffic as necessary. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yard, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations. The request also includes a Type 20 (Beer and Wine, Off-Sale) ABC License for a convenience store as part

of the gas station.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: There will be no adverse effect to the public interest, health, safety, convenience, welfare, nor will be materially injurious to persons, property, or improvements in the vicinity or of the neighboring sites. The Project has been reviewed by Planning, Engineering, Building and Safety, Police, and County Fire Prevention for site circulation, access, safety, and found to meet the requirements for all applicable building code, zoning and fire code standards. Additionally, conditions of approval have been imposed to address potential health, safety, and operational concerns to ensure that the Project will not be materially detrimental or injurious to persons, property, or improvements in the surrounding area.

Section 7. Conditional Use Permit Findings. The City Council hereby makes the following findings for CUP 26-0002 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.**

Findings of Fact: The Project Site's General Plan Land use designation is R-MU and is located within the Ventana at Duncan Canyon Specific Plan. The request is to establish ABC Type 21 General, Off-Sale and ABC Type 86, Sampling licenses within a grocery store. Because the site is designated R-MU, the Type 21 and Type 86 ABC licenses, as part of a grocery store, are consistent with the range oof uses anticipated by the General Plan. The use is subject to approval of a Conditional Use Permit. Upon approval of the required CUP, the proposed use will be permitted within the specific plan and will comply with the Fontana Municipal Code.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres and can accommodate the proposed uses of establishing Alcoholic Beverage Control (ABC) Type 21-General, Off-Sale) and Type 86 (Sampling) Licenses within a proposed grocery store. The new retail shopping center would include on-site and off-site improvements to provide circulation and access

necessary to operate the grocery store that will accommodate the uses. The proposed retail shopping center will meet all the related performance criteria and development standards. The ABC license will be physically suited for this type of development.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: There will be no adverse effect to the public interest, health, safety, convenience, welfare, nor will it be materially injurious to persons, property, or improvements in the vicinity or of the neighboring sites as currently proposed. The Project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to meet the requirements for all applicable building code, zoning and fire code standards. Additionally, conditions of approval have been imposed to address potential health, safety, and operational concerns to ensure that the Project will not be materially detrimental or injurious to persons, property, or improvements in the surrounding area.

Section 8. Conditional Use Permit Findings. The City Council hereby makes the following findings for CUP No. 26-0003 in accordance with Section 30-150 “Findings for approval” for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.**

Findings of Fact: The Project Site’s General Plan Land use designation is R-MU and is located within the Ventana at Duncan Canyon Specific Plan. This request is for a drive-through land use for a standalone building. Because the site is designated R-MU, the drive through use for a standalone building is consistent with the range of uses anticipated by the General Plan. The Applicant is processing a specific plan amendment which will allow drive through uses within the specific plan with a conditional use permit. The drive though use will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, the use will be in compliance with the Specific Plan and Municipal Code.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed drive-through. The Project will include on and off site improvements including access improvements and new utilities and will provide safe vehicular routes and safe pedestrian paths. The new drive-through use is suited for this type of development and will be conditioned to meet City performance criteria and development standards. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yards, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations.

Finding No. 3. Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Findings of Fact: Granting the permit would not be detrimental to the public or injurious to person, property, or improvements in the vicinity because there will be adequate access to and from the Project Site as well as sufficient utility services will be provided. The Applicant provide the City's Traffic Department with a queuing study which was approved, demonstrating that the Project can accommodate on-site vehicle stacking and circulation in a manner that supports safe and efficient traffic operations. The Project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to have met the requirements for all applicable building code, zoning and fire code standards.

Section 9. Conditional Use Permit Findings. The City Council hereby makes the following findings for CUP No. 26-0011 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.

Findings of Fact: The Project Site's General Plan Land use designation is R-MU and is located within the Ventana at Duncan Canyon Specific Plan. This request is for a drive-through land use for a standalone building. Because the site is designated R-MU, the drive through use for a standalone building is consistent with the range of uses anticipated by the General Plan. The Applicant is processing a specific plan amendment which will allow drive through uses within the specific plan with a conditional use permit. The drive though use will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, the use will be in compliance with the Specific Plan and Municipal Code.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed drive-through. The Project will include on and off-site improvements including access improvements and new utilities and will provide safe vehicular routes and safe pedestrian paths. The new drive-through use is suited for this type of development and will be conditioned to meet City performance criteria and development standards. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yards, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: Granting the permit would not be detrimental to the public or injurious to person, property, or improvements in the vicinity because there will be adequate access to and from the Project Site and sufficient utility services will be provided. The Applicant provided the City's Traffic Department with a queuing study which was approved, demonstrating that the project can accommodate on-site vehicle stacking and circulation in a manner that supports safe and efficient traffic operations. The project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to have met the requirements for all applicable building code, zoning and fire code standards.

Section 10. Design Review Findings. The City Council hereby makes the following findings for DR No. 26-0002 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1. **The proposal is consistent with the General Plan, Zoning and Development Code, and specific plan.**

Findings of Fact. The project consists of the construction of a 98,783 square foot retail shopping center on approximately 11.55 acres. The proposal includes an anchor grocery store, retail shops, drive-through buildings, and a gas station. The Project Site is designated R-MU under the General Plan and is located within Planning Area 4 of the Specific Plan, which allows for the proposed retail commercial development.

The Ventana Specific Plan architectural guidelines encourage the influence of Tuscan architecture. Features for the project include a smooth stucco

exterior combined with decorative brick veneer, decorative iron features, and concrete roof tiles. The variations to the building face, varying roof lines and building's height will make the project architecturally pleasing and be consistent with the surrounding area. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code and Ventana Specific Plan.

The Project has high quality architecture and appropriate screening comprised of screen walls and landscaping that will make for a desirable development. This Project will provide an attractive space for future commercial businesses which will support the local economy.

Finding No. 2. **The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.**

Findings of Fact: The Project Site will incorporate site improvements which include new landscaping, parking, lighting, fencing, curb, gutter, and sidewalks. The Project Site is 11.55 acres in size, and is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use. The project consists of the development of a new 98,783 square foot retail shopping center. The Project improvements include sidewalks, drainage, and grading, to ensure a safe and well-design development. The Project Site is currently vacant, and the development will provide the community with safe improvements including walking sidewalks and safe vehicular circulation. Additional features such as on-site and off-site lighting and new enhanced landscape areas have been incorporated to create an attractive atmosphere. The development has been reviewed by Planning, Fire Prevention, Building and Safety, and Engineering Departments for site circulation, access, and safety and it has been determined that the Project meets the standards of the Zoning and Development Code and provides a safe design for public use and access.

Finding No. 3. **The proposal in its design and appearance, is aesthetically and architecturally pleasing, resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.**

Findings of Fact: The Project is aesthetically and architecturally pleasing and compatible with the surrounding area. The Project Site is physically suitable in size and shape to support the new retail shopping center which will be built in accordance with the zoning and fire codes, that will make for a safe, attractive, and well-designed Project.

Architectural relief utilized for the buildings will feature a smooth stucco coated exterior, varied roof line, metal elements, decorative lighting, and

other features appropriate to the style. The use of a variety of colors and materials such as stucco finish and stone veneer further adds architectural diversity to each building. The Project enhances the surrounding neighborhood by incorporating architectural style that complements the surrounding area. The Project Site is suitable in size and shape to support the new retail shopping center which will be built in accordance with the FMC and will result in a safe, attractive, and well-designed Project.

Finding No. 4. The site improvements are appropriate and will result in a safe, well-designed facility.

Findings of Fact: The development includes appropriate site improvements consisting of new landscaping, parking areas, sidewalks, drainage, perimeter walls lighting, and fencing all designed in compliance with the Zoning and Development Code.

Section 11. Approvals. Based on the foregoing, the City Council hereby approves CUP No.26-0001, subject to the Conditions of Approval attached hereto as **"Exhibit A",** CUP No. 26-0002, subject to the Conditions of Approval attached hereto as **"Exhibit B",** CUP No. 26-0003, subject to the Conditions of Approval attached hereto as **"Exhibit C",** CUP No. 26-0011, subject to the Conditions of Approval attached hereto as **"Exhibit D",** and Design Review No. 26-0002, subject to the Conditions of Approval, attached hereto as "**Exhibit E"** all of which are incorporated herein by this reference as though fully set forth herein.

Section 12. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 13. Certification. The Secretary of the City Council shall certify to the adoption of this Resolution.

Section 14. Effective Date. This Resolution shall take effect thirty (30) days after the adoption of the City Council Ordinance adopting Specific Plan Amendment No. 26-0001, provided however, if the Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, or otherwise do not go into effect for any reason, then this resolution shall be null and void and have no further force and effect.

Section 15. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or application of this Resolution that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this 14th day of July 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana and Ex-Officio of the City Council do hereby certify that the foregoing resolution was duly and regularly adopted by the City Council at a regular meeting thereof, held on the 14th day of July 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

Exhibit "A"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004 **DATE:** July 14, 2026
Conditional Use Permit No. 26-0001
Gas Station/Type 20 ABC License

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of the final building plans prior to issuance of any building permits.

2. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   a. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

   b. All other Conditions of Approval imposed by this project have been fulfilled.

4. This project will comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

5. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.

6. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

   Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

7. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

8. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

9. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

10. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets with colors and materials that are compatible with the architecture of the building(s).

11. The applicant/developer shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program.

12. The applicant shall have fully provided, constructed, or otherwise meet all Planning Department's requirements per approved plans, and shall have addressed all punch list items to the satisfaction of the Director of Planning.

13. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

14. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

15. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and conditions of this Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.

16. All tobacco products shall remain under the control of the management, behind the cashier's counter.

17. If licensed premise operates twenty-four (24) hours a day, the business owner/licensee shall keep all beer and wine within a lockable, permanently affixed cooler, lockable permanently affixed display case, or under the control of the management behind the cashier's counter. The coolers and display cases shall be locked during the hours of 2 a.m. to 6 a.m. daily. Additionally, no alcoholic beverages shall be sold during the hours of 2 a.m. to 6 a.m. daily.

18. Employees engaged in the sale distribution of alcoholic beverages shall be at least 18 years of age. If the business owner, licensee, or management choose to employ a salesperson between the ages of 18 to 20, that salesperson must be under the continuous supervision of at least one salesperson who is 21 years old or older.

19. The sale of malt liquor or fortified wine products with an alcoholic content greater than 17 percent by volume is prohibited.

20. The licensee shall not sell single bottles of wine in less than 750 milliliters containers. Specialty or dessert wines packaged in 375 milliliter bottles or more shall be permitted.

21. The sale of beer or malt beverages in single size containers less than 40 ounces is prohibited.

22. The licensed premise shall not sell individual units of beer or wine from the manufacturer's multi-unit packages. (Two- Packs, Three-packs, four-packs, six-packs, etc.)

23. The licensee shall not allocate more than half of the cooler doors for the sale of alcoholic beverages. All designated coolers for alcoholic beverages shall be located furthest away from the entrance doors. Any display or storage of alcoholic beverages on the public floor area of the convenience store is prohibited. All alcoholic beverages shall be displayed in coolers, or on shelving units. All alcoholic beverages shall be stored within a storage room, only accessible to employees.

24. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the licensed premises.

25. In the event that adult merchandise (books, magazines, videos, and CDs) is offered for sale, all such merchandise shall be kept under the control of the management behind the cashier's counter and must be segregated from other reading material and screened from the view of minors.

26. On a regular and reasonable basis, litter shall be removed daily from the premises, including adjacent public sidewalks, and all parking areas under the control of the business owner/licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

27. The business owner/licensee shall comply with the City False Alarm Ordinance. Excessive false alarms will require replacement of the alarm system prior to the extension of any conditional use permit.

28. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form or removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours (at 909-350-GONE) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's Graffiti Team.

29. The business owner/licensee or management shall prevent on-site loitering. The management shall regularly police the area under its control to prevent the loitering of persons about the premises.

30. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.

31. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

32. Signs shall comply with all City of Fontana sign requirements. No more than 25% of the total window area and clear doors shall bear advertising or signs of any sort. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises (this applies to all windows of this location).

33. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways, and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.

34. A prominent, permanent sign or signs stating, “NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES” shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches length and 14 inches in width with the print of sufficient size to make them clearly readable.

35. A prominent, permanent sign or signs stating, “NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES” shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches length and 14 inches in width with the print of sufficient size to make them clearly readable.

36. No electronic arcade or amusement games are permitted on the licensed premises at any time.

37. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such guards shall comply with Fontana City Code section 22-62, and shall be registered with the State of California’s Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.

38. The licensee shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or a responsible beverage service training (RBS) from a provider listed on the Department of Alcoholic Beverage Control’s website, within six (6) months, and any employee engaged in the sale of alcohol shall attend the LEAD or RBS training within 90 days of employment.

39. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier’s counter in the facility and shall remain legible at all times.

SAN BERNARDINO COUNTY FIRE HAZMAT DEPARTMENT

40. Any business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy the business operator shall apply for permits (Hazardous Material Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit, Underground Storage Tank Permit) or apply for exemption from permitting requirements.

41. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) http://cers.calepa.ca.gov/

42. Businesses or facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention,

Control, and Countermeasures Plan (SPCC) in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a). The SPCC plan shall be submitted via the CERS system and maintained on site.

43. Underground storage tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Department prior to the installation of any new UST system(s) and/or modifications to an existing UST system. Prior to installation, plans for underground storage tank systems shall be reviewed and approved by Office of the Fire Marshal, Hazardous Materials Division. For additional information please contact (909) 386-8401.

Exhibit "B"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004 **DATE:** July 14, 2026
Conditional Use Permit No. 26-0002
Grocery Store Type 21 and Type 86 ABC License

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.

6. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

7. In addition to sign identifying the business, no sign shall be placed in or upon the window of any structure utilized for commercial purposes in the upper or lower one third of the total transparent area of any window. Window signage shall be limited to 25 percent of the total window and clear door area. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the adjacent sidewalk or entrance to the premises.

8. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and all conditions of the City of Fontana's Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit.

9. All tobacco products shall remain under the control of the management, behind the cashier's counter.

10. Employees engaged in the sale or distribution of alcoholic beverages shall be at least 18 years of age. If the business owner, licensee, or management choose to employ a salesperson between the ages of 18 to 20, that salesperson must be under the continuous supervision of at least one salesperson who is 21 years old or older.

11. No beer, wine or distilled spirits shall be displayed within five feet of the front door or between the register and the front door unless it is under the control of the management within locked shelving units.

12. No display or sale of beer, wine or distilled spirits, shall be made from an ice tub.

13. No alcoholic beverages shall be stored, sold or displayed (even for special events) within any aisle-way of the main sales floor or vestibule.

14. The sale of malt liquor or fortified wine products with an alcoholic content greater than 17 percent by volume is prohibited.

15. The licensee shall not sell single bottles of wine in less than 750 ml. containers. Specialty or dessert wines which are only packaged in 375 milliliter bottles shall be permitted.

16. No distilled spirits shall be sold in bottles or containers smaller than 375 ml.

17. The sale of beer or malt beverages in single size containers of 40 ounces or less is prohibited.

18. The licensed premise shall not sell individual units of beer or wine from the manufacturer's multi-unit packages (three-packs, four-packs, six-packs, etc.).

19. The licensee shall not allocate more than half of the cooler doors for the sale of alcoholic beverages. All designated coolers for alcoholic beverages shall be located furthest away from the entrance doors.

20. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the licensed premises.

21. On a regular and reasonable basis litter shall be removed daily from the premises, including adjacent public sidewalks and all parking areas under the control of the business owner/licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

22. The business owner/licensee shall comply with the City False Alarm Ordinances.

23. Graffiti abatement by the business owner/licensee shall be immediate and ongoing on the licensed premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form of removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee shall notify the City within 24 hours (at 909.350-GONE) of any graffiti elsewhere on the property not under the

business owner/licensee's control so that it may be abated by the property owner and/or the City's Graffiti Enforcement Team.

24. The management and employees of the licensed premise shall be required to prevent loitering in the parking lot of the site. The management and employees of the licensed premise shall regularly police the area under its control to prevent the loitering of persons about the premises.

25. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.

26. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

27. Signs shall comply with all City of Fontana sign requirements. No more than 25% of the total window area and clear doors shall bear advertising, signs or obstructions of any sort. Window signs or other obstructions shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises (this applies to all windows and glass doors of this location).

28. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.

29. The exterior of the licensed premises, including adjacent public sidewalks and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness, at all entrances, sidewalks or parking surfaces, at a minimum of one foot candle of light.

30. A prominent, permanent sign or signs stating "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted on the front of the building or in the front windows of the business, and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

31. A prominent, permanent sign or signs stating "NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES" shall be posted on the front of the building or in the front windows of the business, and shall be clearly visible to patrons of the licensee. The size, format, placement and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

32. No electronic arcade or amusement games are permitted on the licensed premises at any time.

33. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by the owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such hours as requested and directed by the Police Department. All uniformed security guards shall comply with Fontana City Code section 22-62, and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.

34. Responsible Beverage Service Training: All persons engaged in the sale or service of alcohol shall abide by the following requirements. If compliance with Item B (AB 1221 of 2017) is achieved, the requirement for Item A is void.

35. The licensee, business owner, all managers and employees engaged in the sale of alcohol, shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or an alternative responsible beverage service training (RBS), within 90 days of employment.

36. Comply with California Assembly Bill 1221 of 2017, Responsible Beverage Service Training Act. Details can be found on the website for the California Department of Alcoholic Beverage Control.

37. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier's counter in the facility and shall remain legible at all times.

38. At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a rope, cable, cord, or other barrier.

39. The license holder shall display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.

40. No charge of any sort shall be made for tastings at instructional tasting events within the establishment.

41. A person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits at instructional tasting events within the establishment.

42. The instructional tasting events shall only take place between the hours of 10 am and 9pm, seven (7) days a week.

43. There shall be no on-sale retail sales to consumers attending the instructional tasting events within the establishment.

44. The license holder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.

45. An instructional tasting event shall be limited to a single type of alcoholic beverage. "Type of alcoholic beverage" means distilled spirits, wine, or beer.

46. A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce. No more than three tastings of distilled spirits or wine shall be provided to any person on any day. The tasting of beer is limited to eight ounces of beer per day. The wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the Type 86 license under its requisite off-sale license.

47. All tastes shall be served by an employee or the designated representative of the “authorized licensee” over the age of 21 years old.

48. Any unused wine, beer, or distilled spirits remaining from the tasting shall be removed from the off-sale license licensed premises by the “authorized licensee” or its designated representative.

Exhibit "C"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Conditional Use Permit No. 26-0003
Drive through (Pad A Building)

DATE: July 14, 2026

LOCATION: Southwest of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall

be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.

6. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

7. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

8. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of the Planning Department or his/her designee.

9. All signs shall be reviewed under a separate Design Review Sign application.

10. Operation of the drive-thru shall not result in stacking of vehicles on the public streets at any time.

11. Operation of the drive-thru shall not result in stacking of vehicles in such a manner that would result in obstruction to any access aisle of parking spaces for other tenants in the retail center, or the main drive aisles for the retail center.

12. The landlord shall stipulate in the lease for the tenant using the drive-thru land that should conflicts occur between vehicles parking and/or circulating in the parking areas and vehicles queuing for the drive-thru, staff of the drive-thru operation shall provide traffic control, take orders ahead of the menu boards, and/or utilize all require methods to eliminate those conflicts.

13. The drive-through operation shall adhere to the approved traffic queuing study in the event that cars stack up outside of the designated drive-through lane.

14. The drive-through operation shall comply with the Special Use Regulations in Chapter 30 of the Municipal Code.

Exhibit "D"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Conditional Use Permit No. 26-00011
Drive-Through (Shops C Building)

DATE: July 14, 2026

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

6. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

7. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of the Planning Department or his/her designee.

8. All signs shall be reviewed under a separate Design Review Sign application.

9. Operation of the drive-thru shall not result in stacking of vehicles on the public streets at any time.

10. Operation of the drive-thru shall not result in stacking of vehicles in such a manner that

would result in obstruction to any access aisle of parking spaces for other tenants in the retail center, or the main drive aisles for the retail center.

11. The landlord shall stipulate in the lease for the tenant using the drive-thru land that should conflicts occur between vehicles parking and/or circulating in the parking areas and vehicles queuing for the drive-thru, staff of the drive-thru operation shall provide traffic control, take orders ahead of the menu boards, and/or utilize all require methods to eliminate those conflicts.

12. The drive-through operation shall adhere to the approved traffic queuing study in the event that cars stack up outside of the designated drive-through lane.

13. The drive-through operation shall comply with the Special Use Regulations in Chapter 30 of the Municipal Code.

Exhibit "E"

FONTANA
CALIFORNIA

CITY OF FONTANA
CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004 **DATE:** July 14, 2026
Design Review No. 26-0002

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.

    a. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
    b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other

document evidencing the City's final inspection and acceptance of the work; and,

c. All other Conditions of Approval imposed by this project have been fulfilled.

3. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the subject structure until corrections are approved in writing by all appropriate staff.

4. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

5. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

   Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

7. Color combinations and color schemes shall not be modified or changed without prior

approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

8. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

9. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

10. All landscaping must be adequately maintained at all times.

11. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

12. The construction contractor shall use the following source controls at all times:

    a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
    b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    d. Have only necessary equipment onsite.
    e. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
    f. Temporarily enclose localized and stationary noise sources.
    g. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

13. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and holidays.

14. Historical Archaeological Resources
    a. Upon discovery of any tribal cultural or archaeological resources, cease

construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

c. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

15. The applicant shall comply with all the mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP).

16. The applicant/developer shall install a full height freestanding block wall along the freeway side of the project site of any developed areas. The block wall shall be constructed per the approved fence and wall plan.

17. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

18. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request

preservation in place of recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, is such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall me the Secretary of the Interior Standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

20. Prior to the issuance of a Certificate of Occupancy the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

BUILDING & SAFETY DEPARTMENT

21. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    a. California Building Code
    b. California Electrical Code
    c. California Mechanical Code
    d. California Plumbing Code
    e. California Energy Code
    f. California Fire Code
    g. California Green Building Standards Code
    h. City of Fontana Ordinance
    i. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

22. This site is located in the fire area designated VHFHSZ, all structures must be constructed with ignition resistant or noncombustible materials in accordance with most current edition of the Fire Code and California Building Code including all local ordinances and standards.

23. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

24. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

25. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

26. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

27. The applicant shall comply with the following grading requirements:
    a. Grading plans shall be submitted to and approved by Engineering and Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs. **(Modified at the June 16, 2026 Planning Commission hearing)**
    b. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    c. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
    d. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
    e. No water course or natural drainage shall be obstructed.
    f. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
    g. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
    h. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.
    The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.

i. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
    i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
    ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
    iii. All proposed drainage structures; and
    iv. Any proposed and/or required walls or fencing

28. The applicant is required to obtain permits for the removal and/or demolition of structures.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

29. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
    a. Precise grading plans shall be approved
    b. Rough grading completed
    c. Compaction certification
    d. Pad elevation certification
    e. Rough grade inspection signed off by a City Building Inspector

30. When the entitlement review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in accordance with the current edition of the CA Building and Fire Codes including all local ordinances and standards.

ENGINEERING DEPARTMENT

31. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. Onsite sewer shall be privately maintained.

32. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

33. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMITS

34. The Applicant shall obtain approval of the Preliminary Water Quality Management Plan (PWQMP) for the entire project. Approval of the PWQMP shall occur prior to submitting the Final Water Quality Management Plan.

35. The Applicant shall obtain approval of the Preliminary Drainage Study for the entire project. Approval of the Preliminary Drainage Study shall occur prior to submitting the

Final Drainage Study.

36. The Applicant shall submit engineered Rough Grading Plans and obtain full approval. Rough Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

37. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading permit issuance.

38. The Applicant shall prepare and obtain approval for a Final Water Quality Management Plan (WQMP) in accordance with the County of San Bernardino Technical Guidance Document and the most current template. All outstanding comments from the Preliminary WQMP must be resolved and incorporated into the Final WQMP.

39. The Applicant shall submit and obtain approval for a Final Drainage Study and comprehensive hydraulic analysis prepared in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan of Drainage. This study must resolve all outstanding comments from the preliminary report and evaluate both the project site and all affected off-site improvements.

PRIOR TO ISSUANCE OF BUILDING PERMITS

40. Address conditions of approval for PC Resolution No. 2026-003 as required and record Tentative Parcel Map No. 25-0012 (TPM 21013).

41. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD. If a CFD is not created, the project ownership shall be responsible for maintenance of all perimeter landscaping for Planning Area 4 by Property Management Association, Maintenance Agreement, or other approved association by the City.

42. As required by the City Engineer or City Traffic Engineer, dedicate an easement for traffic signal equipment at the main John Previti Avenue vehicular entrance.

PRIOR TO ISSUANCE OF OTHER CONSTRUCTION PERMITS

43. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

44. The Applicant shall submit and obtain full approval of engineered improvement plans. Engineered improvement plans include, but are not limited to, all required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications,

and as approved by the City Engineer.

PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

45. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practice transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

46. The applicant shall construct all street, streetlight, traffic signal, signing and striping, and storm drain improvements on Duncan Canyon Road and John Previti Avenue along the project frontage in accordance with the Ventana Specific Plan and project plans. The John Previti Avenue connection to Lytle Creek Road shall be open to traffic.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

47. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

48. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

49. Slurry seal roads affected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflict with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

50. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing survey monuments damaged or removed during construction.

51. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

52. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

53. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

54. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING – TRAFFIC DEPARTMENT

55. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
    a. The Project may have a single ingress/egress point along Duncan Canyon Road that shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only.
    b. The Project may have up to two ingress/egress points along John Previti Avenue. The northernmost access point may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The southernmost access point shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only. The ingress and egress restrictions at the southernmost access point shall be reinforced with appropriate signage and pavement markings. The southernmost access point shall be designed, constructed, and signed to permit passenger vehicle ingress/egress only.
    c. Should emergency vehicle access to the public Right-of-Way be required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.

56. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

57. Pedestrian access shall be provided between the residential parcel to the south and the commercial parcel via a pedestrian paseo as identified in the Pedestrian Circulation Plan of the Ventana at Duncan Canyon Specific Plan Amendment (July 26, 2022).

58. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

59. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

60. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

61. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

62. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

63. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

64. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

65. The Applicant shall design a raised and landscaped median along John Previti Avenue across the full length of the Project's frontage and extending 100 feet south of the southern Project boundary, except as necessary to accommodate the ingress and egress movements described in Condition 55B.

66. If Project construction or design impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

67. The Project shall design and obtain full approval of a new traffic signal at the intersection of John Previti Avenue and the Commercial Driveway-Planning Area 3 Driveway.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: One left turn lane, one through lane, and one shared through/right-turn lane
        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane
        iii. Eastbound: One shared left-turn/through lane and one right-turn lane
        iv. Westbound: One shared left-/through/right-turn lane
    b. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.
    c. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("Ventana Master Plan (MCN26-0004) Focused Traffic Assessment," Urban Crossroads, Inc., March 31, 2026), subject to the approval of the City Engineer.

d. The traffic signal shall be designed to provide sufficient line of sight for the northbound and southbound left-turn maneuvers from John Previti Avenue. If sufficient line of sight cannot be provided, the signal shall be designed to provide protected only left-turn phasing for the northbound and southbound approaches; otherwise, the signal shall be designed to provide protective-permissive left-turn phasing for the northbound and southbound approaches.
e. The eastbound approach shall be restricted to no right-turn maneuvers on red signal indications (No Right-Turn On Red) due to insufficient line of sight from the Project's Commercial Driveway along John Previti Avenue.
f. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

68. The Project shall design and obtain full approval of signing and striping modifications and traffic signal modifications at the intersection of John Previti Avenue and Duncan Canyon Road.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
        ii. Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
        iii. Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane
        iv. Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

69. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

70. The applicant shall construct a raised and landscaped median along John Previti Avenue across the full length of the Project's frontage and extending 100 feet south of the southern Project boundary, except as necessary to accommodate the ingress and egress movements described in Condition 55B.

71. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road shall be fully constructed and opened for public access prior to the issuance of any Certificate of Occupancy.

72. If Project construction or design impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

73. The Applicant shall prepare and file queue management plans with the City which outlines the planned operation and management for all drive-through queues. The City

may require changes to the queue management plans in the future due to traffic operational or safety concerns.

a. Any future change in tenant or land use that may alter demand or queuing characteristics, as determined by the City Engineer, shall require preparation of an updated drive-through queuing study and/or revisions to the queue management plan prior to Occupancy.

74. The Project shall construct a new traffic signal at the intersection of John Previti Avenue and the Commercial Driveway-Planning Area 3 Driveway. The signal shall be operational prior to the issuance of any Certificate of Occupancy.
    a. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:
        i. Northbound: One left-turn lane, one through lane, and one shared through/right-turn lane
        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane
        iii. Eastbound: One shared left-turn/through lane and one right turn lane
        iv. Westbound: One shared left-/through/right-turn lane
    b. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.
    c. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("Ventana Master Plan (MCN26-0004) Focused Traffic Assessment," Urban Crossroads, Inc., March 31, 2026), subject to the approval of the City Engineer.
    d. The traffic signal shall be constructed to provide sufficient line of sight for the northbound and southbound left-turn maneuvers from John Previti Avenue. If sufficient line of sight cannot be provided, the signal shall be constructed to provide protected only left-turn phasing for the northbound and southbound approaches; otherwise, the signal shall be constructed to provide protective-permissive left-turn phasing for the northbound and southbound approaches.
    e. The eastbound approach shall be restricted to no right-turn maneuvers on red traffic signal indications (No Right-Turn On Red) due to insufficient line of sight from the Project's Commercial Driveway along John Previti Avenue.
    f. The project shall construct the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).
75. The Project shall construct the signing and striping modifications and traffic signal modifications at the intersection of John Previti Avenue and Duncan Canyon Road. The signing and striping and signal modifications shall be installed and operational prior to the issuance of any Certificate of Occupancy.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
        ii. Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
        iii. Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane
        iv. Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane
76. The Project shall design and construct the signal modifications needed at the intersection of Citrus Avenue and Duncan Canyon Road to implement an eastbound

right-turn overlap phase, subject to the approval of the City Engineer. Type 15 or larger poles shall be required for any five-section signal heads. The overlap phase shall be operational prior to the issuance of any Certificate of Occupancy.

FIRE DEPARTMENT

77. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

78. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

79. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

80. Fire Lanes: The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

81. Water System Commercial: All water supply systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 3,250 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 57,185 Square Foot structure.

82. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

83. Water Improvement Plan: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building,

total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. **ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE.** California Fire Code Chapter 5.

84. Combustible Protection: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

85. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

86. Fire Sprinkler-NFPA #13D: An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

87. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

88. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

89. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

90. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

91. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

92. Security Gates: In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

93. Material Identification Placards: The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.

94. High-Piled Storage: The applicant shall submit an application for a High-Piled Storage permit for storage of over 12’ in height of Class I-IV commodities and/or over 6’ in height of high hazard commodities. Three (3) sets of detailed plans and a commodity analysis report shall be submitted to the Fire Department for review and approval. The applicant shall submit to the Fire Department concurrently with any racking permits to the Building and Safety division. California Fire Code Chapter 32 & SBCoFD Standard S-1.

95. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

96. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

ORDINANCE NO. 1996

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA APPROVING, PURSUANT TO THE PROJECT ADDENDUM TO THE VENTANA AT DUNCAN CANYON SPECIFIC PLAN, SPECIFIC PLAN AMENDMENT NO. 26-0001, AN AMENDMENT TO THE VENTANA AT DUNCAN CANYON SPECIFIC PLAN TO MODIFY ALLOWED LAND USES.

WHEREAS, the City of Fontana (the "City") received an application on January 26, 2026 from The Previti Group ("Applicant") for a Specific Plan Amendment ("SPA No. 26-0001") to add gas station and drive through uses to Planning Area 4 of the Ventana at Duncan Canyon Specific Plan, four Conditional Use Permits to establish a gas station use and Type 20 (Beer & Wine, Off-Sale) Alcohol Beverage Control ("ABC") License for a convenience store as part of a gas station ("CUP No. 26-0001"), to establish an ABC Type 21 (General, Off-Sale) and Type 86 (Sampling) License for a grocery store ("CUP No. 26-0002"), to establish a drive-through use for a standalone building ("CUP No. 26-0003"), to establish a drive-through use for a suite as part of a multi-tenant building "CUP No 26-0011"), and a Design Review ("DR No. 26-0002"), for site and architectural review of a new 98,783 square foot retail shopping center with associated site improvements, at the Project Site ("Project"); and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Res. Code Section 2100) ("CEQA") Guidelines and the State CEQA Guidelines (14. Cal Code Regs. Section 1500), the city, acting as the lead agency under CEQA, previously determined that an Environmental Impact Report (EIR) must be prepared to evaluate and disclose all potential significant environmental impacts associated with the Ventana at Duncan Canyon Specific Plan; and

WHEREAS, on September 13, 2022, the City certified the Final Environmental Impact Report ("FEIR") (SCH No. 2021100400) for the Ventana Specific Plan. The FEIR consists of the Draft EIR, comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions documented in an errata section. For purposes of this Resolution, the term "FEIR" refers to the Draft EIR as revised by the errata, along with all other sections comprising the Final EIR; and

WHEREAS, pursuant to CEQA, when taking when taking subsequent discretionary actions on a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are

necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, the City evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166, State CEQA Guidelines Section 14162 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA and concluded that the proposed Project would not result in new significant environmental effects that were previously disclosed in the FEIR and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, the proposed Project would nonetheless necessitate minor changes or additions to the FEIR, and thus, the City has prepared an Addendum to the FEIR pursuant to State CEQA Guidelines Section 15164; and

WHEREAS, pursuant to State CEQA guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, on June 16, 2026, the Fontana Planning Commission ("Planning Commission") held a noticed public hearing and received public testimony and evidence by the Applicant, City staff, and other interested parties for MCN 26-0004 and Addendum to the Ventana at Duncan Canyon Specific Plan Environmental Impact Report ("Ventana EIR") and Mitigation Monitoring and Reporting Program ("MMRP"). After carefully considering all information pertaining to the project, the Planning Commission voted 3-0 to recommend approval to City Council ("City Council") by Resolution No. PC 2026-023; and

WHEREAS, on July 14, 2026, the City Council held a noticed public hearing on the Addendum to the Ventana at Duncan Canyon Specific Plan Environmental Impact Report, MMRP, and MCN No. 26-0004, received testimony from all parties and documentation from the Planning Commission's public hearing on June 16, 2026; and

WHEREAS, based on the information presented to the City Council at the public hearing held on July 14, 2026, the City Council found that the amendments and project are in conformance with the goals and policies of the General Plan to provide a community that is balanced between residential, commercial, and industrial uses, is developed with high standards, and provides diverse economic and social opportunities for our citizens and those who wish to invest in the City.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA DOES ORDAIN AS FOLLOWS:

Section 1. Recitals. The recitals are true, correct and incorporated herein by this reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the City Council has reviewed and considered the Ventana at Duncan Canyon Specific Plan FEIR and Addendum, any oral or written

comments received, and the administrative record prior to making any decision on the proposed project. The City Council finds that the Addendum and Ventana at Duncan Canyon Specific Plan FEIR contain a complete and accurate reporting of all of the environmental impacts associated with the proposed project. The City Council further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Ventana at Duncan Canyon Specific Plan FEIR, the Addendum, and all related information presented to the City Council, the City Council finds that the Proposed Project necessitates only minor modifications to the Ventana at Duncan Canyon Specific Plan FEIR. Therefore, pursuant to State CEQA section 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Ventana at Duncan Canyon Specific Plan FEIR is the appropriate document for the project.

The City Council further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed projects because the projects:

A. Will not result in substantial changes that would require major revisions of the Ventana at Duncan Canyon Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
B. Will not result in substantial changes with respect to the circumstances under which the roposed roject are developed that would require major revisions of the Ventana at Duncan Canyon Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
C. Does not present new information of substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Ventana at Duncan Canyon Specific Plan FEIR documents were certified showing any of the following:
    (i) The proposed project would have one or more significant effects not discussed in the EIR;
    (ii) That significant effects previously examined would be substantially more severe than shown in the EIR;
    (iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and
    (iv) That mitigation measures or alternatives considerably different from those analyzed would substantially reduce one or more significant effects on the environment, but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Ventana Specific Plan FEIR and all written and oral evidence presented to the City Council, the City Council finds that all environmental impacts of the proposed project have been addressed within the Ventana Specific Plan FEIR and the Addendum. The City Council finds that no new or additional mitigation measures or alternatives are required. The City Council further finds that there is no substantial evidence in the administrative record that the proposed project may result in any significant environmental impacts beyond those analyzed in the Ventana Specific Plan FEIR. The City Council finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the proposed project and reflects the independent judgment and analysis of the City Council.

Section 5. Adoption of the Addendum to the Ventana at Duncan Canyon Specific Plan FEIR. The City Council hereby adopts the Addendum to the EIR for the Ventana at Duncan Canyon Specific Plan Program Environmental Impact Report (SCH No. 2021100400) and Mitigation, Monitoring, and Reporting Program (MMRP) that have been prepared pursuant State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The City Council further directs staff to file a Notice of Determination.

Section 6. Specific Plan Amendment Findings. The City Council hereby makes the following findings for Specific Plan Amendment No. 26-0001 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding: **A Specific Plan may be amended by changing the development standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.**

Findings of Fact: The Ventana at Duncan Canyon Specific Plan was adopted March 27, 2007. The Applicant is proposing to add gas stations and drive-through uses as conditionally permitted uses within Planning Area 4. Currently gas stations and drive-throughs are prohibited uses within Planning Area 4. Gas stations and drive-throughs are reasonable uses to add to Planning Area 4 because Planning Area 4 is located at the southwest corner of Duncan Canyon Road and John Previti Avenue—which is in close proximity to the freeway. This will attract residents and other visitors to the commercial center, which will include a gas station with a convenience store, generating additional revenue for the local economy and increasing customer traffic to surrounding businesses. Allowing gas stations and drive-throughs as conditionally permitted uses will enable the City to regulate the

land uses by imposing conditions of approval to address site-specific operational and compatibility considerations. Additionally, drive-through restaurants will be subject to the Special Use Regulations in Chapter 30.

Section 7. Approval. Based on the findings in Section 6, Specific Plan Amendment No. 26-0001 is hereby approved and the Ventana at Duncan Canyon Specific Plan is amended to modify the allowed land uses in the specific plan area as shown in **Exhibit "A"**, attached hereto and by this reference incorporated herein.

Section 8. Effective Date/Publication. This Ordinance shall take effect thirty (30) days after the date of the adoption and prior to the expiration of fifteen (15) days from the passage thereof, shall be published by the City Clerk at least once in the Fontana Herald News, a local newspaper of the general circulation, published and circulated in the City of Fontana, and henceforth and thereafter the same shall be in full force and effect.

Section 9. Custodian of Records. The documents and materials that constitute the record of proceedings on which this Ordinance is based are located at the City Clerk's office located at 16860 Valencia Avenue, Fontana, CA 92335. The custodian or records is the City Clerk.

Section 10. Certification. The City Clerk of the City Council shall certify to the adoption of this Ordinance.

Section 11. Severability. If any provision of this Ordinance or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid provision or application.

APPROVED AND ADOPTED this ____ day of _____ 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing Ordinance is the actual Ordinance adopted by the City Council and was introduced at a regular meeting on the 14th day of July 2026, and was finally passed and adopted not less than five days thereafter on the ____ day of _____ 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____
City Clerk

EXHIBIT "A"

5.4.1 Permitted Uses

Land Use: Mixed-Use

Principal Permitted Uses:

1. Vertically Mixed Uses that include Retail Commercial, Office Professional and Residential
2. Attached Condominiums and Townhomes
3. Multi-family Attached Residential
4. Sit Down Restaurants
5. Offices, Corporate and Professional Services
6. Grocery Store/Specialty Market
7. Hotels
8. Fast Food Restaurants
9. Food Courts
10. Retail Shops
11. Kiosk and Small Cart Retail
12. Arcades with Video Games
13. Book Stores
14. Art Galleries and Auctions associated with the Art Gallery Use
15. Sports Clubs, Gyms and Athletic Facilities
16. Music and Vocational Instruction
17. Salons and Spas
18. Any other use not specifically identified as a conditionally permitted or prohibited use, deemed compatible with other permitted uses by the Director of Planning.

Accessory Permitted Uses:

1. Utility Facilities
2. Automatic Teller Machines (ATMs)
3. Kiosk and Small Cart Retail
4. Parking Structures
5. Construction Trailers and Containers (Temporary)
6. Leasing Office
7. Private Recreation Facilities
8. Recreation Centers
9. Swimming Pools
10. Tot Lots
11. Spas
12. Court Games (Basketball, Volleyball, Handball, etc)
13. Other accessory uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:

1. Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2. Night Clubs (Alcoholic beverages allowed)
3. Winery and Micro-brewery (Alcoholic beverages allowed)
4. Wireless Telecommunication Facilities that are fully integrated into the architecture of structures, as a stealth facility
5. Gas Stations
6. Only two (2) Drive-Throughs associated with any kind of use are allowed in Planning Area 4. Application of the Drive-Through must comply with the Special Use Regulations in Chapter 30 of the Municipal Code.
7. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses

Prohibited Uses:

1. Car Washes
2. Storage Facilities
3. ~~Gas Stations~~
4. ~~Free-standing Drive-through Fast Food and Coffee Shops~~
5. Auctions not associated with a permitted use
6. New and Used Automobile Sales
7. Pawn Shops
8. Tattoo Parlors
9. Freestanding Wireless Facilities that are not camouflaged or fully integrated into the architecture of structures
10. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Planning

5.4.2 Development Standards

Commercial Floor Area Ratio Maximum:
1 FAR

Maximum Residential Density:
24 Dwelling Units per Acre

ATTACHMENT NO. 3

8437 Sierra Avenue
Fontana, CA 92335

City of Fontana

Action Report

Planning Commission

File #: 26-1072
Agenda #: PH-A

Agenda Date: 6/16/2026
Category: Public Hearing

FROM:
Planning Department

TITLE:
Master Case No. (MCN) 26-0004; Specific Plan Amendment (SPA) No. 26-0001; Conditional Use Permit (CUP) No. 26-0001; Conditional Use Permit (CUP) No. 26-0002; Conditional Use Permit (CUP) No. 26-0003; Conditional Use Permit (CUP) No. 26-0011 and Design Review (DR) No. 26-0002: a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses, a request to establish a gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store, a request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for a proposed convenience store, and a request for site and architectural review of a commercial shopping center, on an 11.55 acre parcel, located at APN: 1107-262-07, and -65, pursuant to an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400).

RECOMMENDATION:
Based on the information contained in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution No. PC 2026- ____, and forward a recommendation to the City Council to:

1. Adopt the Addendum and Mitigation, Monitoring, and Reporting Program (MMRP) to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) and direct staff to file a Notice of Determination; and

2. Adopt an Ordinance approving Specific Plan Amendment (SPA) No.26-0001, and

3. Adopt a Resolution approving Conditional Use Permit (CUP) No. 26-0001, Conditional Use Permit (CUP) No. 26-0002, Conditional Use Permit (CUP) No. 26-0003, Conditional Use Permit (CUP) No. 26-0011, and Design Review (DR) No. 26-0002.

APPLICANT:
The Previti Group
2151 E. Convention Way, Suite 114
Ontario, CA 91764

LOCATION:
The project site is located east of the I-15 interstate, south of Duncan Canyon Road and north/west of John Previti Avenue (APN: 1107-262-07, and -65).

REQUEST:
Specific Plan Amendment (SPA) No. 26-0001; a request to amend the text to Planning Area 4 of the Ventana Specific Plan, to add gas stations and drive-throughs as conditionally permitted uses.

Conditional Use Permit (CUP) No. 26-0001; A request to establish a gas station as a conditionally permitted use within the retail shopping center project, and the request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for the proposed convenience store as part of the gas station within the proposed retail shopping center.

Conditional Use Permit (CUP) No. 26-0002; A request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store.

Conditional Use Permit (CUP) No. 26-0003; A request to establish a drive-through use for a standalone building within the proposed retail shopping center.

Conditional Use Permit No. 26-0011; A request to establish a drive-through use for a suite as part of a multi-tenant building within the proposed retail shopping center.

Design Review (DR) No. 26-0002; A request for site and architectural approval for the development of a new commercial shopping center.

PROJECT PLANNER:
Alexia Barberena, Associate Planner

BACKGROUND INFORMATION:
1. On March 27, 2007, the City Council approved the amended Ventana Specific Plan and approved General Plan Amendment No. 06-010.
2. On July 26,2022, the City Council approved Ventana Specific Plan Final Environmental Impact Report (SCH 2021100400).

Land Use Table:

PROJECT DESCRIPTION:
A. Site Area: Approximately 11.55 acres
B. Building Analysis:
Anchor Grocer: 57,185 square feet
Restaurant: 3,801 square feet
Retail Shops: 36,340 square feet
Gas Station/Store: 1,457 square feet
Total: 98,783 square feet

C. Parking Analysis:

Required:	474 spaces
Proposed:	479 spaces

D. Landscaping:

Required:	76,778 square feet (15 percent)
Proposed:	86,625 square feet (16.9 percent)

ANALYSIS:

The applicant, The Previti Group., is requesting that the Planning Commission review and approve Specific Plan Amendment No 26-0001 a request to amend the text of Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses in Planning Area 4 of the Ventana Specific Plan, approve Conditional Use Permit No. 26-0001 to establish a gas station and new Type 20 (Beer & Wine, Off-Sale) Alcoholic Beverage Control License (ABC) for the convenience store as part of the gas station; approve Conditional Use Permit No. 26-0002 to establish a Type 21 ABC License and a Type 86 ABC License for a proposed grocery store; approve Conditional Use Permit No. 26-0003 to establish a drive-through use for a standalone building within the proposed retail shopping center; approve Conditional Use Permit No. 26-0011 to establish a drive -through use for a portion of a multi-tenant building, and approve Design Review No. 26-000 for site and architectural development of new commercial shopping center and associated site improvements on approximately 11.55 total acres. This commercial project is Part 2 of the overall Planning Area 4 development, with Part 1 previously approved by the Planning Commission in February of 2026 for multi-family residential development.

Specific Plan Amendment No. 26-0001

The applicant is requesting approval to amend text in Planning Area 4 of the Ventana at Duncan Canyon Specific Plan to add gas stations and drive-throughs as conditionally permitted uses within Planning Area 4. Currently, gas stations and drive-throughs are prohibited uses within Planning Area 4. Gas stations and drive-throughs are reasonable uses to add to Planning Area 4 because Planning Area 4 is located at the southwest corner of Duncan Canyon Road and John Previti Avenue, which is in close proximity to the I-15 freeway. This will attract residents and other visitors to the commercial center which will support the local economy. Allowing gas stations and drive-throughs as conditionally permitted uses will also allow the city to regulate the land uses by adding conditions of approval.

Conditional Use Permit No. 26-0001

The applicant is requesting approval to establish a gas station as a conditionally permitted use within the proposed retail shopping center project and to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for the proposed convenience store as part of the gas station. The shopping center is located within Census Tract 20.39 which allows four off-sale ABC licenses. Currently there are no existing ABC licenses of any kind within this census tract. There are conditions attached in “Exhibit A” relating to the ABC license.

Conditional Use Permit No. 26-0002

The applicant is requesting approval to establish an Alcoholic Beverage Control (ABC) Type 21 (General, Off-Sale), and a Type 86 (Sampling) license for a proposed grocery store within the retail shopping center. The shopping center is located within Census Tract 20.39 which allows four off-sale ABC licenses. Currently, there are no existing ABC licenses of any kind within this census tract. There are conditions attached in “Exhibit B” relating to the ABC license.

Conditional Use Permit No. 26-0003
The applicant is requesting approval to establish a drive-through use for a standalone building within the proposed retail shopping center. The proposed use for this building will potentially be a fast-food drive-through restaurant. Regarding the drive-through lane, the layout of the site is designed to create the best possible flow and maximum of queuing of vehicles possible to maximize the potential impact of stacking onto adjacent properties or public roads. The dual drive-through lane includes enough space to fit approximately 41 cars within the drive-through lanes alone; this exceeds the minimum code requirement of a minimum 12 cars. In the event that there is an overflow of vehicles, the City of Fontana Traffic Department reviewed and approved a Traffic Queuing Study which entails a grand opening and high-volume contingency plan. The plan requires the restaurant to deploy staff to direct traffic and implement face-to-face ordering for high volume times.

Conditional Use Permit No. 26-0011
The applicant is requesting approval to establish a drive-through use for a suite that is part of a multi-tenant building within the proposed retail shopping center. The proposed use for this building will potentially be a coffee shop. Regarding the drive-through lane, the layout of the site is designed to create the best possible flow and maximum of queuing of vehicles possible to maximize the potential impact of stacking onto adjacent properties or public roads. The drive-through lane includes enough space to fit approximately 12 cars within the drive-through lane alone; this meets the minimum requirement of a minimum 12 cars. In the event that there is an overflow of vehicles, the City of Fontana Traffic Department reviewed and approved a Traffic Queuing Study which entails a grand opening and high-volume contingency plan. The plan requires the restaurant to deploy staff to direct traffic and implement face-to-face ordering.

Design Review (DR) No. 26-0002
The applicant is requesting site and architectural review and approval for development of a commercial parcel within Planning Area 4 of the Ventana at Duncan Canyon Specific Plan. The proposed Project consists of retail shop buildings and an anchor grocery store building.
The new retail shopping center will be located within buildings totaling 98,783 square feet. The applicant proposes a Tuscan style of architecture for the buildings with an exterior neutral earth tone palette scheme, with dark brown, burgundy, and green accents to be used for awnings. The architectural style includes smooth stucco exterior, decorative wrought iron elements, exterior light fixtures, stone veneer, concrete roof tiles, and vinyl windows.

The Project includes associated on and off-site improvements including parking spaces, new landscaping, enhanced entry paving and lighting, curb, gutter, sidewalks, and utilities related to the Project.

The Project Site is physically suitable in size and shape to support the development of the proposed retail shopping center. Applicable building codes, zoning codes and fire codes and standards will be met and make for a safe, attractive, and well-designed Project. The Project incorporates safety measures for automobiles and pedestrians in the area.

Grading and Walls:
The project site is vacant, undeveloped and relatively flat. The existing drainage pattern flows from the north to the south. An underground water catch basin system will be constructed for the Project.

The project plans include a six-foot high perimeter stucco wall on the western property side (Freeway side), a perimeter retaining wall with a tubular steel guardrail along the northern property line, a combination of 6-foot high tubular steel fence and retaining walls along the southern property line, and a combination retaining wall with tubular steel guardrail on certain portions along John Previti Avenue.

Site Access/Circulation/Parking:
Site access will be provided from Duncan Canyon Road and John Previti Avenue. One driveway will be provided off of Duncan Canyon Road, and two (2) driveways will be provided off of John Previti Avenue. Pedestrian path of travel throughout the site will be provided through marking crossings and sidewalks. Additionally, a paved path with landscaping and trellises will be provided east and west through the central portion of the site leading to the grocery store.

The project site is physically suitable in size and shape to support the development of the proposed commercial project. Applicable building codes, fire codes and standards will be met and will make for a safe, attractive, and well-designed project. The project design incorporates safety measures for automobiles and pedestrians in the areas.

Environmental:
Pursuant to CEQA Guidelines sections 15162 and 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section including15162 calling for preparation of a subsequent EIR have occurred. The proposed changes were evaluated in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166, CEQA Guidelines Section 15162 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA. Based on this evaluation, it was determined that the FEIR fully analyzed and mitigated where feasible, all potentially significant environmental impacts, if any, that would result from the Project. Additionally, none of the conditions described in Section 15162 have occurred and as a result, an Addendum to the Ventana Specific Plan Final EIR (SCH No. 2021100400) is the appropriate document to evaluate the proposed Project. The Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) and addendum are available for review at:
<https://fonopengislayers.fontana.org/WebLink/Browse.aspx?id=1887364&dbid=0&repo=FontanaRecords>

A Notice of Determination has been prepared and will be filed in the County Clerk and the State Clearinghouse within five (5) working days of the approval of the Project.

MOTION:
Approve staff's recommendation.

ATTACHMENTS:
1 - Vicinity Map
2 - Project Plans
3 - Census Tract Map 20.39
4 - Specific Plan Text Change Exhibit
5 - Planning Commission Resolution, Findings & Conditions of Approval

6 - Notice of Determination
7 - Public Hearing Notice

CITY OF FONTANA PLANNING DEPARTMENT

VICINITY MAP

DATE: June 16, 2026
CASE: Master Case No. 26-0004
Specific Plan Amendment No. 26-0001
Conditional Use Permit No. 26-0001
Conditional Use Permit No. 26-0002
Conditional Use Permit No. 26-0003
Conditional Use Permit No. 26-0011
Design Review No. 26-0002

ATTACHMENT NO. 1

ATTACHMENT NO. 2

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

URBAN ARENA

SHEET INDEX

COVER SHEET	CS 1
SHEET INDEX	INDEX

PLANNING

SITE PLAN	SP1
FIRE ACCESS PLAN	SP2
TRUCK ACCESS PLAN	SP3
TOWER EXHIBIT	SP4

CIVIL

CONCEPTUAL GRADING PLAN	C-1
CONCEPTUAL GRADING PLAN	C-2
CONCEPTUAL GRADING CROSS-SECTIONS	C-3
CONCEPTUAL UTILITY PLAN	C-4
TYPICAL STREET CROSS SECTIONS	C-5

ARCHITECTURE

ANCHOR GROCER PERSPECTIVE	A1.01
SHOPS D PERSPECTIVE	A1.02
PAD A FLOOR PLAN	A1.03
PAD A ELEVATIONS	A1.04
PAD B FLOOR PLAN	A1.05
PAD B ELEVATIONS	A1.06
SHOPS C FLOOR PLAN	A1.07
SHOPS C ELEVATIONS	A1.08
SHOPS D FLOOR PLAN	A1.09
SHOPS D ELEVATIONS	A1.10
SHOPS E FLOOR PLAN	A1.11
SHOPS E ELEVATIONS	A1.12
SHOPS F FLOOR PLAN	A1.13
SHOPS F ELEVATIONS	A1.14
ANCHOR GROCER FLOOR PLAN	A1.15
ANCHOR GROCER ELEVATIONS	A1.16
ANCHOR GROCER ELEVATIONS	A1.17
C-STORE FLOOR PLAN & ELEVATIONS	A1.18
FUEL CENTER ELEVATIONS	A1.19
COLORS & MATERIALS	A1.20

LANDSCAPE

CONCEPTUAL LANDSCAPE SITE PLAN	L1
CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN – PIAZZA	L2
FENCE AND WALL PLAN	L3
FENCE AND WALL DETAILS	L4
CONCEPTUAL LIGHTING SPECIFICATIONS	L5
CONCEPTUAL LIGHTING PLAN	L6

PROJECT SUMMARY		
ZONING	COMMERCIAL MIXED-USE	
BUILDING SETBACKS:		
FRONT (Adjacent to R.O.W.)	24' Min.	
SIDE	5' Min.	
REAR	55' Min.	
MAXIMUM BUILDING HEIGHT:	45 Ft.	
LAND AREA	11.55 Acres	
BUILDINGS:		
ANCHOR GROCER	57,185 SF	
RESTAURANT - PAD 'A'	3,801 SF	
RETAIL - PAD 'B'	5,002 SF	
RETAIL - SHOPS 'C'	8,872 SF	
RETAIL - SHOPS 'D'	10,000 SF	
RETAIL - SHOPS 'E'	6,437 SF	
RETAIL - SHOPS 'F'	6,029 SF	
GAS STATION C-STORE	1,457 SF	
TOTAL BUILDING AREA:	98,783 SF	
PARKING:		
RESTAURANT (1:100)	38 stalls	
RESTAURANT PATIO @ PAD 'A' (1:200)	5 stalls	
GROCER / RETAIL / COMMERCIAL (*)	425 stalls	
GAS-STATION C-STORE (1:225)	6 stalls	
TOTAL PARKING REQUIRED:	474 stalls	
TOTAL PARKING PROVIDED:	479 stalls	
* Retail Parking Requirements: (1:175) for the initial 5,000 sf and (1:200) for the next 5,000 sf and (1:225) for the additional gross greater than 10,000 sf		

EVCS PARKING SPACE:	Total	Percentage
Total EVCS Spaces Provided	48	10%

NOTE:
CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD 1001 AS DETERMINED AT FINAL ENGINEERING.

DUNCAN CANYON RD.

(EX) ELECTRICAL SWITCH

(EX) SCE VAULT

595'-6"

RIP RAP

R.O.W.

PROPERTY LINE

I-15 OFF RAMP

C-STORE
1,457 SF
CONSTRUCTION TYPE V-B

CARBON VAPOR POLISHER

PAD 'A'
RESTAURANT
3,801 SF
CONSTRUCTION TYPE V-B

PATIO
800 SF

R.O.W. LINE

ANCHOR GROCER
57,185 SF
CONSTRUCTION TYPE V-A

SHOPS 'F'
RETAIL
6,029 SF
CONSTRUCTION TYPE V-B

PAD 'B'
RETAIL
5,002 SF
CONSTRUCTION TYPE V-B

PARCEL LINE

PIAZZA

SHOPS 'E'
RETAIL
6,437 SF
CONSTRUCTION TYPE V-B

SHOPS 'C'
RETAIL (7,672 SF + COFFEE (1,200 SF))
(TOTAL = 8,872 SF)
CONSTRUCTION TYPE V-B

JOHN PREVITI AVE.

NOTE:
CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD 1001 AS DETERMINED AT FINAL ENGINEERING.

SHOPS 'D'
RETAIL
10,000 SF
CONSTRUCTION TYPE V-B

NO TRUCK EXIT SIGN

ADJACENT PA-4
RESIDENTIAL SITE -
PER SEPARATE SUBMITTAL
(MCN25-0037)

NOTE:
CONSTRUCT COMMERCIAL DRIVEWAY APPROACH PER CITY STANDARD 1001 AS DETERMINED AT FINAL ENGINEERING.

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1'=40' - 0" SCALE

0 40 80

NORTH

SITE PLAN | SP1

URBAN ARENA

1613

DUNCAN CANYON RD.

JOHN PREVITI AVE.

ANCHOR GROCER
57,185 SF

C-STORE
3,145 SF

PAD 'A'
RESTAURANT
3,801 SF
CONSTRUCTION TYPE V-B

PAD 'B'
RETAIL
5,002 SF
CONSTRUCTION TYPE V-B

SHOPS 'F'
RETAIL
6,029 SF
CONSTRUCTION TYPE V-B

SHOPS 'E'
RETAIL
6,437 SF
CONSTRUCTION TYPE V-B

SHOPS 'C'
RETAIL (7,612 SF + COFFEE (1,200 SF)
(TOTAL = 8,812 SF)
CONSTRUCTION TYPE V-B

SHOPS 'D'
RETAIL
10,000 SF
CONSTRUCTION TYPE V-B

BLDG 5
TYPE B

BLDG 6
TYPE B

BLDG 4
TYPE D-ALT

BLDG 11
TYPE A

CABANA

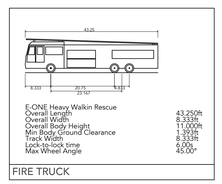
BLDG 1
TYPE A

BLDG 3
TYPE B

BLDG 2
TYPE B

LEGEND

- FH — FIRE HYDRANT
- FIRE TRUCK
- 150' HOSE PULL DISTANCE
- FIRE TRUCK ACCESS ROUTE
- TYP. FIRE TRUCK TURN RADIUS (PER SBCFD FIRE PREVENTION STANDARD A1.10) — R19'-0" / R45'-0"



E-ONE Heavy Walkin Rescue	
Overall Length	43.250ft
Overall Width	8.333ft
Overall Body Height	11.000ft
Min Body Ground Clearance	1.392ft
Track Width	8.333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

FIRE TRUCK

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

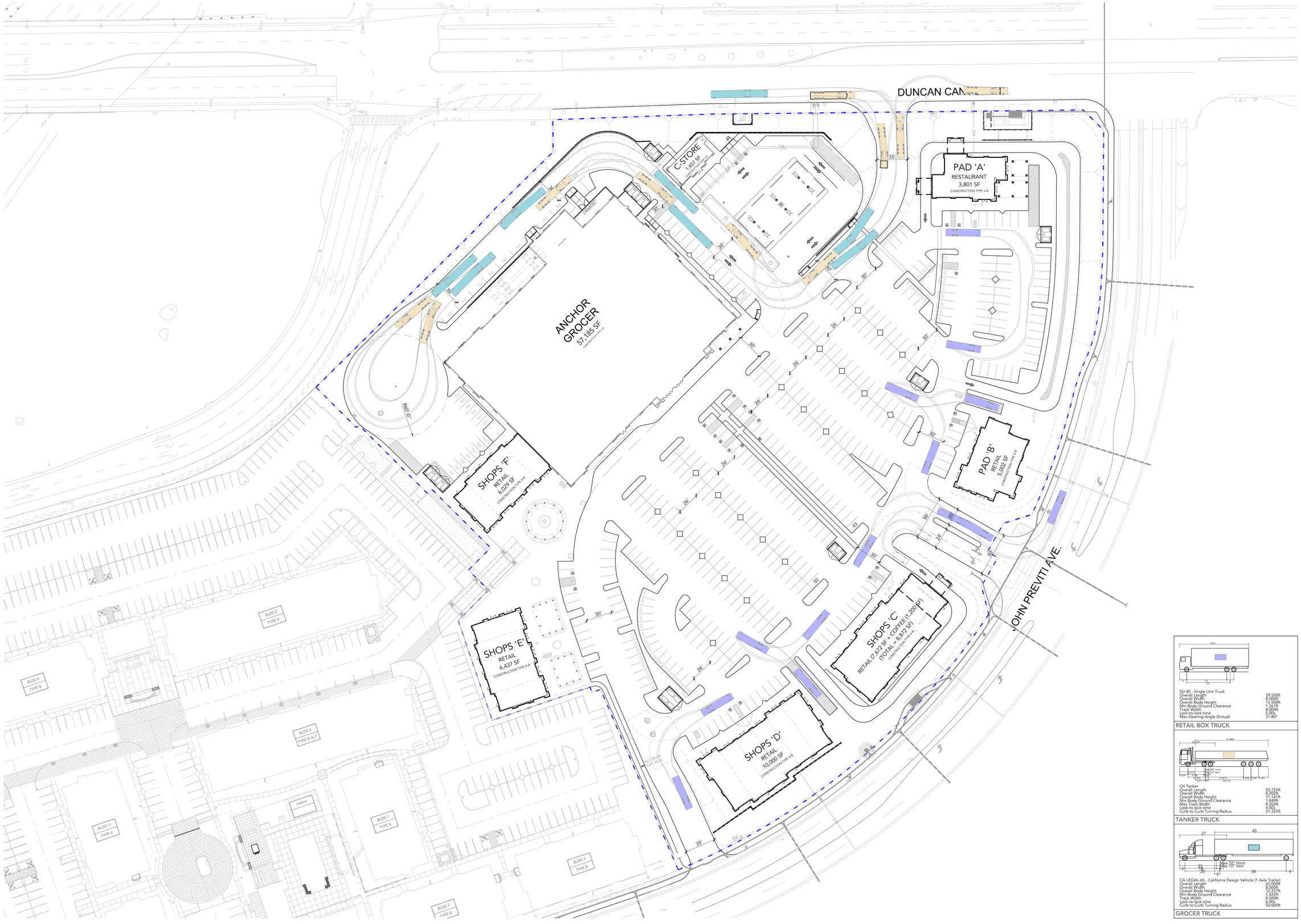
1"=40' - 0" SCALE

0 40 80

NORTH

FIRE ACCESS PLAN | SP2

URBAN ARENA



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1'=40' - 0" SCALE

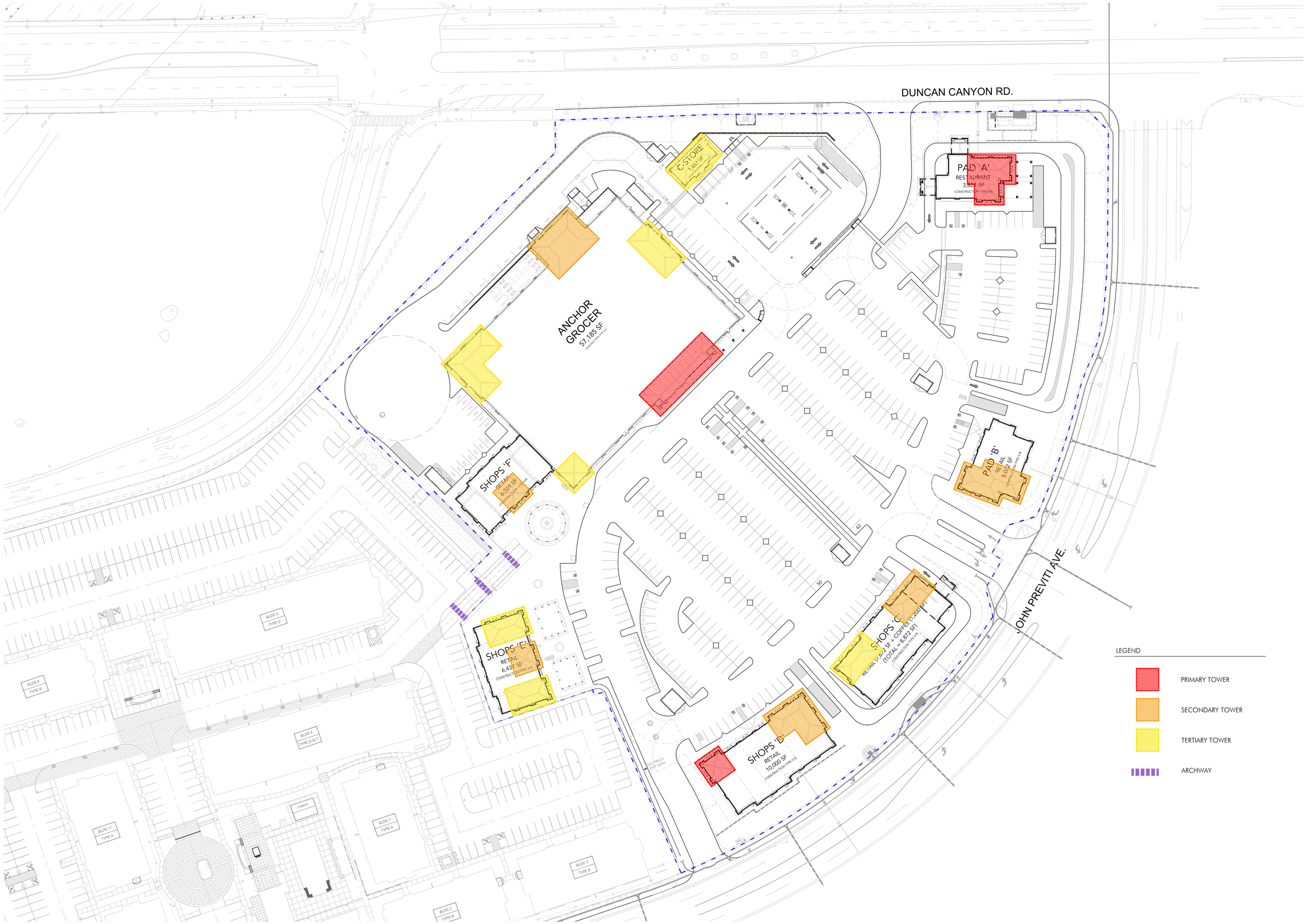
0 40 80

NORTH

TRUCK ACCESS PLAN | SP3

URBAN ARENA

1615



VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1'=40' - 0" SCALE

0 40 80

NORTH

TOWER EXHIBIT | SP4

URBAN ARENA

1616

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

ANCHOR GROCER PERSPECTIVE | A1.01

URBAN ARENA

VENTANA PA4 COMMERCIAL

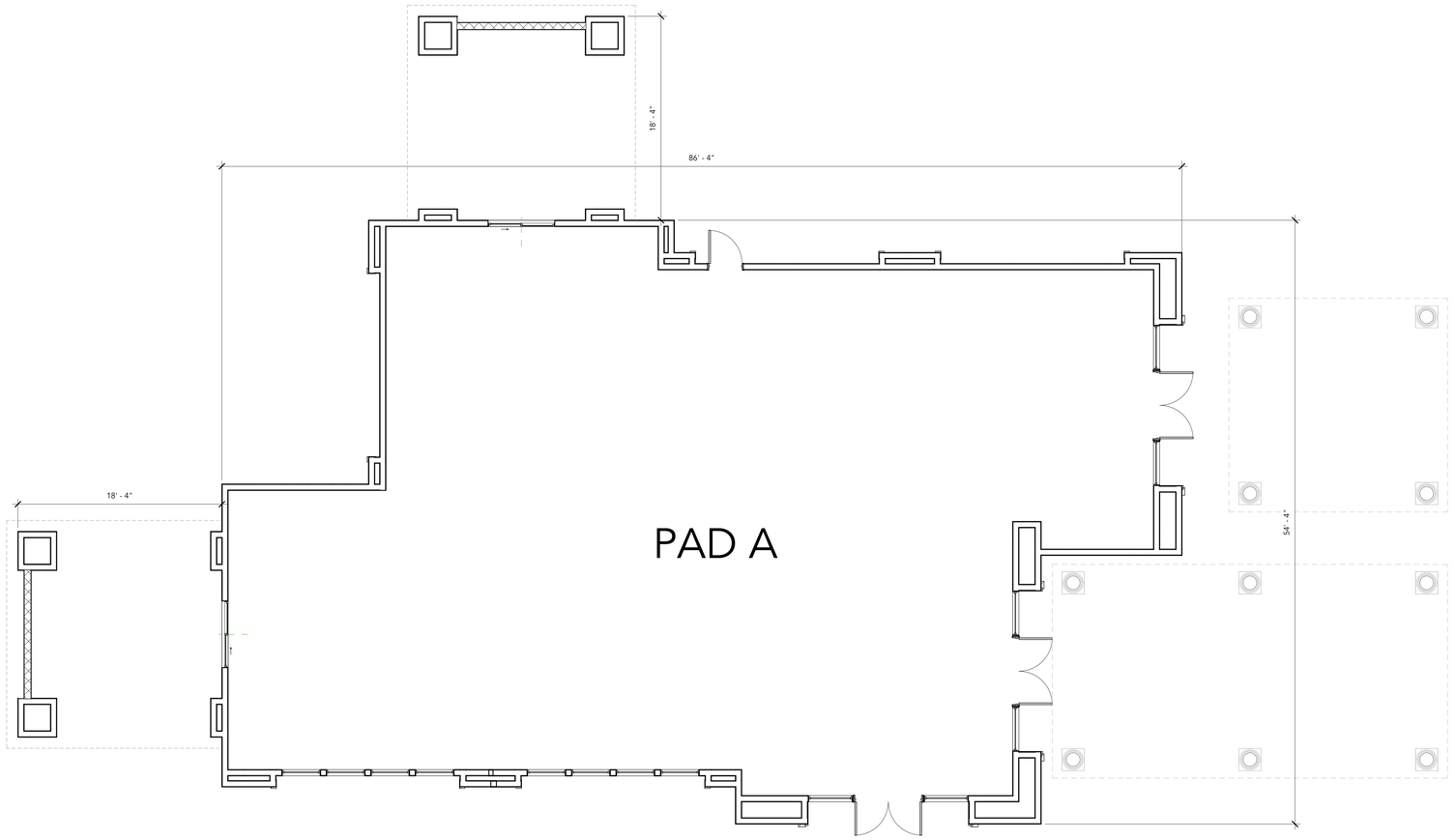
FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

SHOPS D PERSPECTIVE | A1.02

URBAN ARENA



FRONT

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

PAD A BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M
GROSS FLOOR AREA: 3,801 SF

3/16" = 1'- 0" SCALE

0 8 16

PAD A FLOOR PLAN | A1.03

URBAN ARENA

1619

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

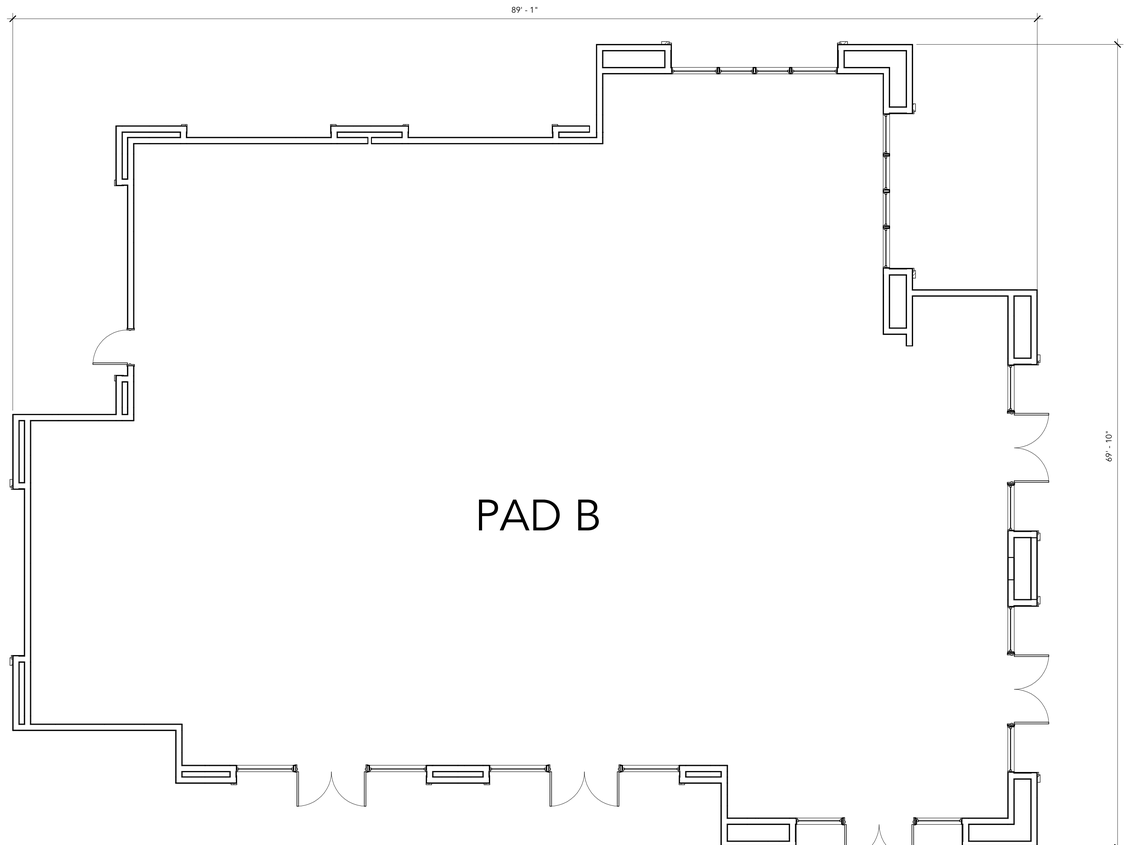
1/8" = 1'- 0" SCALE

0 8 16

PAD A ELEVATIONS | A1.04

URBAN ARENA

1620



FRONT

PAD B BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 5,002 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

PAD B FLOOR PLAN | A1.05

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

PAD B ELEVATIONS | A1.06

URBAN ARENA

1622

FRONT

SHOPS D BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 8,872 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

SHOPS C FLOOR PLAN | A1.07

URBAN ARENA

1623

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

SHOPS C ELEVATIONS | A1.08

URBAN ARENA

1624

SHOPS D BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 10,000 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

SHOPS D FLOOR PLAN | A1.09

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

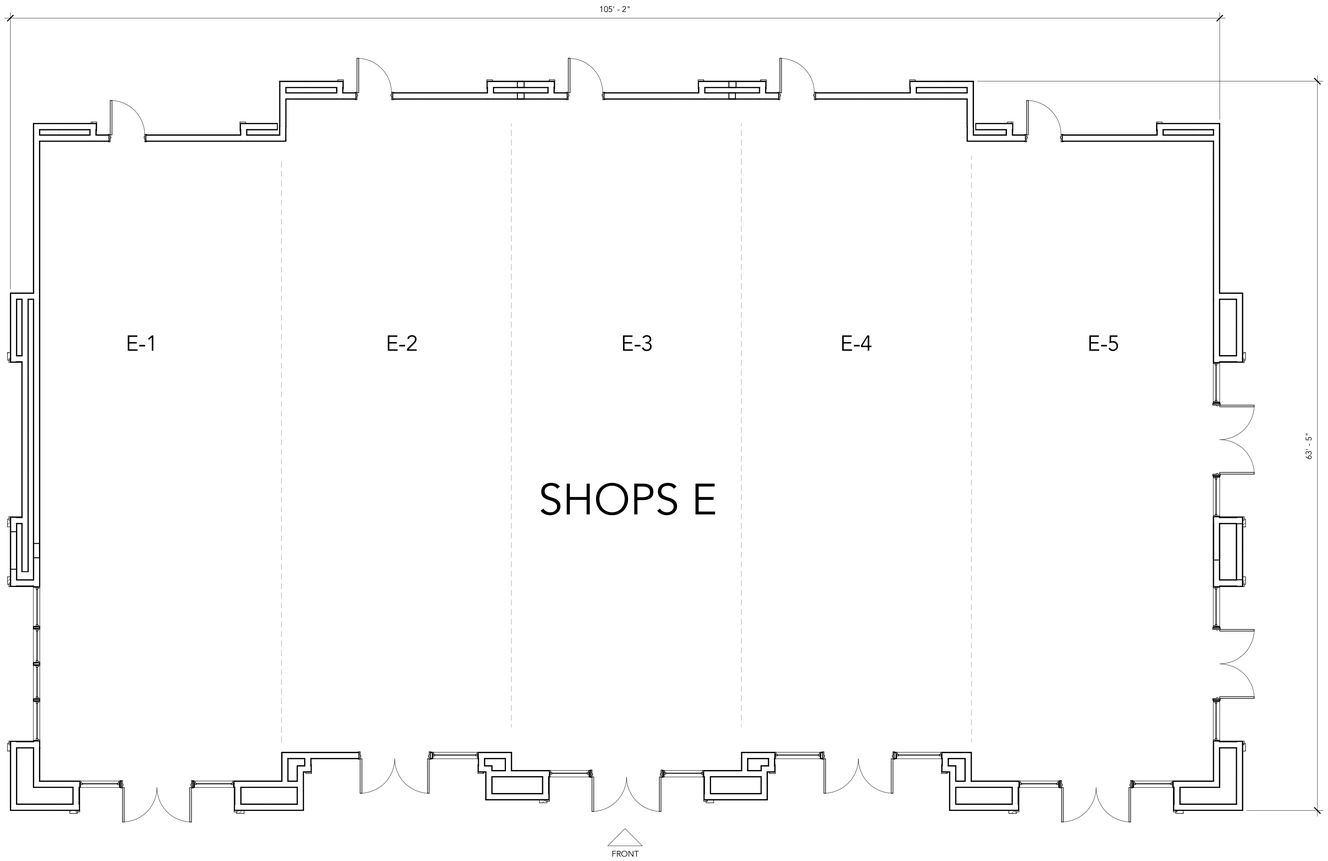
1/8" = 1'- 0" SCALE

0 8 16

SHOPS D ELEVATIONS | A1.10

URBAN ARENA

1626



SHOPS E BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 6,437 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

SHOPS E FLOOR PLAN | A1.11

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

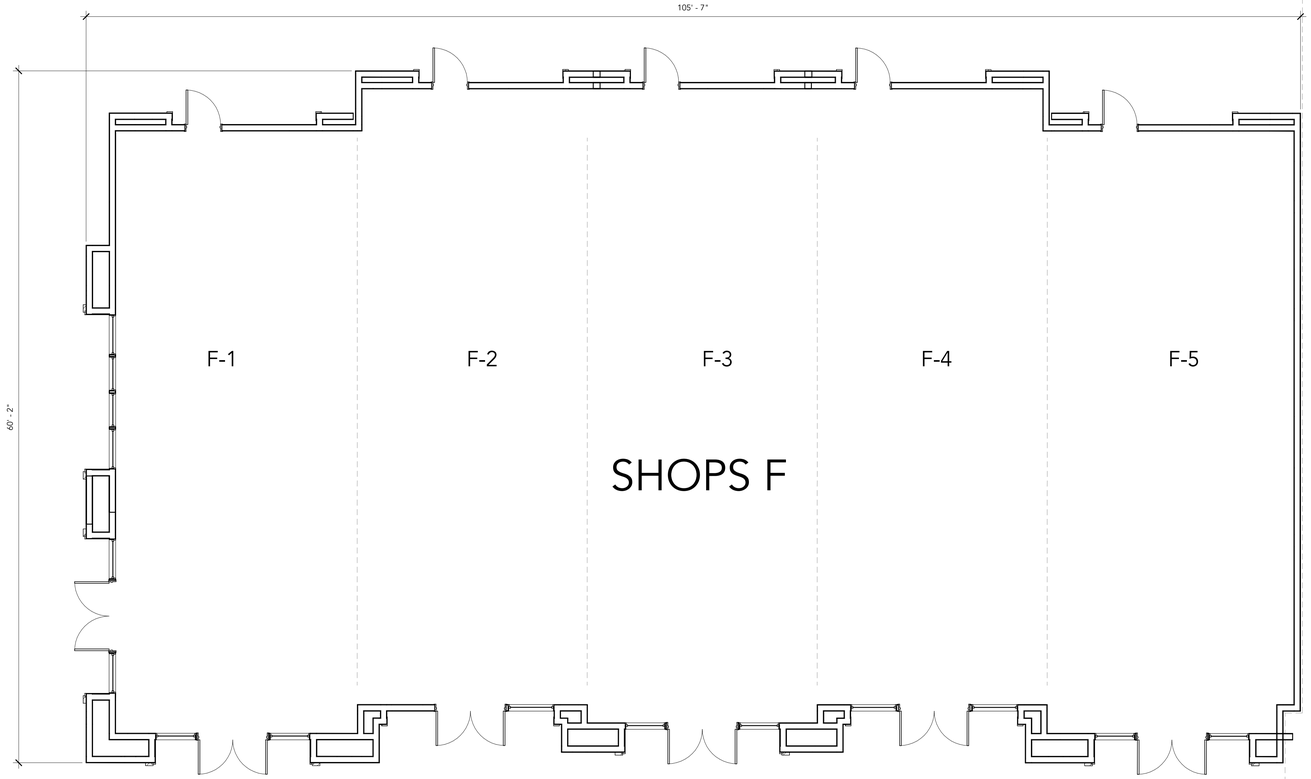
1/8" = 1'- 0" SCALE

0 8 16

SHOPS E ELEVATIONS | A1.12

URBAN ARENA

1628



FRONT

SHOPS F BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 6,029 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

SHOPS F FLOOR PLAN | A1.13

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

LEFT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

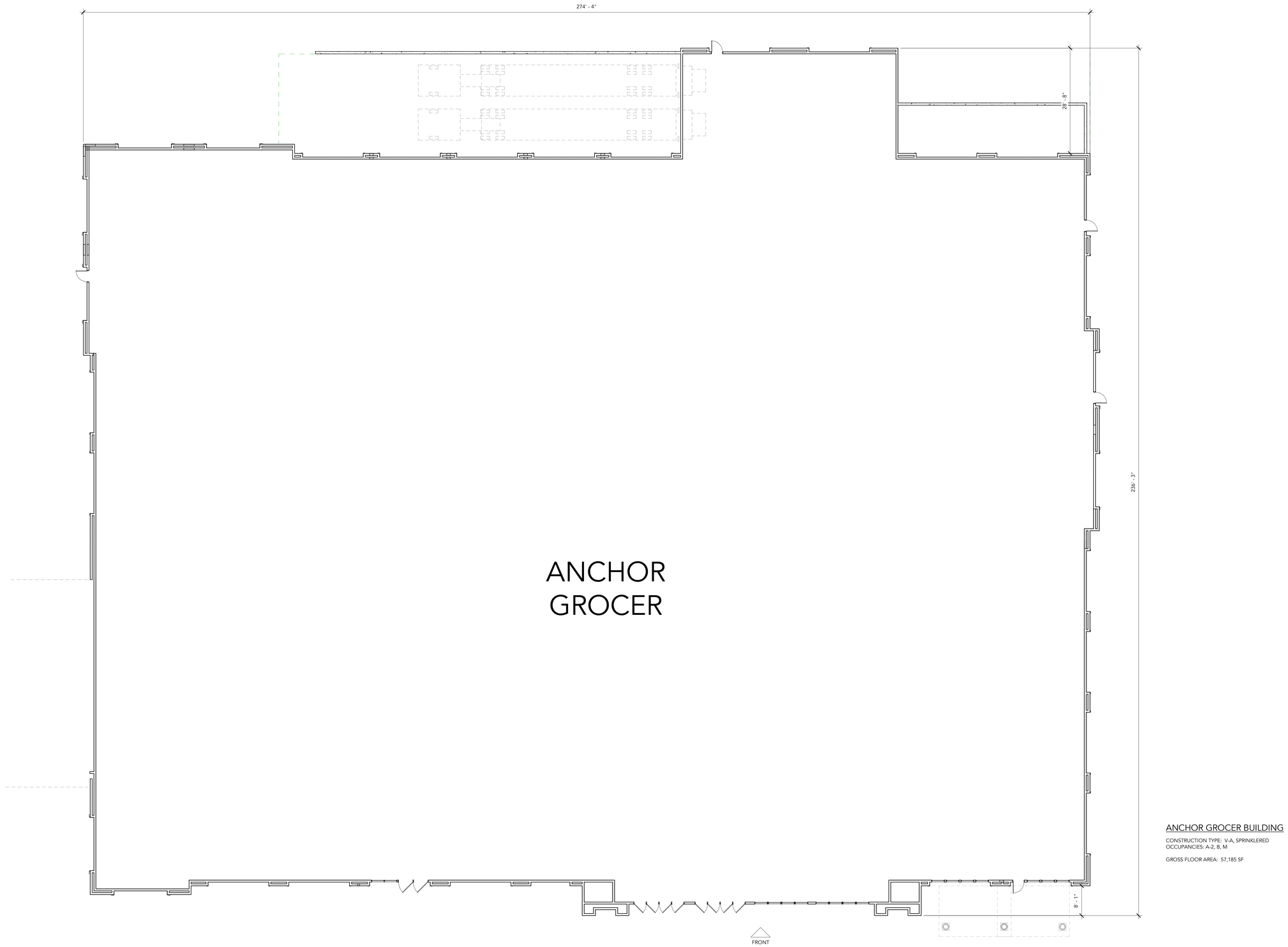
1/8" = 1'- 0" SCALE

0 8 16

SHOPS F ELEVATIONS | A1.14

URBAN ARENA

1630



ANCHOR GROCER BUILDING

CONSTRUCTION TYPE: V-A, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 57,185 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/32" = 1'- 0" SCALE

0 16 32

ANCHOR GROCER FLOOR PLAN | A1.15

URBAN ARENA

FRONT ELEVATION

REAR ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

0 8 16

ANCHOR GROCER ELEVATIONS | A1.16

URBAN ARENA

1632

LEFT ELEVATION

RIGHT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

1/8" = 1'- 0" SCALE

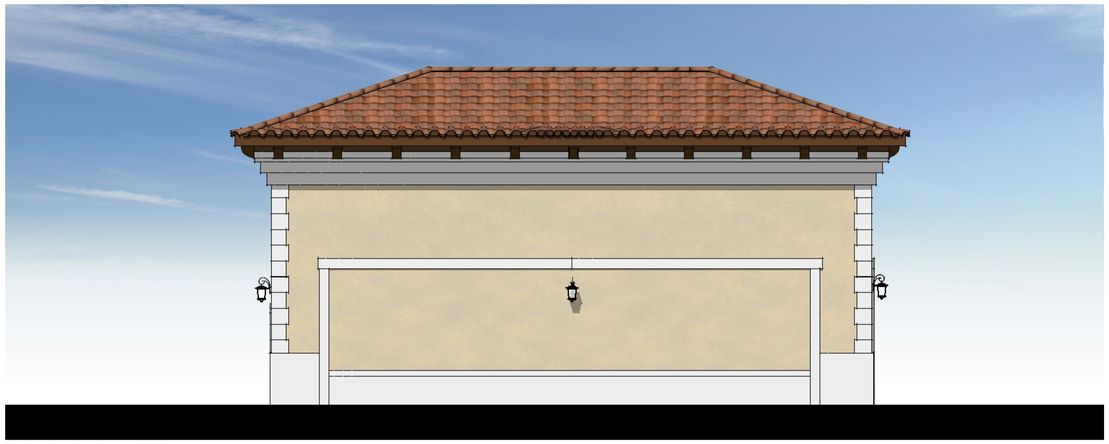
0 8 16

ANCHOR GROCER ELEVATIONS | A1.17

URBAN ARENA

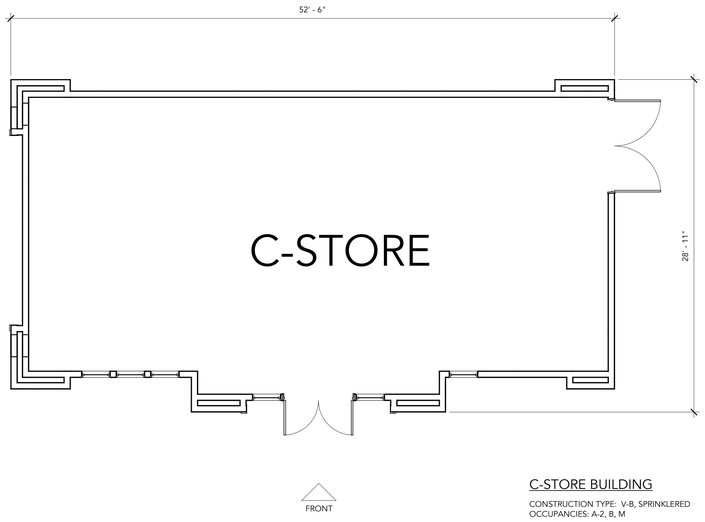
FRONT ELEVATION

RIGHT ELEVATION



REAR ELEVATION

LEFT ELEVATION



C-STORE BUILDING

CONSTRUCTION TYPE: V-B, SPRINKLERED
OCCUPANCIES: A-2, B, M

GROSS FLOOR AREA: 1,457 SF

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

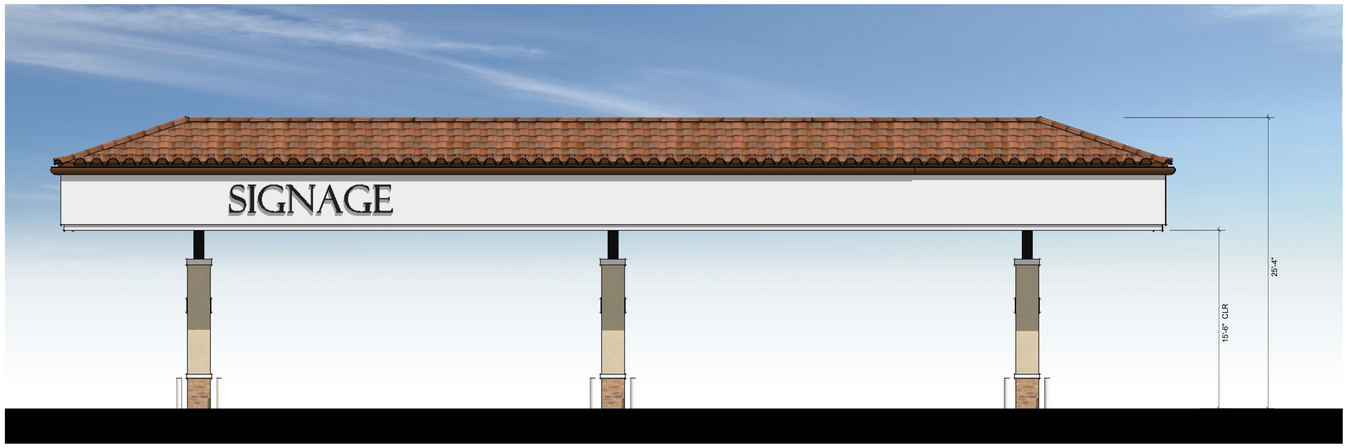
3/16" = 1'- 0" SCALE

0 8 16

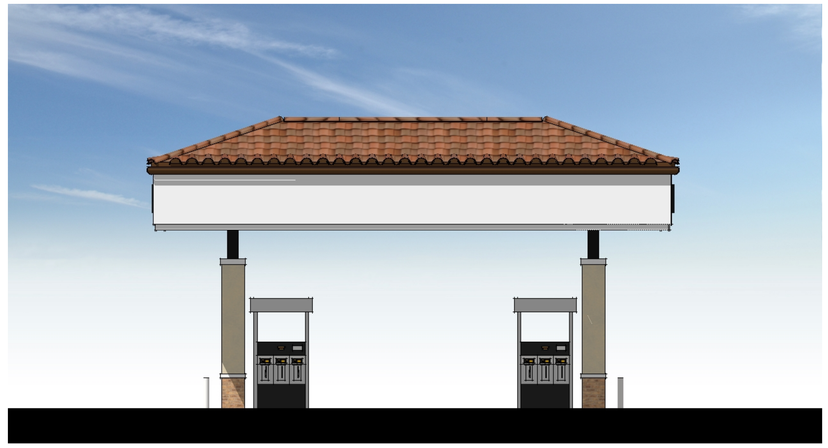
C-STORE FLOOR PLAN & ELEVATIONS | A1.18

URBAN ARENA

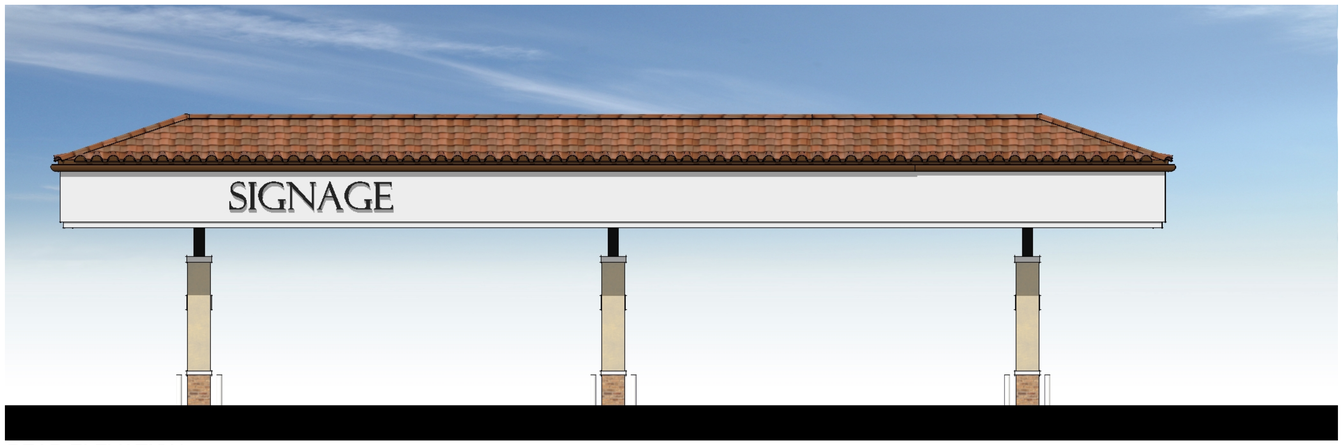
1634



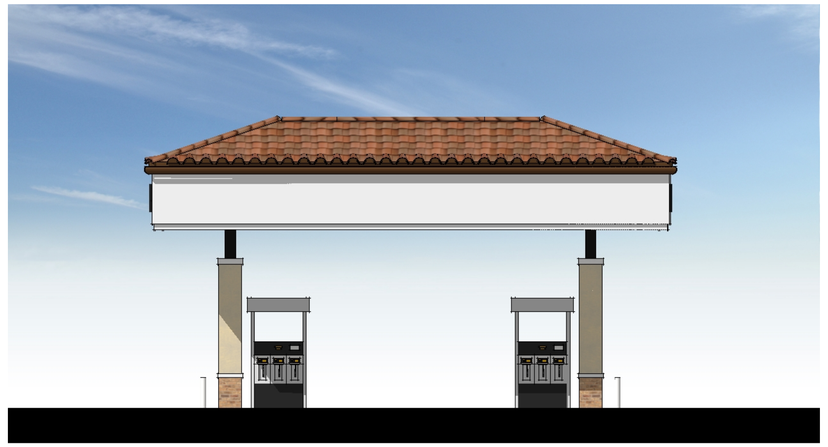
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

FUEL CENTER ELEVATIONS | A1.19

URBAN ARENA

1635

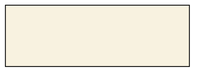
ANCHOR GROCER ELEVATION

SHOPS C ELEVATION

SHOPS D ELEVATION

DECORATIVE WALL LIGHT FIXTURES

BODY COLOR 1
SHERWIN WILLIAMS
SW 6182 | ETHEREAL WHITE



BODY COLOR 2
SHERWIN WILLIAMS
SW 7557 | SUMMER WHITE

BODY COLOR 3
SHERWIN WILLIAMS
SW 6686 | LEMON CHIFFON

BODY COLOR 4
SHERWIN WILLIAMS
SW 6358 | CREAMERY

BODY COLOR 5
SHERWIN WILLIAMS
SW 1015 | SKYLINE STEEL

NOTE:
BODY COLORS SHALL BE STUCCO 20/30 SAND FINISH

TRIM COLOR 1
SHERWIN WILLIAMS
SW 7005 | PURE WHITE

WOOD OVERHEAD / RAFTER TAILS
SHERWIN WILLIAMS
SW 6083 | SABLE

AWNING COLOR 1
SUNBRELLA
BLACK | SKU: 4608 - 0000

AWNING COLOR 2
SUNBRELLA
BURGUNDY | SKU: 4631 - 0000

AWNING COLOR 3
SUNBRELLA
IVY | SKU: 4632 - 0000

FIBERGLASS AWNING
SHERWIN WILLIAMS
SW 6258 | TRICORN BLACK

METAL VINE TRELLIS
SHERWIN WILLIAMS
SW 6258 | TRICORN BLACK

STOREFRONT FRAME
US ALUMINUM
UC74957 | CLASSIC BRONZE

BRICK VENEER
HEBRON BRICK
THIN BRICK | BOURBON STREET

STONE VENEER
ELDORADO STONE
MARQUEE24 | DOVETAIL

PRECAST CONCRETE COLUMNS
VALORI PRECAST
BLANCO | SANDBLAST LIGHT

CLAY TILE ROOF 1
BORAL
BARCELONA | VERNON CLAY

VENTANA PA4 COMMERCIAL

FONTANA | CALIFORNIA

THE PREVITI GROUP | 25-141

DATE 04 | 16 | 26

3/16" = 1'- 0" SCALE

0 8 16

COLORS & MATERIALS | A1.20

URBAN ARENA

NOTE:
LANDSCAPE WITHIN ALL CLEAR SIGHT TRIANGLES SHALL BE MAINTAINED SUCH THAT THE VERTICAL LINE OF SIGHT IS PRESERVED AT ALL TIMES, WHICH MAY NECESSITATE LANDSCAPING WHICH IS LESS THAN 36" IN HEIGHT WHEN GRADES ARE ACCOUNTED FOR.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS
TREES				
	Olea europaea 'Swan Hill'	Olive Tree (Fruitless)	36" BOX	L
	Lophostemon conferta	Brisbane Box	24" BOX	M
	Brachychiton populneus	Bottle Tree	24" BOX	L
	Melaleuca quinquinervia	Cajeput Tree	24" BOX	L
	Cercidium floridum	Palo Verde	24" BOX	L
	Koelreuteria paniculata	Goldenrain Tree	24" BOX	M
	Lagerstroemia indica	Crape Myrtle	24" BOX	L
	Podocarpus gracilior	Fern Pine	24" BOX	M
	Cupressus sempervirens "Tiny Tower"	Italina Cypress	24" BOX	M
	Cedrus deodora	Deodor Cedar	36" BOX	M
	Platanus racemosa	California Sycamore	36" BOX	M
	Quercus agrifolia	Coast Live Oak	36" BOX	L
	Raphiolepis indica "Montic"	Indian Hawthorn	24" BOX	M
	Euonymous j. "Green Spire"	Green Spire Euonymous	15 Gal.	M
	Ilex crenata "Sky Pencil"	Sky Pencil Holly	15 Gal.	L
	Cercis candensis "Forest Pansy"	Eastern Redbud	24" BOX	M
	Lagerstroemia indica	Crape Myrtle	24" BOX	L
	Street Tree per City Designation		24" BOX	-
SHRUBS				
	Abelia grandiflora 'Compacta'	Dwarf Abelia	5 Gal.	M
	Baccharis pilularis "Twin Peaks"	Coyote Brush	5 Gal.	L
	Calandrinia grandiflora	Rock Purslane	5 Gal.	L
	Callistemon v. "Little John"	Dwarf Bottle Brush	5 Gal.	L
	Dianella revoluta 'DR5000	Little Rev Flax Lily	5 Gal.	L
	Dianella tasmanica 'Silver Streak	Silver Streak Flax Lily	5 Gal.	M
	Elaeagnus pungens	Silver Berry	5 Gal.	L
	Erigeron karvinskianus	Santa Barbara Daisy	1 Gal.	M
	Feijoa sellowiana	Pineapple Guava	5 Gal.	M
	Juniperus scolporum "Sky Rocket"	Sky Rocket Juniper	5 Gal.	L
	Lippia nodiflora 'Kurapia S1'	Kurapia	Flats	L
	Lantana hybrids 'New Gold'	New Gold Lantana	5 Gal.	L
	Laurus nobilis	Bay Laurel	5 Gal.	L
	Ligustrum japonica	Privet	5 Gal.	M
	Moraea bicolor	Fortnight Lily	5 Gal.	M
	Muhlenbergia rigins	Deer Grass	1 Gal.	L
	Myoporum parvifolium "Pink"	Myoporum	1 Gal.	L
	Olea europaea "Little Ollie"	Dwarf Olive	5 Gal.	L
	Pennisetum 'Fairy Tails'	Fairy Tails Fountain Grass	5 Gal.	L
	Podocarpus elongatis 'Monmal'	Icee Blue Yellow Wood	5 Gal.	M
	Prunus carolinianna "Bright n' Tight"	Carlina Cherry	5 Gal.	M
	Rhamnus californica "Little Sur"	Dwarf Coffeeberry	5 Gal.	L
	Rhaphiolepis indica 'Clara'	Dwarf Indian Hawthorne	5 Gal.	M
	Rhaphiolepis indica 'Montic'	Indian Hawthorne	5 Gal.	M
	Rhaphiolepis umbellulata 'Minor'	Yedda Hawthorne	5 Gal.	M
	Rosmarinus off. 'Huntington Carpet'	Huntington Rosemary Carpet	5 Gal.	L
	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	5 Gal.	L
	Trachelospermum asiaticum	Asian Jasmine	1 Gal.	M
	Westringia fruticosa 'WES05'	Mundi Coast Rosemary	5 Gal.	L
VINE ON TRELLIS				
	Distictis buccinatoria	Blood Red Trumpet Vine	5 Gal.	M

LEGEND

1. GRAND PIAZZA W/ ENHANCED PAVING (SEE ENLARGEMENT-SHEET L2)
2. MAIN ENTRY
3. SECONDARY ENTRY
4. DECORATIVE TRELLIS ON CENTRAL SPINE SEE DETAIL SHEET L4
5. TYPICAL UTILITY EQUIPMENT
6. COMMERCIAL PLAZA PAVING
7. SUPERMARKET PAVING
8. STUCCO RETAINING WALL W/ GUARDRAIL SEE DETAIL SHEET L4
9. RESIDENTIAL TO COMMERCIAL ACCESS RAMP W/ (3) THEMATIC ARCHES
10. TRASH ENCLOSURE
11. POLE LIGHT FIXTURE
12. PEDESTRIAN CONNECTIVITY W/ ENHANCED PAVING
13. COMMERCIAL CENTER SIGNS SEE DETAIL SHEET L4
14. CORNER MONUMENT SEE DETAIL SHEET L4
15. ACCESS TO VASARI APARTMENTS

SITE AREA CALCULATION

AREA	SF	PERCENTAGE
TOTAL SITE	511,582 SF	
LANDSCAPED AREA	86,625 SF	16.9%
LANDSCAPED AREA +PIAZZA PAVING AREA	102,014 SF	19.9%

CONCEPTUAL LANDSCAPE SITE PLAN

L1

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SCALE 1"=40'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 2792
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26

1637

LEGEND

1. GRAND PIAZZA W/ ENHANCED PAVING
2. CENTRAL FOUNTAIN ELEMENT W/ TRELLIS SHADE STRUCTURES
3. RAISED PLANTER W/ SPECIMEN TREE
4. SEATING AREA W/ SHADE STRUCTURE & DECORATIVE POTS
5. SUPERMARKET PAVING
6. ENHANCED RETAINING WALL
7. RESIDENTIAL TO COMMERCIAL ACCESS RAMP W/ (3) THEMATIC ARCHES
8. TRASH ENCLOSURE
9. POLE LIGHT FIXTURE
10. DECORATIVE POTS
11. TYPICAL FURNITURE LAYOUT

CONCEPTUAL LANDSCAPE ENLARGEMENT PLAN - PIAZZA

L2

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

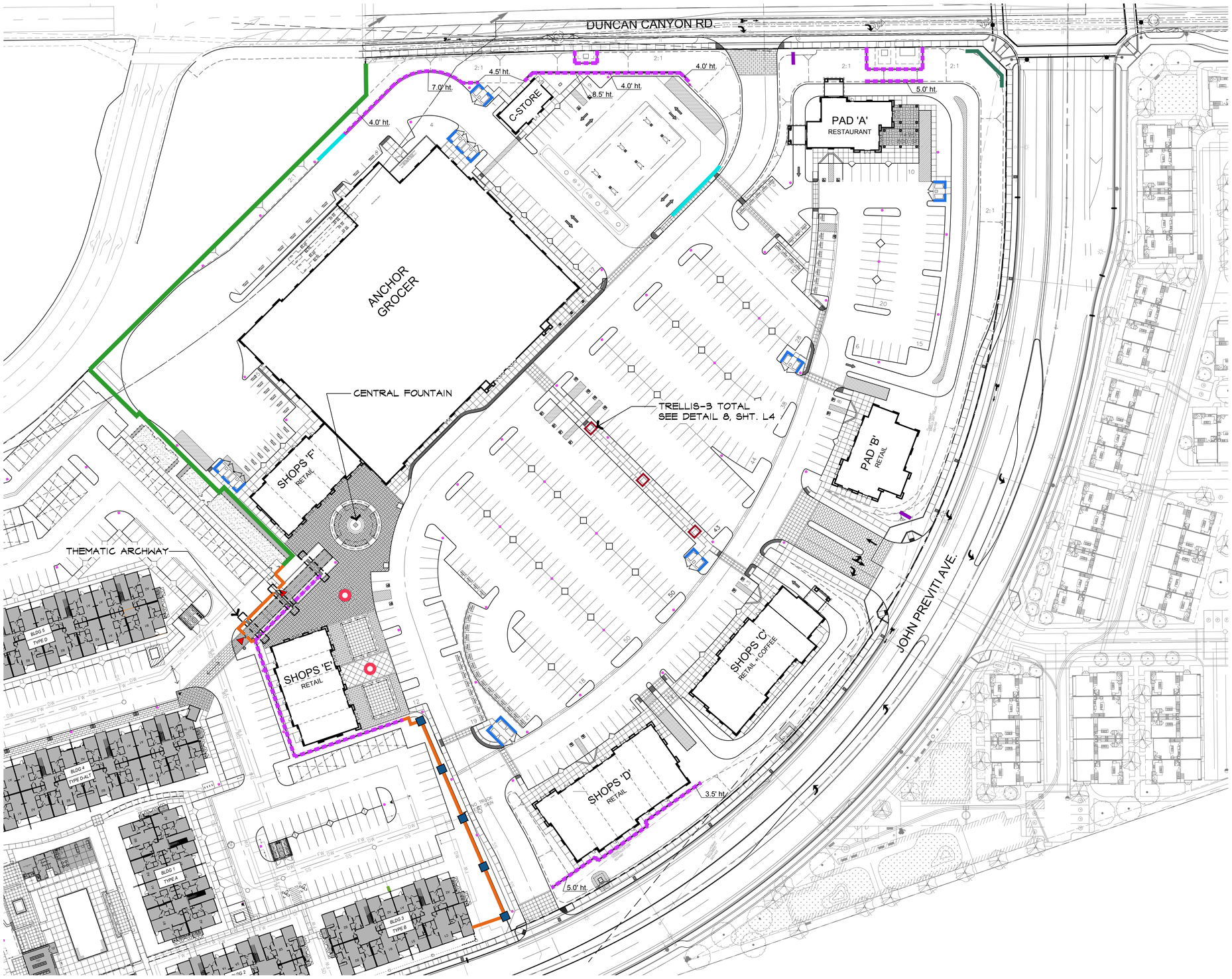
Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SCALE 1"=20'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Fullerton, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26



LEGEND

- RAISED PLANTER — See Detail 3, Sheet L4
- 18" SQ. STUCCO PILASTER — See Detail 2, Sheet L4
- 6' TUBULAR STEEL FENCE — See Detail 4, Sheet L4
- PERIMETER WALL — See Detail 1, Sheet L4
- STUCCO WALL @ TRASH ENCLOSURE
- STUCCO RETAINING WALL — See Detail 5, Sheet L4
- STUCCO RETAINING WALL W/ GUARDRAIL — See Detail 6, Sheet L4
- CORNER MONUMENT WALL — See Detail 9, Sheet L4
- COMMERCIAL CENTER SIGN — See Detail 10, Sheet L4
- PEDESTRIAN ACCESS T.S. GATE

FENCE AND WALL PLAN

L3

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

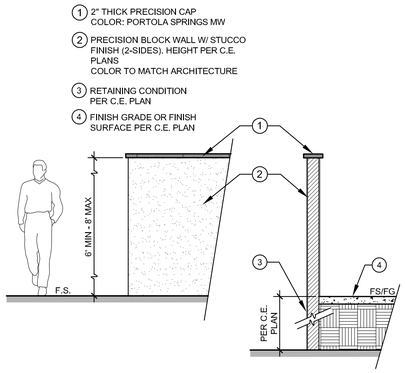
Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

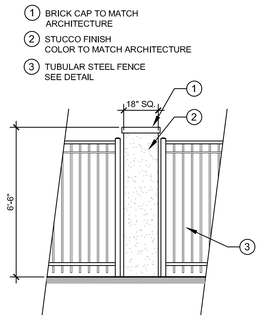
SCALE 1"=40'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 3782
(949) 644-9370 FAX (714) 210-3140

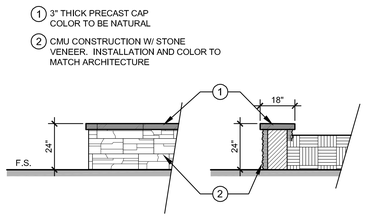
JOB NO.: 25-039
DATE: 04-16-26



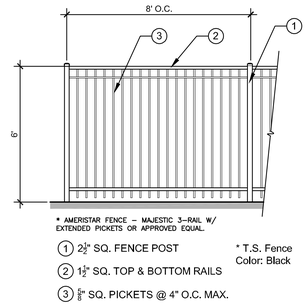
1 PERIMETER WALL



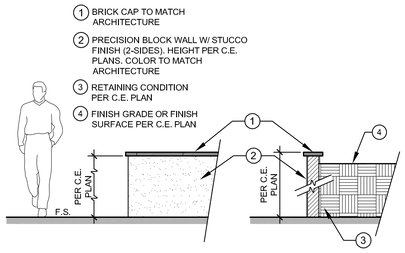
2 18" SQ. STUCCO PILASTER



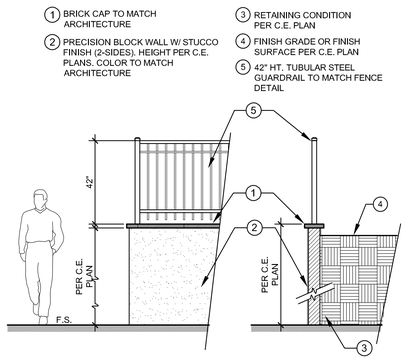
3 RAISED PLANTER



4 6' TUBULAR STEEL FENCE

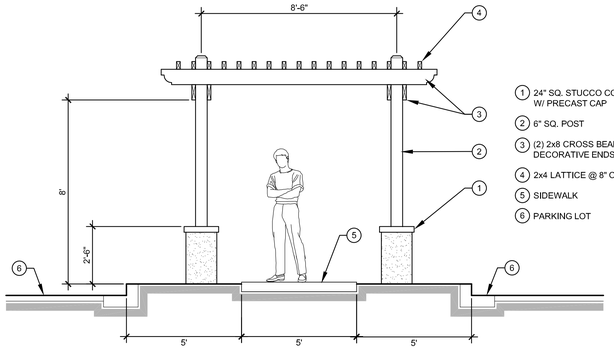


5 STUCCO RETAINING WALL

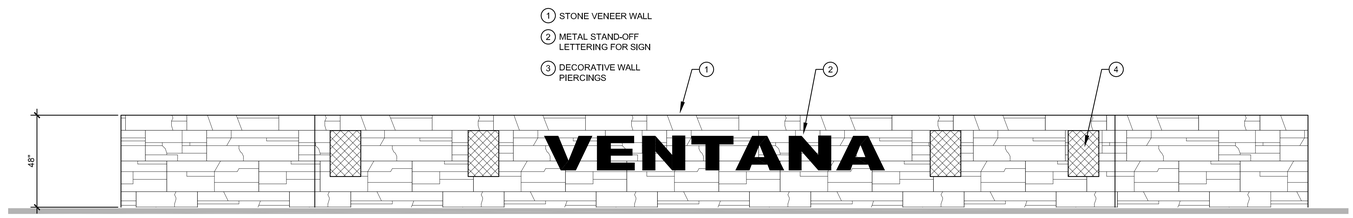


6 STUCCO RETAINING WALL W/ GUARDRAIL

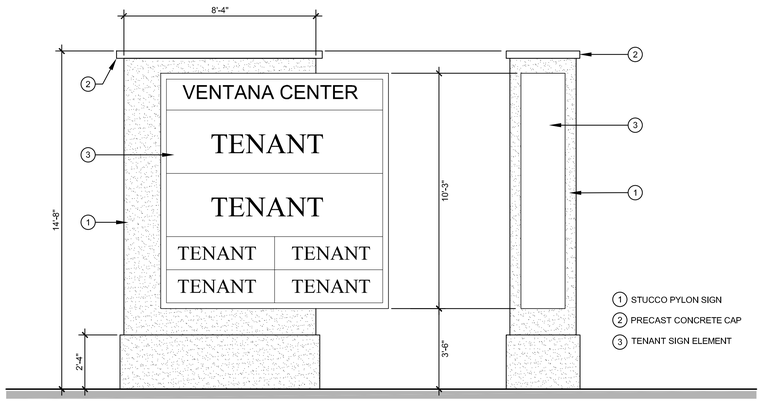
7 THEMATIC ARCHWAY



8 TRELLIS @ CENTRAL SPINE



9 CORNER MONUMENT @ DUNCAN CANYON ROAD AND JOHN PREVITI AVENUE



10 COMMERCIAL CENTER SIGN

FENCE AND WALL DETAILS

L4

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

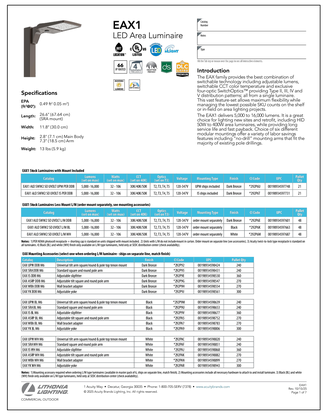
Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Palhamus, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26

1640



EAX1
LED Area Luminaire

Specifications

EPA (N-W-O): 0.49 ft² (0.05 m²)

Length: 29.42" (47.64 cm) (GMA mount)

Width: 11.81" (30.0 cm)

Height: 2.97" (7.5 cm) Main Body 7.27" (18.5 cm) Arm

Weight: 13 lbs (5.9 kg)

Introduction

The EAX family provides the best combination of performance, efficiency, reliability and economy, switchable DCT optics, mounting at and above four-optic SwitchOptics™ providing Type II, III, IV and V distributions in a single housing. Type V Square. This cast features set allows maximum flexibility while managing the lowest possible SKU counts on the shelf or in the field on site lighting projects.

The EAX1 delivers 5,000 to 16,000 lumens. It is a great choice for replacing 175 watt to 400W metal halide (MH) or 50W to 400W area luminaires, while providing long service life and fast payback. Choice of six different mounting options, including the versatile EAX1 with features including "round-fit" mounting arms that fit the majority of existing pole drillings.

CSA C654 Listed Luminaires with Mount Included

Catalog	Lumens (Nominal)	Watts (Nominal)	CCT (Nominal)	Optics	Voltage	Mounting Type	Finish	U-Code	GPC	Pallet Qty
EAX1 A2D 50PKE SV 5K120 U UPM PCB DDB	5,000 - 16,000	32 - 106	3IN/4IN/5K	T2, T3, T4, T5	120-347V	UPM drop included	Dark Bronze	*DDPKE	801980105764	21
EAX1 A2D 50PKE SV 5K120 U T4 WHB	5,000 - 16,000	32 - 106	3IN/4IN/5K	T2, T3, T4, T5	120-347V	U-drop included	Dark Bronze	*DDPKE	801980105772	21

EAX1 Dark Luminaires Less Mount (LM) (order mount separately, see mounting accessories)

Catalog	Lumens (Nominal)	Watts (Nominal)	CCT (Nominal)	Optics	Voltage	Mounting Type	Finish	U-Code	GPC	Pallet Qty
EAX1 A2D 50PKE SV 5K120 U LM BSW	5,000 - 16,000	32 - 106	3IN/4IN/5K	T2, T3, T4, T5	120-347V	wBH mount separately	Dark Bronze	*DDPKE	801980105780	40
EAX1 A2D 50PKE SV 5K120 U LM WH	5,000 - 16,000	32 - 106	3IN/4IN/5K	T2, T3, T4, T5	120-347V	wBH mount separately	Black	*DDPKE	801980105798	40
							White	*DDPKE	801980105806	40

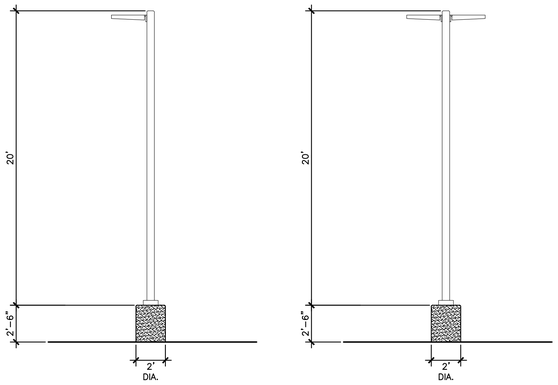
Note: UPM DDB pictured in product + shorting cap is standard on each shipped with mount included. If field retrofit, that will be included in a carton. Slide mount as required (see size accessories). If dusky mark to mark type mast/pole is standard on each shipped with mount included. If field retrofit, that will be included in a carton. Slide mount as required (see size accessories).

EAX Round Pole Accessories (select one when ordering LM luminaires - ships on separate line, match finish)

Catalog	Description	Finish	U-Code	Pallet Qty
EAX UPM DB HL	Universal tilt arm square/round 3 pole top tenon mount	Dark Bronze	*DUPM	801980105814	240
EAX 3IN DB HL	Standard square and round pole arm	Dark Bronze	*DUPM	801980105831	240
EAX 4IN DB HL	Standard square and round pole arm	Dark Bronze	*DUPM	801980105848	240
EAX ADP DB HL	Adjustable tilt square and round pole arm	Dark Bronze	*DUPM	801980105855	270
EAX WBU DB HL	Wall bracket adapter	Dark Bronze	*DUPM	801980105824	270
EAX TB DB HL	Adjustable yoke	Dark Bronze	*DUPM	801980105863	300
EAX UPM BK HL	Universal tilt arm square/round 3 pole top tenon mount	Black	*DUPM	801980105939	240
EAX 3IN BK HL	Standard square and round pole arm	Black	*DUPM	801980105947	240
EAX 4IN BK HL	Standard square and round pole arm	Black	*DUPM	801980105954	240
EAX ADP BK HL	Adjustable tilt square and round pole arm	Black	*DUPM	801980105962	270
EAX WBU BK HL	Wall bracket adapter	Black	*DUPM	801980105921	270
EAX TB BK HL	Adjustable yoke	Black	*DUPM	801980105996	300
EAX UPM WH HL	Universal tilt arm square/round 3 pole top tenon mount	White	*DUPM	801980105970	240
EAX 3IN WH HL	Standard square and round pole arm	White	*DUPM	801980105988	240
EAX 4IN WH HL	Standard square and round pole arm	White	*DUPM	801980105996	240
EAX ADP WH HL	Adjustable tilt square and round pole arm	White	*DUPM	801980106002	270
EAX WBU WH HL	Wall bracket adapter	White	*DUPM	801980105988	270
EAX TB WH HL	Adjustable yoke	White	*DUPM	801980106085	300

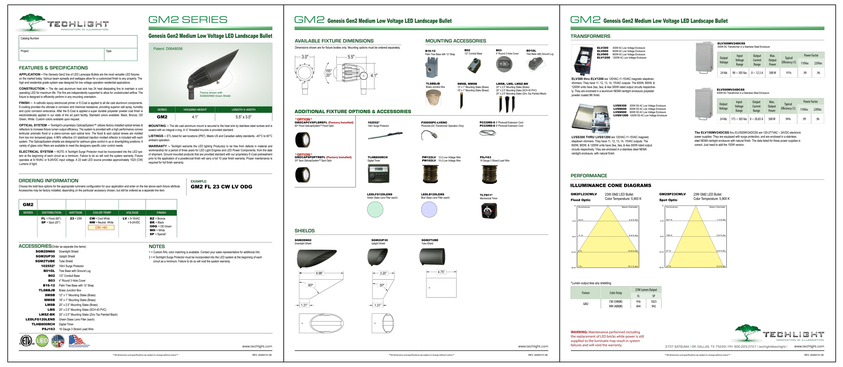
Notes: 1 Mounting accessory required when ordering LM type luminaires (available in round and HT). Ships on separate line, match finish. 2 Mounting accessories include all necessary hardware to attach to and install luminaire. 3 Stock DLC and white color finish only available on HH type luminaires, will ship at 4-5 W. distributors center (where available).

LITHONIA LIGHTING
COMMERCIAL OUTDOOR
1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.acuitybrands.com
© 2020 Acuity Brands Lighting, Inc. All rights reserved.
Rev. 07/20
Page 1 of 7



SINGLE DOUBLE

PARKING LOT LIGHT FIXTURE
EAX-3 on a 20' pole
by Lithonia Lighting or equal (DARK BRONZE)



GM2 SERIES
Genesis Gen2 Medium Low Voltage LED Landscape Bullet

FEATURES & SPECIFICATIONS

ORDERING INFORMATION

ACCESSORIES

NOTES

GM2 Genesis Gen2 Medium Low Voltage LED Landscape Bullet

AVAILABLE FIXTURE DIMENSIONS

MOUNTING ACCESSORIES

ADDITIONAL FIXTURE OPTIONS & ACCESSORIES

SHIELDS

GM2 Genesis Gen2 Medium Low Voltage LED Landscape Bullet

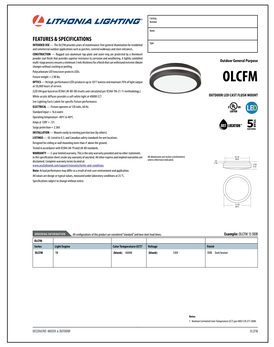
TRANSFORMERS

PERFORMANCE

ILLUMINANCE CONE DIAGRAMS

TECHLIGHT
2707 SATSUMA | DR, DALLAS, TX 75220 | PH: 800.669.0707 | sayhi@techlight.c | www.techlight.com

TREE/WALL UPLIGHT
GM2-LV by Techlight or equal (Dark Bronze)



LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

Outdoor General Purpose
OLCFM
INDOOR LED CAST FLUSH MOUNT

Example: OLCFM 3 SWW7 M4

DOWNLIGHT IN OVERHEADS
OLCFM Flush Mount Canopy Light by Lithonia Lighting or equal

ALCON LIGHTING
SPECIFICATION SHEET
Shop Now

INTENDED USE
FEATURES
ORDERING INFORMATION Example: (31022-2-27K-BK)

WALL/SIGN UPLIGHT
6' Architectural LED Commercial Sign Light by Alcon Lighting or equal

LIGHTING LEGEND

PARKING LOT LIGHT FIXTURE-SINGLE
EAX-3 on a 20' pole (1 light fixture)
by Lithonia Lighting or equal (DARK BRONZE)

PARKING LOT LIGHT FIXTURE-DOUBLE
EAX-3 on a 20' pole (2 light fixtures)
by Lithonia Lighting or equal (DARK BRONZE)

TREE UPLIGHT
GM2-LV by Techlight or equal (DARK BRONZE)

CANOPY LIGHT IN OVERHEAD
Outdoor LED Cast Flush Mount (OLCFM)
by Lithonia Lighting (DARK BRONZE)

WALL/SIGN UPLIGHT
6' Architectural LED Commercial Sign Light (#31022)
by Alcon Lighting (DARK BRONZE)

* DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

NOTE:
THIS LIGHTING PLAN IS FOR REFERENCE PURPOSES ONLY. PLEASE SEE ELECTRICAL ENGINEER'S PLANS FOR SPECIFIC LIGHTING INFORMATION. FIXTURES SELECTED MAY BE REPLACED WITH EQUALS

CONCEPTUAL LIGHTING SPECIFICATIONS

L5

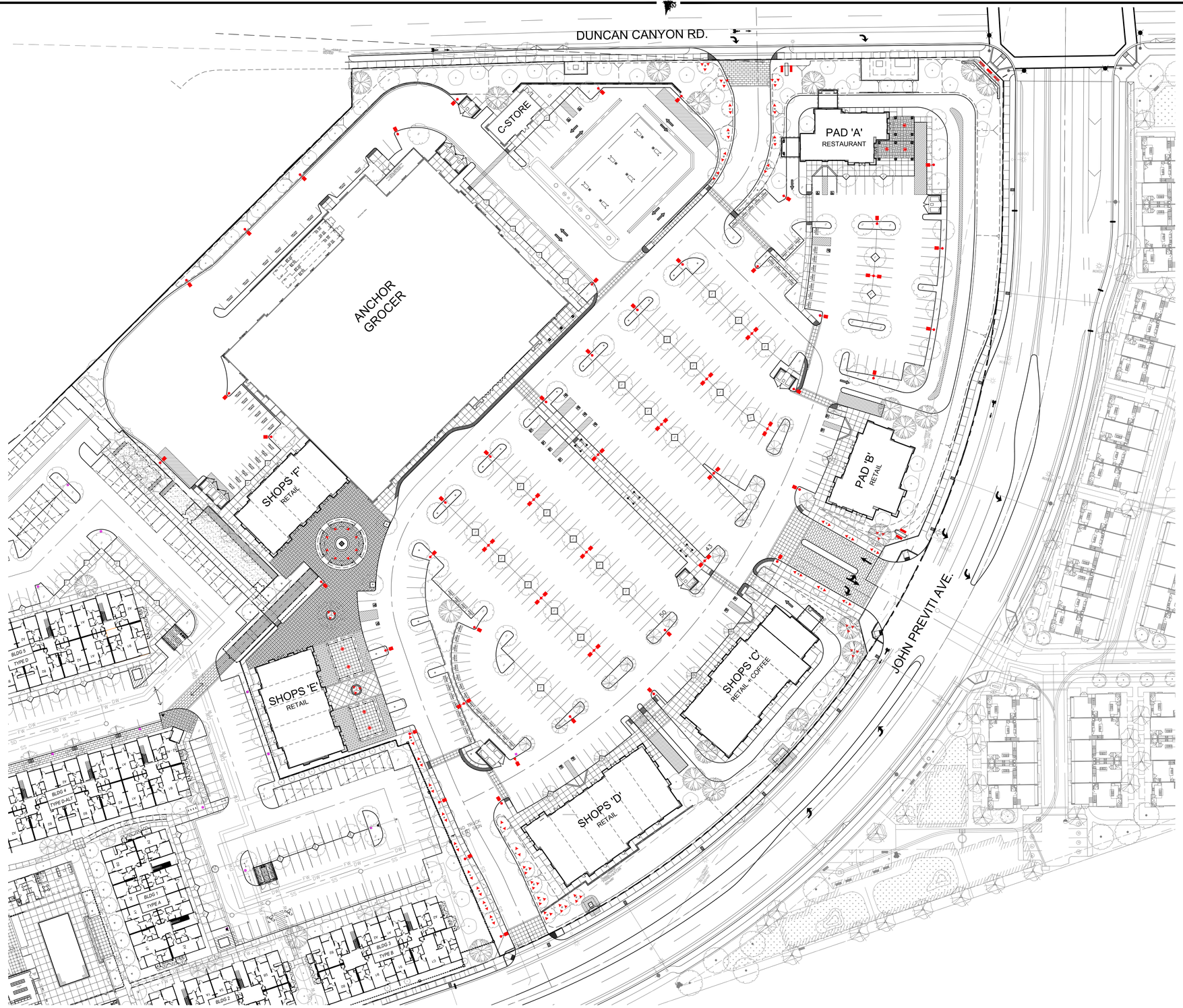
The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhamus, License # 2782
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26



LIGHTING LEGEND

- PARKING LOT LIGHT FIXTURE-SINGLE
  EAX-3 on a 20' pole (1 light fixture)
  by Lithonia Lighting or equal (DARK BRONZE)
- PARKING LOT LIGHT FIXTURE-DOUBLE
  EAX-3 on a 20' pole (2 light fixtures)
  by Lithonia Lighting or equal (DARK BRONZE)
- TREE UPLIGHT
  GM2-LV by Techlight or equal (DARK BRONZE)
- CANOPY LIGHT IN OVERHEAD
  Outdoor LED Cast Flush Mount (OLCFM)
  by Lithonia Lighting (DARK BRONZE)
- WALL/SIGN UPLIGHT
  6' Architectural LED Commercial Sign Light (#31022)
  by Alcon Lighting (DARK BRONZE)

* DECORATIVE BUILDING SCONCE LIGHT
LOCATION & SPECS PER ARCHITECT'S PLAN

NOTE:
THIS LIGHTING PLAN IS FOR REFERENCE PURPOSES ONLY. PLEASE SEE ELECTRICAL ENGINEER'S PLANS FOR SPECIFIC LIGHTING INFORMATION. FIXTURES SELECTED MAY BE REPLACED WITH EQUALS

CONCEPTUAL LIGHTING PLAN

L6

The Previti Group
2151 E. Convention Center Way, Suite 114
Ontario, California 917864

Ventana PA-4 Commercial Center

FONTANA, CALIFORNIA

SCALE 1"=40'

SITESCAPES
Landscape Architecture & Planning
3190-B2 Airport Loop Drive
Costa Mesa, CA 92626
Richard Polhemus, License # 2702
(949) 644-9370 FAX (714) 210-3140

JOB NO.: 25-039
DATE: 04-16-26

CITY OF FONTANA
UTILITY NOTIFICATION LIST:

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
7951 REDWOOD AVENUE
FONTANA, CA 92336
PHONE: 909.357.6221

NATURAL GAS:
THE GAS COMPANY, SEMPRA UTILITIES
16231 VALLEY BLVD.
FONTANA, CA 92235
PHONE: 800.427.2200. 909.428.8411

WATER:
WEST VALLEY DISTRICT
855 W. BASELINE ROAD
RIALTO, CA 92377
PHONE: 909.875.1361

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
PHONE: 909.822.2201

WATER:
CRAWFORD CANYON MUNICIPAL WATER DISTRICT
21559 LITTON AVE
GRAND TERRACE, CA 92313
PHONE: 909.824.5352

SEWER:
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92335
PHONE: 909.350.6632

SEWER TREATMENT FACILITIES
INLAND EMPIRE UTILITY AGENCY
12645 6TH STREET
RANCHO CUCAMONGA, CA 91739
PHONE: 909.947.4131

SOLID WASTE:
BURRTEC WASTE
9454 CHERRY AVENUE
FONTANA, CA 92335
PHONE: 909.822-9739

TELEPHONE:
AT&T
11464 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
PHONE: 714.666.5415

CABLE SERVICES:
TIME WARNER CABLE
1205 DUPONT AVENUE
ONTARIO, CA 91761
PHONE: 909.390.4738

NOTE:
ADD 1800 FEET TO ALL TWO DIGIT ELEVATIONS STARTING WITH ZERO, ONE, TWO, AND THREE TO OBTAIN CURRENT DATUM.
* (I.E. 00.54 IS 1800.54)
ADD 1700 FEET TO ALL OTHER TWO DIGIT ELEVATIONS TO OBTAIN CURRENT DATUM.
* (I.E. 75.00 IS 1775.00)

SEE SHEET C-2

SHEET INDEX

SHEET NO.	DESCRIPTION
C-1	CONCEPTUAL GRADING PLAN
C-2	CONCEPTUAL GRADING PLAN
C-3	CONCEPTUAL GRADING CROSS-SECTIONS
C-4	CONCEPTUAL UTILITY PLAN
C-5	TYPICAL STREET CROSS-SECTION

LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING SPOT ELEVATION (x1790.3)
- EXISTING CONTOUR (703)
- PROPOSED CONTOUR (1790)
- DAYLIGHT LINE
- EXISTING SEWER (SS)
- EXISTING RECLAIMED WATER (RW)
- EXISTING WATER (W)
- EXISTING GAS (G)
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED WATER
- PROPOSED STORM DRAIN (SD)
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- FLOW ARROW & GRADE (2%)
- GRADED SWALE
- STREET LIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- CONCRETE PAVEMENT
- PROPOSED RETAINING WALL
- PATH OF TRAVEL
- LINE OF SIGHT
- ISD=INTERSECTION SIGHT DISTANCE
- SSD=STOPPING SIGHT DISTANCE

40' 0' 20' 40' 80'
SCALE: 1" = 40'

VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

1"=40'-0"SCALE NORTH
0 40 80

CONCEPTUAL GRADING PLAN | C-1

F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TMO1CG-COMMLDWG (04-16-26 9:11:51 AM) Plotted by: cajuirre

CITY OF FONTANA
UTILITY NOTIFICATION LIST:

ELECTRIC:
SOUTHERN CALIFORNIA EDISON COMPANY
7951 REDWOOD AVENUE
FONTANA, CA 92336
PHONE: 909.357.6221

NATURAL GAS:
THE GAS COMPANY, SEMPRA UTILITIES
16231 VALLEY BLVD.
FONTANA, CA 92235
PHONE: 800.427.2200. 909.428.8411

WATER:
WEST VALLEY DISTRICT
855 W. BASELINE ROAD
RIALTO, CA 92377
PHONE: 909.875.1361

WATER:
FONTANA WATER COMPANY
15966 ARROW ROUTE
FONTANA, CA 92335
PHONE: 909.822.2201

WATER:
CRAWFORD CANYON MUNICIPAL WATER DISTRICT
21559 LITTON AVE
GRAND TERRACE, CA 92313
PHONE: 909.824.5352

SEWER:
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92235
PHONE: 909.350.6632

SEWER TREATMENT FACILITIES
INLAND EMPIRE UTILITY AGENCY
12645 6TH STREET
RANCHO CUCAMONGA, CA 91739
PHONE: 909.947.4131

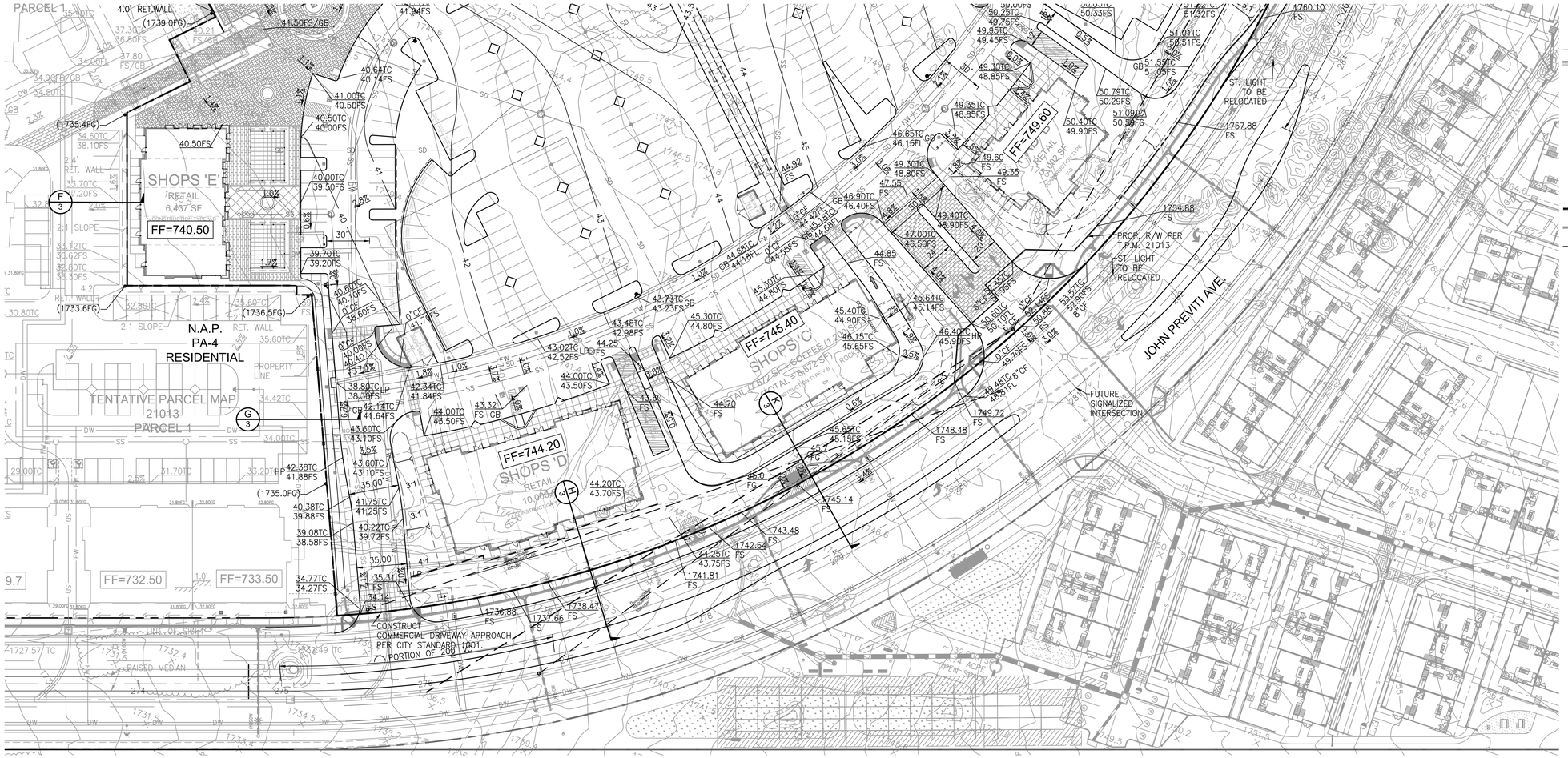
SOLID WASTE:
BURRTEC WASTE
9454 CHERRY AVENUE
FONTANA, CA 92335
PHONE: 909.822-9739

TELEPHONE:
AT&T
11464 TELEGRAPH ROAD
SANTA FE SPRINGS, CA 90670
PHONE: 714.666.5415

CABLE SERVICES:
TIME WARNER CABLE
1205 DUPONT AVENUE
ONTARIO, CA 91761
PHONE: 909.390.4738

NOTE:
ADD 1800 FEET TO ALL TWO DIGIT ELEVATIONS STARTING WITH ZERO, ONE, TWO, AND THREE TO OBTAIN CURRENT DATUM.
* (I.E. 00.54 IS 1800.54)
ADD 1700 FEET TO ALL OTHER TWO DIGIT ELEVATIONS TO OBTAIN CURRENT DATUM.
* (I.E. 75.00 IS 1775.00)

SEE SHEET C-1



LEGEND

- CENTERLINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING EASEMENT
- EXISTING SPOT ELEVATION (x1790.3)
- EXISTING CONTOUR (703)
- PROPOSED CONTOUR (1790)
- DAYLIGHT LINE
- EXISTING SEWER (SS)
- EXISTING RECLAIMED WATER (RW)
- EXISTING WATER (W)
- EXISTING GAS (G)
- EXISTING STORM DRAIN
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED WATER (W)
- PROPOSED STORM DRAIN (SD)
- PROPOSED CURB & GUTTER
- PROPOSED STORM DRAIN
- STORM DRAIN MANHOLE
- CATCH BASIN
- FLOW ARROW & GRADE (2%)
- GRADED SWALE
- STREET LIGHT
- TOP OF SLOPE
- TOE OF SLOPE
- CONCRETE PAVEMENT
- PROPOSED RETAINING WALL
- PATH OF TRAVEL
- LINE OF SIGHT

N

40' 0' 20' 40' 80'
SCALE: 1" = 40'

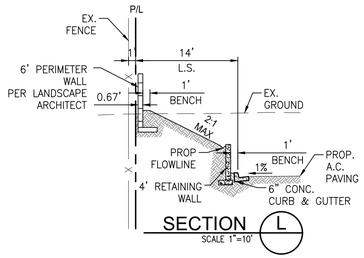
VENTANA COMMERCIAL - PA4
FONTANA | CA
THE PREVITI GROUP
DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

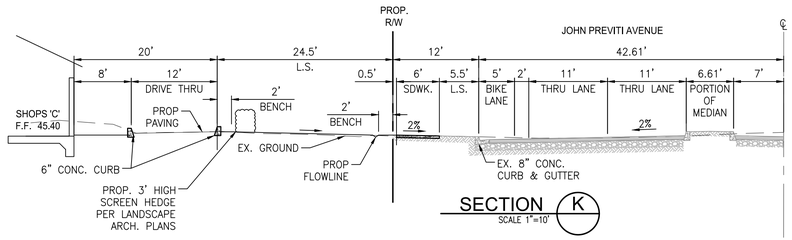
1"=40'-0"SCALE
0 40 80
NORTH

CONCEPTUAL GRADING PLAN | C-2

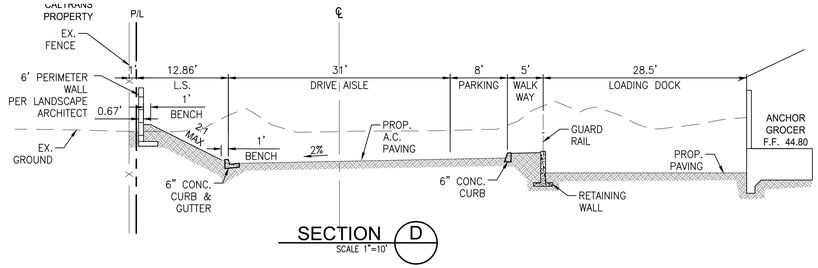
F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TM01CC-COMM.DWG (04-16-26 9:12:53AM) Plotted by: cquinn



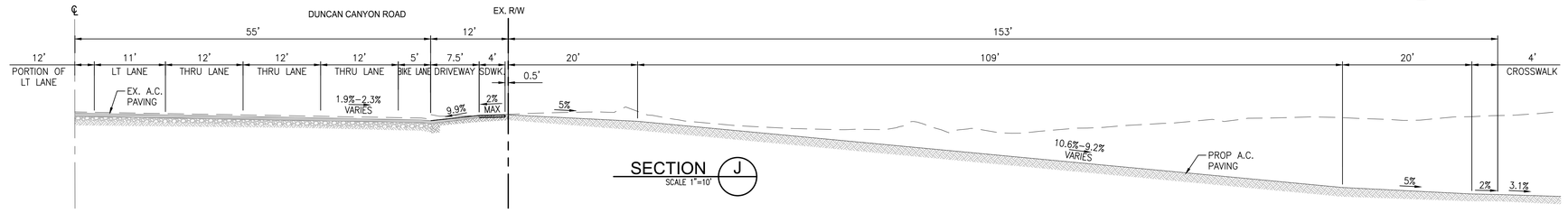
SECTION L
SCALE 1"=10'



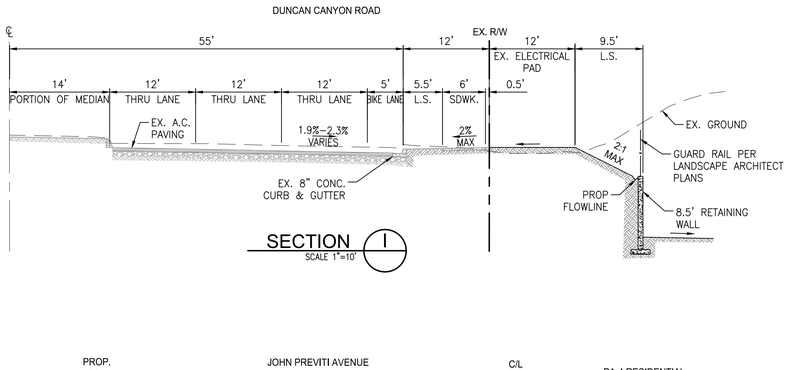
SECTION K
SCALE 1"=10'



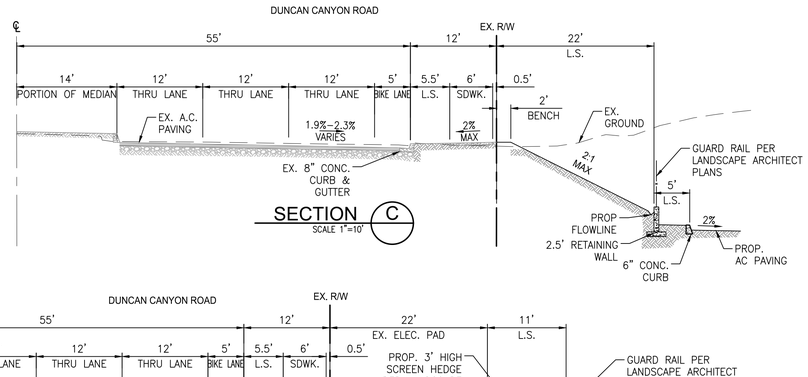
SECTION D
SCALE 1"=10'



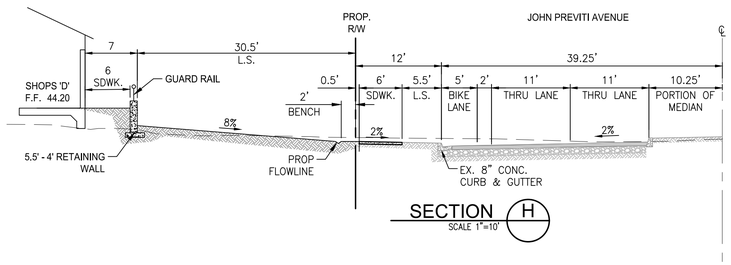
SECTION J
SCALE 1"=10'



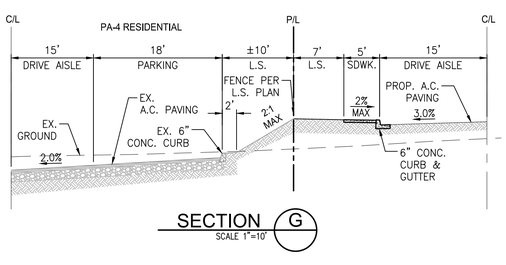
SECTION I
SCALE 1"=10'



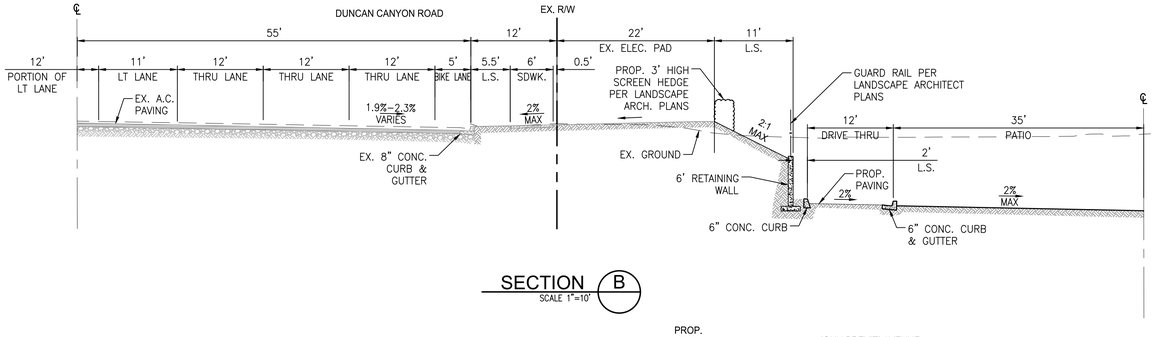
SECTION C
SCALE 1"=10'



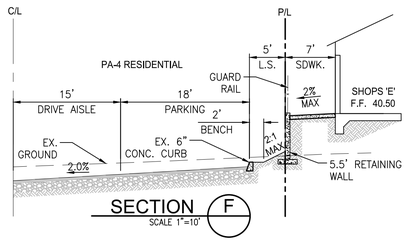
SECTION H
SCALE 1"=10'



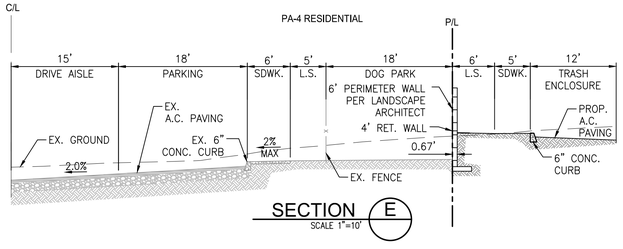
SECTION G
SCALE 1"=10'



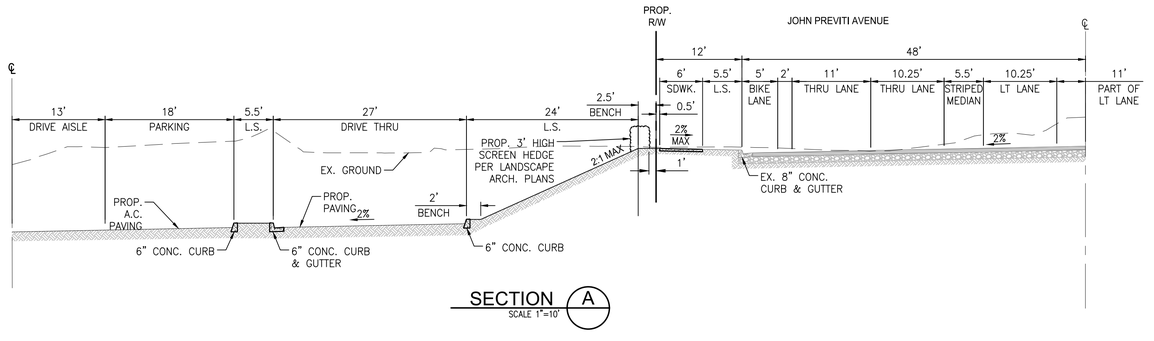
SECTION B
SCALE 1"=10'



SECTION F
SCALE 1"=10'



SECTION E
SCALE 1"=10'



SECTION A
SCALE 1"=10'

VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

1"=40'-0" SCALE
0 40 80
NORTH

CONCEPTUAL GRADING CROSS-SECTIONS | C-3

F:\PROJECTS\1655\DOCS\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TMXSEC-COMM.DWG (04-16-26 9:15:06AM) Plotted by: cquinn

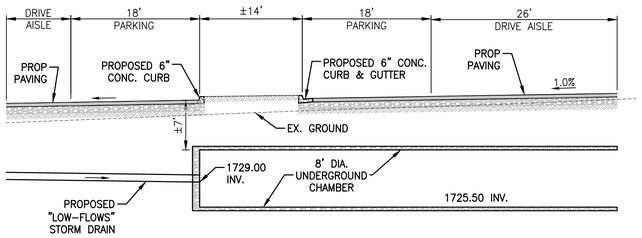
ABBREVIATIONS

A.C., AC	ASPHALT CONCRETE
AC.	ACRE
A.B.	AGGREGATE BASE
BC	BEGIN OF CURVE
BCR	BEGIN OF CURB RETURN
BVC	BEGIN VERTICAL CURVE
CF	CURB FACE
CB	CATCH BASIN
C/G	CURB & GUTTER
C/L, CL, ℄	CENTER LINE
CONC.	CONCRETE
CY	CUBIC YARD
DW, W	DOMESTIC WATER, WATER
DWY	DRIVEWAY
E.A., EA	EACH
EC	END OF CURVE
ECR	END OF CURB RETURN
EG	EXISTING GROUND
EL., ELEV	ELEVATION
E.O.D.E	EMERGENCY OVERFLOW DRAINAGE ESCAPE
EP	EDGE OF PAVEMENT
ESMT.	EASEMENT
EVC	END VERTICAL CURVE
EX., EXIST.,(E)	EXISTING
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
FW	FIRE WATER
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT
JT., JNT.	JOINT
L	LENGTH
L.F., LF	LINEAL FEET
L.S.	LUMP SUM
LT	LEFT
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
MPH	MILES PER HOUR
(N)	NEW
N.T.S., NTS	NOT TO SCALE
POC	POINT OF COMPOUND CURVE
P.C.C.	PORTLAND CEMENT CONCRETE
PI	POINT OF INTERSECTION
PRC	POINT OF REVERSE CURVE
P/L, PL	PROPERTY LINE
P.O.C.	POINT OF CONNECTION
PP	POWER POLE
PROP.	PROPOSED
P.U.E.	PUBLIC UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVT	PRIVATE
RT	RIGHT
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
RW	RETAINING WALL
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
S=	SLOPE
S, SW, SS	SEWER, SANITARY SEWER
SIM.	SIMILAR
SF, S.F.	SQUARE FEET
STA	STATION
TC	TOP OF CURB
TYP., TYP	TYPICAL
W, DW	WATER, DOMESTIC WATER
VCP	VITRIFIED CLAY PIPE

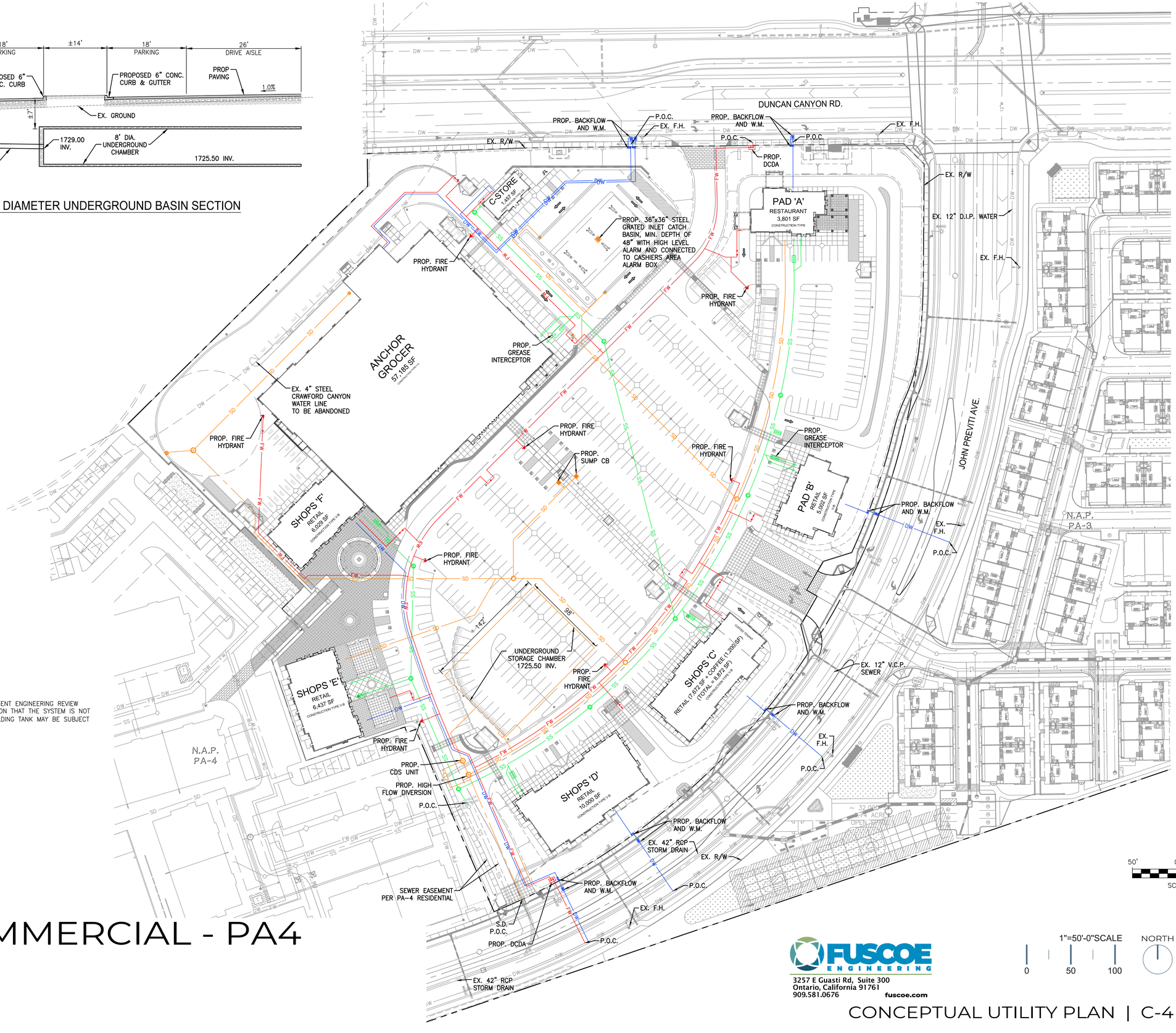
LEGEND:

DW	PROPOSED WATER LINE
FW	PROPOSED FIRE WATER LINE
SS	PROPOSED SEWER
SD	PROPOSED STORM DRAIN
	PROPOSED FIRE HYDRANT
	PROPOSED POST INDICATOR VALVE (PIV)
	PROPOSED SECTIONAL VALVE
	PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
DW	EXISTING WATER LINE
SS	EXISTING SEWER
SD	EXISTING STORM DRAIN LINE
	PROPOSED GREASE INDICATOR

*SPECIAL NOTE – FUELING AREA SPILL PREVENTION HOLDING TANK: LAND DEVELOPMENT ENGINEERING REVIEW AND APPROVAL OF THE LOCATION OF THE HOLDING TANK IS LIMITED TO CONFIRMATION THAT THE SYSTEM IS NOT CONNECTED TO SEWER AND/OR STORM DRAIN SYSTEMS. THE SPILL PREVENTION HOLDING TANK MAY BE SUBJECT TO ADDITIONAL REQUIREMENTS FROM THE ENVIRONMENTAL COMPLIANCE DIVISION.



8' DIAMETER UNDERGROUND BASIN SECTION



VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

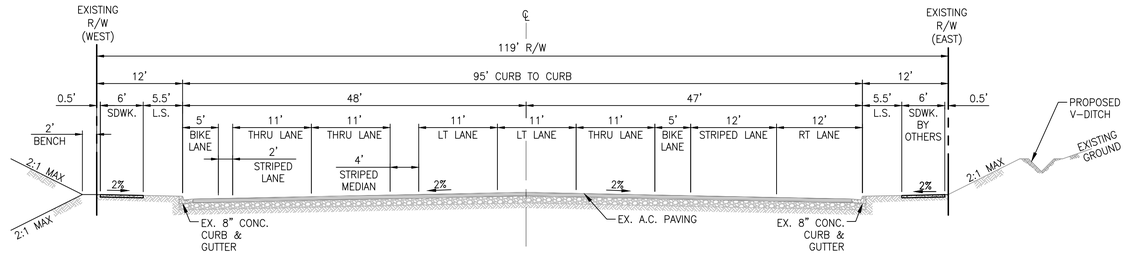
DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676
fuscoe.com

1"=50'-0"SCALE
0 50 100
NORTH

CONCEPTUAL UTILITY PLAN | C-4

F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TM041T-COMM.DWG (04-16-26 9:10:06AM) Plotted by: cojuime



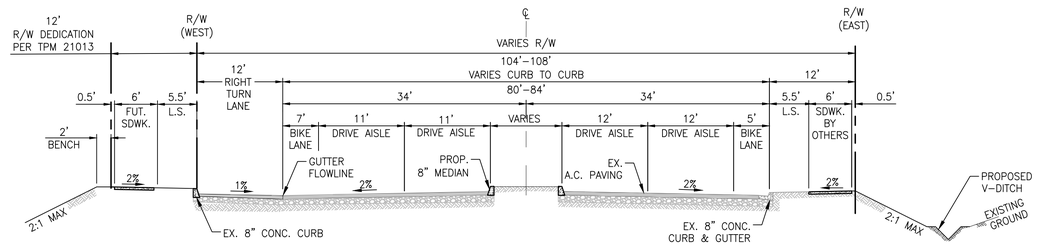
SECONDARY HIGHWAY

SCALE:1"=10'

JOHN PREVITI AVENUE

STA. 285+28.62 TO STA. 286+54.03

T.I.=9.0



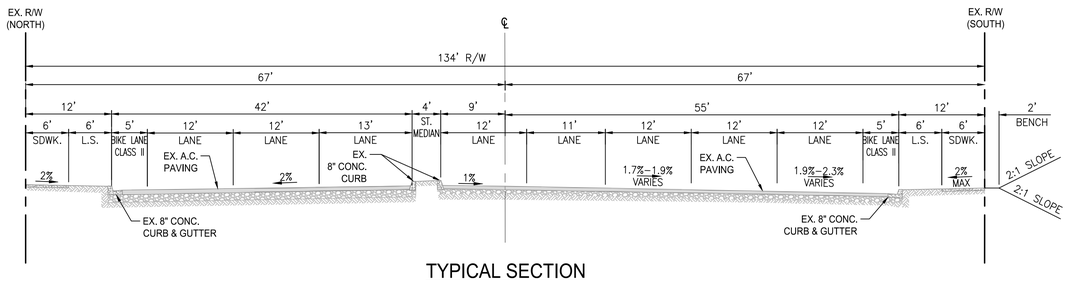
SECONDARY HIGHWAY

SCALE:1"=10'

JOHN PREVITI AVENUE

STA. 281+52.17 TO STA. 284+40.07

T.I.=9.0



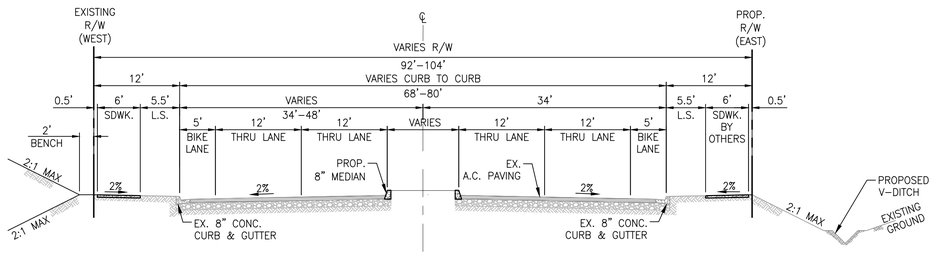
TYPICAL SECTION

STA 87+63.00 TO STA 90+05.00

SCALE: 1"=10'

DUNCAN CANYON ROAD

T.I.=11.0



SECONDARY HIGHWAY

SCALE:1"=10'

JOHN PREVITI AVENUE

STA. 274+88.70 TO STA. 281+52.17

T.I.=9.0

VENTANA COMMERCIAL - PA4

FONTANA | CA

THE PREVITI GROUP

DATE 4 | 16 | 26

FUSCOE ENGINEERING
3257 E Guasti Rd, Suite 300
Ontario, California 91761
909.581.0676 fuscoe.com

1"=40'-0"SCALE

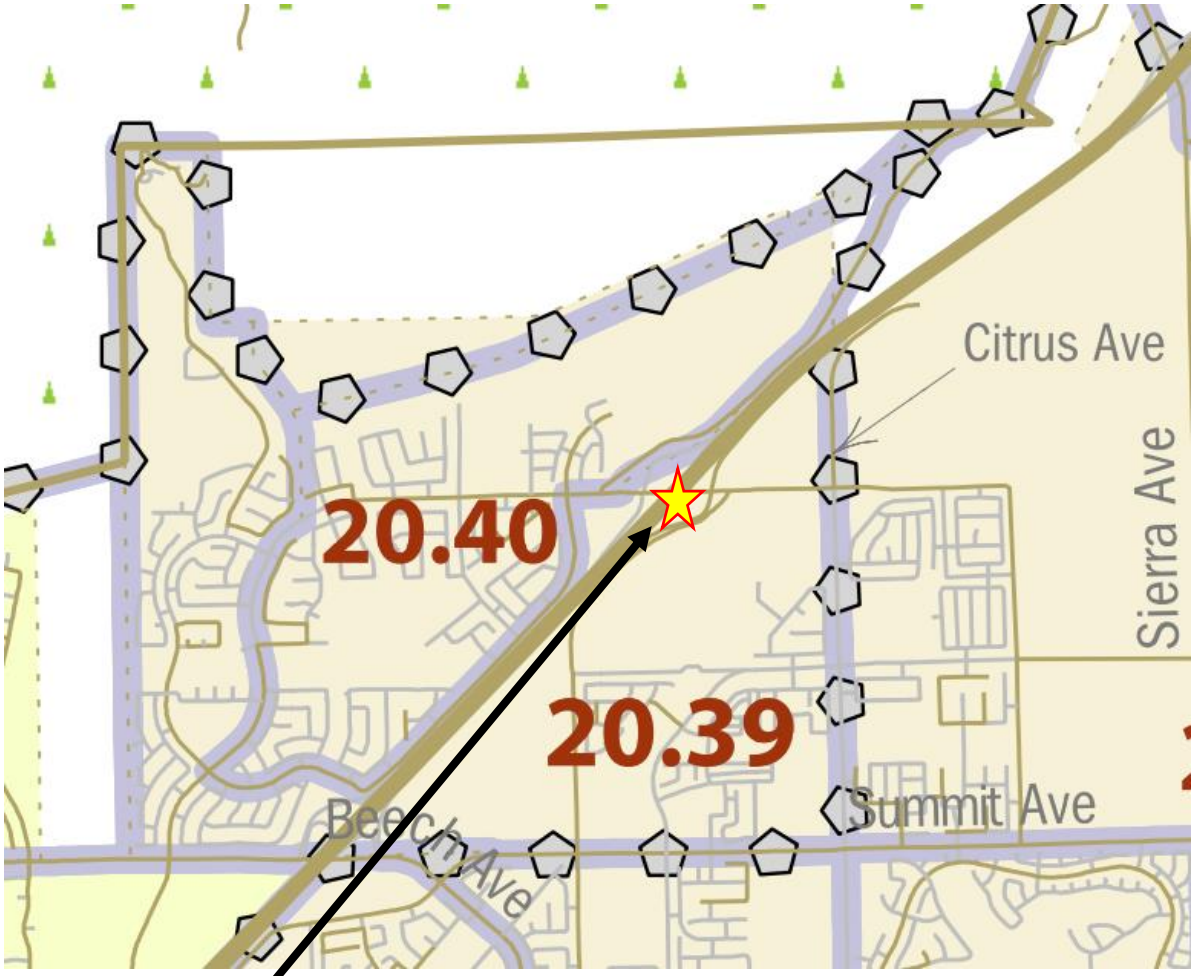
0 40 80

NORTH

TYPICAL STREET CROSS-SECTIONS | C-5

F:\PROJECTS\1655\009\PLANS\ENTITLEMENTS\TENTATIVE PARCEL MAP\COMMERCIAL\1655-009-TMXSEC-COMM.DWG (04-16-26 9:08:31 AM) Plotted by: cajuine

CITY OF FONTANA PLANNING DEPARTMENT



Off-Sale Licenses	Current Existing	Current Allowed
	0	4

CENSUS TRACT 20.39

DATE: June 16, 2026
CASE: Master Case No. 26-0004
Specific Plan Amendment No. 26-0001
Conditional Use Permit No. 26-0001
Conditional Use Permit No. 26-0002
Conditional Use Permit No. 26-0003
Conditional Use Permit No. 26-0011
Design Review No. 26-0002

RESOLUTION NO. PC 2026-_____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF FONTANA RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF FONTANA ADOPT AN ADDENDUM TO THE ENVIRONMENTAL IMPACT REPORT FOR THE VENTANA AT DUNCAN CANYON SPECIFIC PLAN (SCH NO. 2021100400), ADOPT AN ORDINANCE APPROVING SPECIFIC PLAN AMENDMENT NO. 26-0001 TO ADD GAS STATION AND DRIVE THROUGH USES AS CONDITIONALLY PERMITTED USES TO PLANNING AREA 4 OF THE VENTANA AT DUNCAN CANYON SPECIFIC PLAN, AND A RESOLUTION APPROVING CONDITIONAL USE PERMIT NO. 26-0001 TO ESTABLISH A GAS STATION AND ALCOHOLIC BEVERAGE CONTROL TYPE 20 BEER AND WINE OFF-SALE LICENSE FOR THE CONVENIENCE STORE AS PART OF THE GAS STATION, CONDITIONAL USE PERMIT NO. 26-0002 TO ESTABLISH AN ALCOHOLIC BEVERAGE CONTROL TYPE 21 GENERAL OFF-SALE LICENSE AND AN ABC TYPE 86 SAMPLING LICENSE FOR A PROPOSED GROCERY STORE, CONDITIONAL USE PERMIT NO. 26-0003 TO ESTABLISH A DRIVE-THROUGH USE FOR A STANDALONE BUILDING, CONDITIONAL USE PERMIT NO. 26-0011 TO ESTABLISH A DRIVE-THROUGH USE FOR A SUITE AS PART OF A MULTI-TENANT BUILDING, AND APPROVING DESIGN REVIEW PERMIT NO. 26-0002 FOR DEVELOPMENT OF A NEW 98,783 SQUARE FOOT RETAIL SHOPPING CENTER AND SITE IMPROVEMENTS, ON APPROXIMATELY 11.55 GROSS ACRES LOCATED ONE THE SOUTHWEST CORNER OF DUNCAN CANYON ROAD AND JOHN PREVITI AVENUE, IDENTIFIED AS ASSESSOR'S PARCEL NUNBERS 1107-262-07 AND -65 WITH SUCH APPROVALS BEING CONTINGENT UPON CITY COUNCIL'S APPROVAL OF SPECIFIC PLAN AMENDMENT 26-0001.

WHEREAS, Assessor Parcel Number ("APN") 1107-262-07, and -65 ("Project Site"), was annexed from San Bernardino County and incorporated into the City of Fontana on October 8, 1981; and

WHEREAS, on January 26, 2026, the City of Fontana ("City") received applications from The Previti Group ("Applicant"), for a Specific Plan Amendment ("SPA No. 26-0001") to add gas station and drive through uses to Planning Area 4 of the Ventana at Duncan Canyon Specific Plan, four Conditional Use Permits to establish a gas station use and Type 20 (Beer & Wine, Off-Sale) Alcohol Beverage Control ("ABC") License for a convenience store as part of a gas station ("CUP No. 26-0001"), to establish an ABC Type 21 (General, Off-Sale) and Type 86 (Sampling) License for a grocery store ("CUP No. 26-0002"), to establish a drive-through use for a standalone building ("CUP No. 26-0003"), to establish a drive-through use for a suite as part of a multi-tenant building "CUP No 26-0011"), and a Design Review ("DR No. 26-0002"), for site and architectural review of a new 98,783 square foot retail shopping center with associated site improvements, at the Project Site ("Project"); and

WHEREAS, the Project Site has a General Plan Land Use designation of Regional Mixed Use (R-MU) and is located within Planning Area 4 (Mixed-Use) of the Ventana at Duncan Canyon Specific Plan, as approved an amended by the Fontana City Council ("City Council") on September 13, 2022, and which allows for the development; and

WHEREAS, pursuant to the California Environmental Quality Act (Pub. Res. Code Section 2100) (“CEQA”) Guidelines and the State CEQA Guidelines (14. Cal Code Regs. Section 1500), the city, acting as the lead agency under CEQA, previously determined that an Environmental Impact Report (EIR) must be prepared to evaluate and disclose all potential significant environmental impacts associated with the Ventana at Duncan Canyon Specific Plan; and

WHEREAS, on September 13, 2022, the City certified the Final Environmental Impact Report ("FEIR") (SCH No. 2021100400) for the Ventana Specific Plan. The FEIR consists of the Draft EIR, comments received during the 45-day public review and comment period on the Draft EIR, written responses to those comments, and revisions documented in an errata section. For purposes of this Resolution, the term "FEIR" refers to the Draft EIR as revised by the errata, along with all other sections comprising the Final EIR; and

WHEREAS, pursuant to CEQA, when taking when taking subsequent discretionary actions on a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code Section 21166 and State CEQA Guidelines Section 15162 require additional environmental review; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred; and

WHEREAS, the City evaluated the proposed Project in light of the standards for subsequent environmental review outlined in Public Resources Code Section 21166, State CEQA Guidelines Section 14162 and the City of Fontana’s 2019 Local Guidelines for Implementing CEQA and concluded that the proposed Project would not result in new significant environmental effects that were previously disclosed in the FEIR and therefore, no subsequent EIR or mitigated negative declaration is required; and

WHEREAS, the proposed Project would nonetheless necessitate minor changes or additions to the FEIR, and thus, the City has prepared an Addendum to the FEIR pursuant to State CEQA Guidelines Section 15164; and

WHEREAS, pursuant to State CEQA guidelines Section 15164, subdivision (c), the Addendum is not required to be circulated for public review, but can be attached to the FEIR; and

WHEREAS, the City wishes to protect and preserve the quality of life throughout the City, through effective land use and planning; and

WHEREAS, Conditions of Approval are attached hereto as **Exhibit “A”** for CUP No. 26-0001, **Exhibit “B”** for CUP No. 26-0002, **Exhibit “C”** for CUP No.26-0003, **Exhibit “D”** for CUP No. 26-0011, and **Exhibit "E”** for DR No. 26-0002; and

WHEREAS, all of the notices required by statute and the Fontana Municipal Code have been given as required; and

WHEREAS, the owners of property within 660 feet of the Project Site were notified via public hearing notice mailer prior to the public hearing; and

WHEREAS, a notice of the public hearing was published in the local San Bernardino Sun newspaper on May 27, 2026, and simultaneously displayed at City Hall and at the Project Site; and

WHEREAS, on June 16, 2026, a duly noticed public hearing on SPA No. 26-0001, CUP No. 26-0001, CUP No. 26-0002, CUP No. 26-0003, CUP No. 26-0011 and DR No. 26-0002, was held by the Fontana Planning Commission ("Planning Commission") to consider testimony and evidence presented by the Applicant, City staff, and other interested parties; and

WHEREAS, on June 16, 2026, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on SPA No. 26-0001, CUP No. 26-0001, CUP No. 26-0002, CUP No. 26-0003, CUP No. 26-0011 and DR No. 26-0002; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, **THEREFORE**, the Planning Commission RESOLVES as follows:

Section 1. Recitals: The above recitals are true, correct and incorporated herein by reference.

Section 2. Compliance with California Environmental Quality Act. As the decision-making body for the Project, the Planning Commission has reviewed and considered the Ventana Specific Plan FEIR and Addendum and Mitigation Monitoring and Reporting Program, any oral or written comments received, and the administrative record prior to making any decision on the Proposed Project. The Planning Commission finds that the Addendum and Ventana Specific Plan FEIR contain a complete and accurate reporting of all the environmental impacts associated with the Proposed Project. The Planning Commission further finds that the Addendum has been completed in compliance with the State CEQA Guidelines and Section 8.10 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA.

Section 3. Findings on the Necessity for a Subsequent or Supplemental Environmental Impact Report. Based on the substantial evidence set forth in the record, including but not limited to, the Ventana Specific Plan FEIR, the Addendum and all related information presented to the Planning Commission, the Commission finds that pursuant to State CEQA sections 15162 and 15164 and Section 8.06 of the City of Fontana's 2019 Local Guidelines for Implementing CEQA, an Addendum to the Ventana Specific Plan FEIR is the appropriate document for the Project.

The Planning Commission further finds that the preparation of a subsequent or supplemental EIR is not required for the proposed Project because the Project:

A. Will not result in substantial changes that would require major revisions of the Ventana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
B. Will not result in substantial changes with respect to the circumstances under

which the Proposed Project are developed that would require major revisions of the Ventana Specific Plan FEIR due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and

C. Does not present new information of substantial importance that was not known and could not have known with the exercise of reasonable diligence at the time the Ventana Specific Plan FEIR documents were certified showing any of the following:

(i) The Proposed Project would have one or more significant effects not discussed in the EIR;

(ii) That significant effects previously examined would be substantially more severe than shown in the EIR;

(iii) That mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the lead agency declined to adopt such measures; and

(iv) That mitigation measures or alternatives considerably difference from those analyzed would substantially reduce one or more significant effects on the environment but which the lead agency declined to adopt.

Section 4. Findings on Environmental Impacts. Having considered the Addendum, the administrative record, the Ventana Specific Plan FEIR and all written and oral evidence presented to the Planning Commission, the Commission finds that all environmental impacts of the Proposed Project have been addressed within the Ventana Specific Plan FEIR and the Addendum. The Planning Commission finds that no new or additional mitigation measures or alternatives are required. The Planning Commission further finds that there is no substantial evidence in the administrative record that the Proposed Project may result in any significant environmental impacts beyond those analyzed in the Ventana Specific Plan FEIR. The Planning Commission finds that the Addendum contains a complete, objective, and accurate reporting of the environmental impacts associated with the Proposed Project and reflects the independent judgment and analysis of the Planning Commission.

Section 5. Adoption of Addendum to the Ventana Specific Plan FEIR. The Planning Commission hereby adopts the Addendum to the EIR for the Ventana Specific Plan Environmental Impact Report (SCH No. 2021100400) and Mitigation, Monitoring and Reporting Program (MMRP) that have been prepared pursuant to State CEQA Guidelines Sections 15162 and 15164 along with the City of Fontana's 2019 Local Guidelines for Implementing CEQA. The Commission further directs staff to file a Notice of Determination with the County Clerk's Office and the Office of Land Use and Climate Innovation within five (5) working days of adoption of this Resolution.

Section 6. Specific Plan Amendment Findings. The Planning Commission hereby makes the following finding for SPA No. 26-0001 in accordance with Section 30-67 "Purpose" of the Fontana Zoning and Development Code:

Finding No. 1. A Specific Plan may be amended by changing the development

standards or zoning designation of any zone whenever such an amendment is deemed necessary to protect or promote the public's health, safety or general welfare or when modification is viewed as appropriate in the context of generally accepted planning principles, surrounding land uses, and the General Plan.

Findings of Fact: The Ventana at Duncan Canyon Specific Plan was adopted March 27, 2007. The applicant is proposing to add gas stations and drive-through uses as conditionally permitted uses within Planning Area 4. Currently gas stations and drive-throughs are prohibited uses within Planning Area 4. Gas stations and drive-throughs are reasonable uses to add to Planning Area 4 because Planning Area 4 is located at the southwest corner of Duncan Canyon Road and John Previti Avenue—which is in close proximity to the freeway. This will attract residents and other visitors to the commercial center, which will include a gas station with a convenience store, generating additional revenue for the local economy and increasing customer traffic to surrounding businesses. Allowing gas stations and drive-throughs as conditionally permitted uses will enable the City to regulate the land uses by imposing conditions of approval to address site-specific operational and compatibility considerations. Additionally, drive-through restaurants will be subject to the Special Use Regulations in Chapter 30.

Section 7. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 26-0001 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.**

Findings of Fact: The Project Site's General Plan Land use designation is Regional Mixed Use (R-MU) and is located within Planning Area 4 of the Ventana at Duncan Canyon Specific Plan. The request is to establish a gas station use, and to establish a Type 20 (Beer and Wine, Off-Sale) ABC license for the convenience store as part of the gas station. Because the site is designated R-MU, the gas station use and Type 20 ABC license, as a part of a convenience store, are consistent with the range of uses anticipated by the General Plan. The Applicant is processing a specific plan amendment which will allow gas stations within the specific plan with a conditional use permit. Both the gas station use and Type 20 ABC license will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, both uses will be in compliance with the Specific Plan and Municipal Code.

.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed gas station. The Project will comply with setbacks, landscaping, lot coverage and parking requirements. There will be two vehicle access points to the site from Duncan Canyon Road and John Previti Avenue. The driveway will be designed to accommodate truck and passenger vehicle traffic as necessary. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yard, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations. The request also includes a Type 20 (Beer and Wine, Off-Sale) ABC License for a convenience store as part of the gas station.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: There will be no adverse effect to the public interest, health, safety, convenience, welfare, nor will be materially injurious to persons, property, or improvements in the vicinity or of the neighboring sites. The Project has been reviewed by Planning, Engineering, Building and Safety, Police, and County Fire Prevention for site circulation, access, safety, and found to meet the requirements for all applicable building code, zoning and fire code standards. Additionally, conditions of approval have been imposed to address potential health, safety, and operational concerns to ensure that the Project will not be materially detrimental or injurious to persons, property, or improvements in the surrounding area.

Section 8. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP 26-0002 in accordance with Section 30-150 “Findings for approval” for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.**

Findings of Fact: The Project Site’s General Plan Land use designation is R-MU and is located within the Ventana at Duncan Canyon Specific Plan. The request is to establish ABC Type 21 General, Off-Sale and ABC Type 86, Sampling licenses within a grocery store. Because the site is designated R-MU, the Type 21 and Type 86 ABC licenses, as part of a grocery store, are consistent with the range oof uses anticipated by the General Plan.

The use is subject to approval of a Conditional Use Permit. Upon approval of the required CUP, the proposed use will be permitted within the specific plan and will comply with the Fontana Municipal Code.

Finding No. 2. The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.

Findings of Fact: The Project Site is approximately 11.55 acres and can accommodate the proposed uses of establishing Alcoholic Beverage Control (ABC) Type 21-General, Off-Sale) and Type 86 (Sampling) Licenses within a proposed grocery store. The new retail shopping center would include on-site and off-site improvements to provide circulation and access necessary to operate the grocery store that will accommodate the uses. The proposed retail shopping center will meet all the related performance criteria and development standards. The ABC license will be physically suited for this type of development.

Finding No. 3. Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.

Findings of Fact: There will be no adverse effect to the public interest, health, safety, convenience, welfare, nor will it be materially injurious to persons, property, or improvements in the vicinity or of the neighboring sites as currently proposed. The Project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to meet the requirements for all applicable building code, zoning and fire code standards. Additionally, conditions of approval have been imposed to address potential health, safety, and operational concerns to ensure that the Project will not be materially detrimental or injurious to persons, property, or improvements in the surrounding area.

Section 9. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 26-0003 in accordance with Section 30-150 “Findings for approval” for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.

Findings of Fact: The Project Site’s General Plan Land use designation is R-MU and is located within the Ventana at Duncan Canyon Specific Plan. This request is for a drive-through land use for a standalone building. Because the site is designated R-MU, the drive through use for a standalone building is consistent with the range of uses anticipated by the General Plan. The

Applicant is processing a specific plan amendment which will allow drive through uses within the specific plan with a conditional use permit. The drive though use will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, the use will be in compliance with the Specific Plan and Municipal Code.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed drive-through. The Project will include on and off site improvements including access improvements and new utilities and will provide safe vehicular routes and safe pedestrian paths. The new drive-through use is suited for this type of development and will be conditioned to meet City performance criteria and development standards. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yards, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: Granting the permit would not be detrimental to the public or injurious to person, property, or improvements in the vicinity because there will be adequate access to and from the Project Site as well as sufficient utility services will be provided. The Applicant provide the City's Traffic Department with a queuing study which was approved, demonstrating that the Project can accommodate on-site vehicle stacking and circulation in a manner that supports safe and efficient traffic operations. The Project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to have met the requirements for all applicable building code, zoning and fire code standards.

Section 10. Conditional Use Permit Findings. The Planning Commission hereby makes the following findings for CUP No. 26-0011 in accordance with Section 30-150 "Findings for approval" for conditional use permits of the Fontana Zoning and Development Code:

Finding No. 1. **That the proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of the Zoning and Development Code, Municipal Code, General Plan and any applicable Specific Plan or Area Plan and City regulations/standards.**

Findings of Fact: The Project Site's General Plan Land use designation is R-MU and is

located within the Ventana at Duncan Canyon Specific Plan. This request is for a drive-through land use for a standalone building. Because the site is designated R-MU, the drive through use for a standalone building is consistent with the range of uses anticipated by the General Plan. The Applicant is processing a specific plan amendment which will allow drive through uses within the specific plan with a conditional use permit. The drive though use will be conditionally permitted and subject to approval of a Conditional Use Permit. Following approval of the Specific Plan Amendment and the required Conditional Use Permit, the use will be in compliance with the Specific Plan and Municipal Code.

Finding No. 2. **The site is physically suited for the type, density, and intensity of the proposed use including access, utilities, and the absence of physical constraints and can be conditioned to meet all related performance criteria and development standards.**

Findings of Fact: The Project Site is approximately 11.55 acres which can accommodate the proposed drive-through. The Project will include on and off site improvements including access improvements and new utilities and will provide safe vehicular routes and safe pedestrian paths. The new drive-through use is suited for this type of development and will be conditioned to meet City performance criteria and development standards. The physical characteristics of the site were reviewed by the Fontana Planning Department, and it was determined that the site met the requirements for yards, setbacks, walls, landscaping requirements and applicable Specific Plan and Zoning and Development Code regulations.

Finding No. 3. **Granting the permit would not be detrimental to the public interest, health, safety, convenience, welfare, or materially injurious to persons, property, or improvements in the vicinity in which the project is located.**

Findings of Fact: Granting the permit would not be detrimental to the public or injurious to person, property, or improvements in the vicinity because there will be adequate access to and from the Project Site as well as sufficient utility services will be provided. The Applicant provide the City's Traffic Department with a queuing study which was approved, demonstrating that the Project can accommodate on-site vehicle stacking and circulation in a manner that supports safe and efficient traffic operations. The Project has been reviewed by Planning, Engineering, Building and Safety, and County Fire Prevention for site circulation, access, safety, and found to have met the requirements for all applicable building code, zoning and fire code standards.

Section 11. Design Review Findings. The Planning Commission hereby makes the following findings for DR No. 26-0002 in accordance with Section 30-120 "Findings for approval" of the Fontana Zoning and Development Code:

Finding No. 1. **The proposal is consistent with the General Plan, Zoning and Development Code, and specific plan.**

Findings of Fact. The Project consists of the construction of a 98,783 square foot retail shopping center on approximately 11.55 acres. The proposal includes an anchor grocery store, retail shops, drive-through buildings, and a gas station. The Project Site is designated R-MU under the General Plan and is located within Planning Area 4 of the Specific Plan, which allows for the proposed retail commercial development.

The Ventana Specific Plan architectural guidelines encourage the influence of Tuscan architecture. Features for the Project include a smooth stucco exterior combined with decorative brick veneer, decorative iron features, and concrete roof tiles. The variations to the building face, varying roof lines and building's height will make the project architecturally pleasing and be consistent with the surrounding area. The site and building design comply with the criteria contained in the design review section of the Fontana Zoning and Development Code and Ventana Specific Plan.

The Project has high quality architecture and appropriate screening comprised of screen walls and landscaping that will make for a desirable development. This Project will provide an attractive space for future commercial businesses which will support the local economy.

Finding No. 2. The proposal meets or exceeds the criteria contained in this chapter and will result in an appropriate, safe, and desirable development promoting the public health, safety, and welfare of the community.

Findings of Fact: The Project Site will incorporate site improvements which include new landscaping, parking, lighting, fencing, curb, gutter, and sidewalks. The Project Site is 11.55 acres in size, and is adequate in size, shape, topography, accessibility, and other physical characteristics to accommodate the use. The Project consists of the development of a new 98,783 square foot retail shopping center. The Project improvements include sidewalks, drainage, and grading, to ensure a safe and well-design development. The Project Site is currently vacant, and the development will provide the community with safe improvements including walking sidewalks and safe vehicular circulation. Additional features such as on-site and off-site lighting and new enhanced landscape areas have been incorporated to create an attractive atmosphere. The development has been reviewed by Planning, Fire Prevention, Building and Safety, and Engineering Departments for site circulation, access, and safety and it has been determined that the Project meets the standards of the Zoning and Development Code and provides a safe design for public use and access.

Finding No. 3. The proposal in its design and appearance, is aesthetically and architecturally pleasing, resulting in a safe, well-designed facility while enhancing the character of the surrounding neighborhood.

Findings of Fact: The Project is aesthetically and architecturally pleasing and compatible

with the surrounding area. The Project Site is physically suitable in size and shape to support the new retail shopping center which will be built in accordance with the zoning and fire codes, that will make for a safe, attractive, and well-designed Project.

Architectural relief utilized for the buildings will feature a smooth stucco coated exterior, varied roof line, metal elements, decorative lighting, and other features appropriate to the style. The use of a variety of colors and materials such as stucco finish and stone veneer further adds architectural diversity to each building. The Project enhances the surrounding neighborhood by incorporating architectural style that complements the surrounding area. The Project Site is suitable in size and shape to support the new retail shopping center which will be built in accordance with the FMC and will result in a safe, attractive, and well-designed Project.

Finding No. 4. The site improvements are appropriate and will result in a safe, well-designed facility.

Findings of Fact: The development includes appropriate site improvements consisting of new landscaping, parking areas, sidewalks, drainage, perimeter walls lighting, and fencing all designed in compliance with the Zoning and Development Code.

Section 12. Approvals. Based on the foregoing, the Planning Commission hereby finds that SPA No. 26-0001 substantially promotes the goals of the City's General Plan and recommends that the City Council of the City of Fontana Adopt an ordinance approving SPA No. 26-0001 and a resolution approving CUP No.26-0001, subject to the Conditions of Approval attached hereto as **"Exhibit A",** CUP No. 26-0002, subject to the Conditions of Approval attached hereto as **"Exhibit B",** CUP No. 26-0003, subject to the Conditions of Approval attached hereto as **"Exhibit C",** CUP No. 26-0011, subject to the Conditions of Approval attached hereto as **"Exhibit D",** and Design Review No. 26-0002, subject to the Conditions of Approval, attached hereto as "**Exhibit E"** all of which are incorporated herein by this reference as though fully set forth herein, whereby the resolution will not become effective unless and until the accompanying ordinance is adopted.

Section 13. Resolution Regarding Custodian of Record: The documents and materials that constitute the record of proceedings on which this Resolution has been based are located at the Planning Department, 8353 Sierra Avenue, Fontana, CA 92335. This information is provided in compliance with Public Resources Code section 21081.6.

Section 14. Certification. The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

Section 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

Section 16. Severability. If any provision of this Resolution or the application of any such provision to any person or circumstance is held invalid, such invalidity shall not affect

other provisions or application of this Resolution that can be given effect without the invalid provision or application.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Fontana, California, at a regular meeting held on this 16th day of June 2026.

City of Fontana

_____
Joseph Armendarez, Chair

ATTEST:

I, Torrie Lozano, Secretary of the Planning Commission of the City of Fontana, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 16th day of June 2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

FONTANA
CALIFORNIA

Exhibit "A"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004 **DATE:** June 16, 2026
Conditional Use Permit No. 26-0001
Gas Station/Type 20 ABC License

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of the final building plans prior to issuance of any building permits.

2. This Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred:

   a. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and

   b. All other Conditions of Approval imposed by this project have been fulfilled.

4. This project will comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

5. The occupants of this facility shall comply with applicable provisions of local, state and federal laws and regulations with respect to noise, vibration, smoke, odors, fire and explosive hazards, including, but not limited to the City's adopted Hazardous Materials Management Plan and Industrial Wastewater/Discharge requirements.

6. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or

proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

7. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manger's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

8. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

9. Exterior lighting compatible with the design of the building shall be provided for the parking lot. The lighting shall be directed and shielded so as to illuminate only the parking area and to avoid glare impacts on adjacent properties.

10. All roof-mounted equipment and ground mounted equipment shall be screened from view from adjacent properties and streets with colors and materials that are compatible with the architecture of the building(s).

11. The applicant/developer shall comply with the mitigation measures identified in the Initial Study/Mitigated Negative Declaration Mitigation Monitoring and Reporting Program.

12. The applicant shall have fully provided, constructed, or otherwise meet all Planning Department's requirements per approved plans, and shall have addressed all punch list items to the satisfaction of the Director of Planning.

13. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

14. Applicant shall pay all applicable service fees pursuant to the City of Fontana Municipal Code.

15. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and conditions of this Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of the Conditional Use Permit.

16. All tobacco products shall remain under the control of the management, behind the cashier's counter.

17. If licensed premise operates twenty-four (24) hours a day, the business owner/licensee shall keep all beer and wine within a lockable, permanently affixed cooler, lockable permanently affixed display case, or under the control of the management behind the cashier's counter. The coolers and display cases shall be locked during the hours of 2 a.m. to 6 a.m. daily. Additionally, no alcoholic beverages shall be sold during the hours of 2 a.m. to 6 a.m. daily.

18. Employees engaged in the sale distribution of alcoholic beverages shall be at least 18 years of age. If the business owner, licensee, or management choose to employ a salesperson between the ages of 18 to 20, that salesperson must be under the continuous supervision of at least one salesperson who is 21 years old or older.

19. The sale of malt liquor or fortified wine products with an alcoholic content greater than 17 percent by volume is prohibited.

20. The licensee shall not sell single bottles of wine in less than 750 milliliters containers. Specialty or dessert wines packaged in 375 milliliter bottles or more shall be permitted.

21. The sale of beer or malt beverages in single size containers less than 40 ounces is prohibited.

22. The licensed premise shall not sell individual units of beer or wine from the manufacturer's multi-unit packages. (Two- Packs, Three-packs, four-packs, six-packs, etc.)

23. The licensee shall not allocate more than half of the cooler doors for the sale of alcoholic beverages. All designated coolers for alcoholic beverages shall be located furthest away from the entrance doors. Any display or storage of alcoholic beverages on the public floor area of the convenience store is prohibited. All alcoholic beverages shall be displayed in coolers, or on shelving units. All alcoholic beverages shall be stored within a storage room, only accessible to employees.

24. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the licensed premises.

25. In the event that adult merchandise (books, magazines, videos, and CDs) is offered for sale, all such merchandise shall be kept under the control of the management behind the cashier's

counter and must be segregated from other reading material and screened from the view of minors.

26. On a regular and reasonable basis, litter shall be removed daily from the premises, including adjacent public sidewalks, and all parking areas under the control of the business owner/licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

27. The business owner/licensee shall comply with the City False Alarm Ordinance. Excessive false alarms will require replacement of the alarm system prior to the extension of any conditional use permit.

28. Graffiti abatement by the business owner/licensee, or management shall be immediate and on-going on the premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form or removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee, or management shall notify the City within 24 hours (at 909-350-GONE) of any graffiti elsewhere on the property not under the business owner/licensee's or management control so that it may be abated by the property owner and/or the City's Graffiti Team.

29. The business owner/licensee or management shall prevent on-site loitering. The management shall regularly police the area under its control to prevent the loitering of persons about the premises.

30. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.

31. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

32. Signs shall comply with all City of Fontana sign requirements. No more than 25% of the total window area and clear doors shall bear advertising or signs of any sort. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises (this applies to all windows of this location).

33. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways, and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.

34. A prominent, permanent sign or signs stating, "NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES" shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches length and 14 inches in width with the print of sufficient size to make them clearly readable.

35. A prominent, permanent sign or signs stating, “NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES” shall be posted on the building and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches length and 14 inches in width with the print of sufficient size to make them clearly readable.

36. No electronic arcade or amusement games are permitted on the licensed premises at any time.

37. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such guards shall comply with Fontana City Code section 22-62, and shall be registered with the State of California’s Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.

38. The licensee shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or a responsible beverage service training (RBS) from a provider listed on the Department of Alcoholic Beverage Control’s website, within six (6) months, and any employee engaged in the sale of alcohol shall attend the LEAD or RBS training within 90 days of employment.

39. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier’s counter in the facility and shall remain legible at all times.

SAN BERNARDINO COUNTY FIRE HAZMAT DEPARTMENT

40. Any business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy the business operator shall apply for permits (Hazardous Material Permit, Hazardous Waste Permit, Aboveground Storage Tank Permit, Underground Storage Tank Permit) or apply for exemption from permitting requirements.

41. Application for one or more of these permits shall occur by submitting a hazardous materials business plan using the California Environmental Reporting System (CERS) http://cers.calepa.ca.gov/

42. Businesses or facilities handling greater than 1320 gallons of petroleum products in aboveground storage tanks (shell capacity) shall prepare and implement a Spill Prevention, Control, and Countermeasures Plan (SPCC) in accordance with 40 CFR 1 112.3 and CHSC 25270.4.5(a). The SPCC plan shall be submitted via the CERS system and maintained on site.

43. Underground storage tank (UST) systems storing hazardous substances in the County of San Bernardino shall conform to standards issued by the San Bernardino County Fire Protection District. Written approval shall be obtained from this Department prior to the installation of any new UST system(s) and/or modifications to an existing UST system. Prior to installation, plans

for underground storage tank systems shall be reviewed and approved by Office of the Fire Marshal, Hazardous Materials Division. For additional information please contact (909) 386-8401.

FONTANA
CALIFORNIA

Exhibit "B"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Conditional Use Permit No. 26-0002
Grocery Store Type 21 and Type 86 ABC License

DATE: June 16, 2026

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

   The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this

condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.

6. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

7. In addition to sign identifying the business, no sign shall be placed in or upon the window of any structure utilized for commercial purposes in the upper or lower one third of the total transparent area of any window. Window signage shall be limited to 25 percent of the total window and clear door area. Window signs shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the adjacent sidewalk or entrance to the premises.

8. The operation of the business shall not violate any federal, state, or local laws or ordinances, including the rules, regulations and orders of the State Alcoholic Beverage Control Department and all conditions of the City of Fontana's Conditional Use Permit. Failure to comply with these requirements shall constitute grounds for revocation of a conditional use permit.

9. All tobacco products shall remain under the control of the management, behind the cashier's counter.

10. Employees engaged in the sale or distribution of alcoholic beverages shall be at least 18 years of age. If the business owner, licensee, or management choose to employ a

salesperson between the ages of 18 to 20, that salesperson must be under the continuous supervision of at least one salesperson who is 21 years old or older.

11. No beer, wine or distilled spirits shall be displayed within five feet of the front door or between the register and the front door unless it is under the control of the management within locked shelving units.

12. No display or sale of beer, wine or distilled spirits, shall be made from an ice tub.

13. No alcoholic beverages shall be stored, sold or displayed (even for special events) within any aisle-way of the main sales floor or vestibule.

14. The sale of malt liquor or fortified wine products with an alcoholic content greater than 17 percent by volume is prohibited.

15. The licensee shall not sell single bottles of wine in less than 750 ml. containers. Specialty or dessert wines which are only packaged in 375 milliliter bottles shall be permitted.

16. No distilled spirits shall be sold in bottles or containers smaller than 375 ml.

17. The sale of beer or malt beverages in single size containers of 40 ounces or less is prohibited.

18. The licensed premise shall not sell individual units of beer or wine from the manufacturer's multi-unit packages (three-packs, four-packs, six-packs, etc.).

19. The licensee shall not allocate more than half of the cooler doors for the sale of alcoholic beverages. All designated coolers for alcoholic beverages shall be located furthest away from the entrance doors.

20. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages are prohibited on or around the licensed premises.

21. On a regular and reasonable basis litter shall be removed daily from the premises, including adjacent public sidewalks and all parking areas under the control of the business owner/licensee. These areas shall be swept or cleaned, either mechanically or manually, on a weekly basis to control debris.

22. The business owner/licensee shall comply with the City False Alarm Ordinances.

23. Graffiti abatement by the business owner/licensee shall be immediate and ongoing on the licensed premises, but in no event shall graffiti be allowed unabated on the premises for more than 48 hours. Abatement shall take the form of removal or shall be covered/painted over with a color reasonably matching the color of the existing building, structure, or other surface being abated. Additionally, the business owner/licensee shall notify the City within 24 hours (at 909.350-GONE) of any graffiti elsewhere on the property not under the business owner/licensee's control so that it may be abated by the property owner and/or the City's Graffiti Enforcement Team.

24. The management and employees of the licensed premise shall be required to prevent loitering in the parking lot of the site. The management and employees of the licensed premise shall regularly police the area under its control to prevent the loitering of persons

about the premises.

25. Sales of alcoholic beverages will be restricted to, and within the confines of, the building portion of the licensed premises.

26. A digital video surveillance system is required at the premise. It is recommended to be an internet-based system and shall be maintained in proper working order at all times. The surveillance video/visual media shall be maintained for a minimum of sixty (60) days and upon request, shall be accessible to law enforcement personnel for viewing, copying and collection purposes during regular business hours.

27. Signs shall comply with all City of Fontana sign requirements. No more than 25% of the total window area and clear doors shall bear advertising, signs or obstructions of any sort. Window signs or other obstructions shall be placed and maintained in a manner so that there is a clear and unobstructed view of the interior of the premises from the public sidewalk or entrance to the premises (this applies to all windows and glass doors of this location).

28. The exterior of the premise, including all entrances, walkways, adjacent public sidewalks, alleyways and parking lots under the control of the licensee, shall be illuminated at a minimum of one (1) foot candle of light during all hours of darkness, so that persons standing in those areas at night are identifiable by law enforcement personnel. All luminaries utilized are required to have vandal resistant light fixtures.

29. The exterior of the licensed premises, including adjacent public sidewalks and all parking lots under the control of the licensee, shall be illuminated during the hours of darkness, at all entrances, sidewalks or parking surfaces, at a minimum of one foot candle of light.

30. A prominent, permanent sign or signs stating “NO LOITERING IS ALLOWED ON OR IN FRONT OF THESE PREMISES” shall be posted on the front of the building or in the front windows of the business, and shall be clearly visible to patrons of the licensee. The size, format, placement, and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

31. A prominent, permanent sign or signs stating “NO OPEN ALCOHOLIC BEVERAGE CONTAINERS ARE ALLOWED ON THE PREMISES” shall be posted on the front of the building or in the front windows of the business, and shall be clearly visible to patrons of the licensee. The size, format, placement and languages of the sign or signs shall be determined by the Department of Alcoholic Beverage Control. Generally, the signs should be 24 inches in length and 14 inches in width with the print of sufficient size to make them clearly readable.

32. No electronic arcade or amusement games are permitted on the licensed premises at any time.

33. In the event security problems occur, the Police Department (Chief of Police) will issue a letter to the owner requesting a meeting to discuss said security problems. If security problems are not resolved by the owner in the timeframe mutually agreed upon in said meeting, at the discretion of the Chief of Police, the business owner/licensee or management, at his or her own expense, shall provide a California licensed, uniformed security guard(s) on the premises, during such hours as requested and directed by the Police Department. All uniformed security guards shall comply with Fontana City Code

section 22-62, and shall be registered with the State of California's Bureau of Security and Investigative Services as a security guard prior to employment within the City of Fontana.

34. Responsible Beverage Service Training: All persons engaged in the sale or service of alcohol shall abide by the following requirements. If compliance with Item B (AB 1221 of 2017) is achieved, the requirement for Item A is void.

35. The licensee, business owner, all managers and employees engaged in the sale of alcohol, shall attend a L.E.A.D. training (Licensee Education on Alcohol and Drugs provided by the Department of Alcoholic Beverage Control) or an alternative responsible beverage service training (RBS), within 90 days of employment.

36. Comply with California Assembly Bill 1221 of 2017, Responsible Beverage Service Training Act. Details can be found on the website for the California Department of Alcoholic Beverage Control.

37. The approved set of Conditions of Approval, and the ABC license shall be posted at all times at a visible location behind the cashier's counter in the facility and shall remain legible at all times.

38. At all times during an instructional tasting event, the instructional tasting event area shall be separated from the remainder of the off-sale licensed premises by a rope, cable, cord, or other barrier.

39. The license holder shall display signage prohibiting persons under 21 years of age from entering the instructional tasting event area.

40. No charge of any sort shall be made for tastings at instructional tasting events within the establishment.

41. A person under 21 years of age shall not serve, or be served, wine, beer, or distilled spirits at instructional tasting events within the establishment.

42. The instructional tasting events shall only take place between the hours of 10 am and 9pm, seven (7) days a week.

43. There shall be no on-sale retail sales to consumers attending the instructional tasting events within the establishment.

44. The license holder shall not permit any consumer to leave the instructional tasting area with an open container of alcohol.

45. An instructional tasting event shall be limited to a single type of alcoholic beverage. "Type of alcoholic beverage" means distilled spirits, wine, or beer.

46. A single tasting of distilled spirits shall not exceed one-fourth of one ounce and a single tasting of wine shall not exceed one ounce. No more than three tastings of distilled spirits or wine shall be provided to any person on any day. The tasting of beer is limited to eight ounces of beer per day. The wine, beer, or distilled spirits tasted shall be limited to the products that are authorized to be sold by the holder of the Type 86 license under its requisite off-sale license.

47. All tastes shall be served by an employee or the designated representative of the "authorized licensee" over the age of 21 years old.

48. Any unused wine, beer, or distilled spirits remaining from the tasting shall be removed from the off-sale license licensed premises by the "authorized licensee" or its designated representative.

FONTANA
CALIFORNIA

Exhibit "C"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Conditional Use Permit No. 26-0003
Drive through (Pad A Building)

DATE: June 16, 2026

LOCATION: Southwest of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

   The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this

condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. At any time, the Director of Planning may bring a status report to the Planning Commission identifying impacts or failure to comply with conditions resulting from the Conditional Use Permit approval. Such status report may contain a police report regarding calls for service at the location. Nothing herein shall modify or limit the City's authority to regulate the business or modify or revoke the permit upon the City's determination that the business is being operated in a manner adverse to the public's health, safety, and welfare.

6. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

7. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

8. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of the Planning Department or his/her designee.

9. All signs shall be reviewed under a separate Design Review Sign application.

10. Operation of the drive-thru shall not result in stacking of vehicles on the public streets at any time.

11. Operation of the drive-thru shall not result in stacking of vehicles in such a manner that would result in obstruction to any access aisle of parking spaces for other tenants in the retail center, or the main drive aisles for the retail center.

12. The landlord shall stipulate in the lease for the tenant using the drive-thru land that should conflicts occur between vehicles parking and/or circulating in the parking areas and vehicles queuing for the drive-thru, staff of the drive-thru operation shall provide traffic control, take orders ahead of the menu boards, and/or utilize all require methods to eliminate those

conflicts.

13. The drive-through operation shall adhere to the approved traffic queuing study in the event that cars stack up outside of the designated drive-through lane.

14. The drive-through operation shall comply with the Special Use Regulations in Chapter 30 of the Municipal Code.

FONTANA
CALIFORNIA

Exhibit "D"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Conditional Use Permit No. 26-00011
Drive-Through (Shops C Building)

DATE: June 16, 2026

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third-party action or proceeding, the City shall have the right to retain its own separate legal counsel to defend the interests of the City. The applicant shall be responsible for reimbursing the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

   The City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this

condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

3. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until all of the following have occurred:

    a. All requirements of the Fontana Municipal Code shall be complied with.

    b. All Conditions of Approval imposed on this project have been fulfilled.

4. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Sections 30-30 and 30-31 of the Municipal Code.

5. The Conditional Use Permit shall become null and void two (2) years from the date of approval, unless the appropriate permits have been obtained and construction, defined as permit obtainment, commencement of construction of the primary building on site, and successful completion of the first Building and Safety Division inspection, has commenced within this period.

6. The project shall incorporate graffiti resistant materials. The property owner shall at all times maintain an adequate amount of paint, matching the project, and shall abate any graffiti at the project within 48 hours of appearance of such graffiti.

7. All landscaping shall be healthy and maintained in a reasonable manner as determined by the Director of the Planning Department or his/her designee.

8. All signs shall be reviewed under a separate Design Review Sign application.

9. Operation of the drive-thru shall not result in stacking of vehicles on the public streets at any time.

10. Operation of the drive-thru shall not result in stacking of vehicles in such a manner that would result in obstruction to any access aisle of parking spaces for other tenants in the retail center, or the main drive aisles for the retail center.

11. The landlord shall stipulate in the lease for the tenant using the drive-thru land that should conflicts occur between vehicles parking and/or circulating in the parking areas and vehicles queuing for the drive-thru, staff of the drive-thru operation shall provide traffic control, take orders ahead of the menu boards, and/or utilize all require methods to eliminate those conflicts.

12. The drive-through operation shall adhere to the approved traffic queuing study in the event that cars stack up outside of the designated drive-through lane.

13. The drive-through operation shall comply with the Special Use Regulations in Chapter 30 of the Municipal Code.

FONTANA
CALIFORNIA

Exhibit "E"

CITY OF FONTANA

CONDITIONS OF APPROVAL

CASE: Master Case No. 26-0004
Design Review No. 26-0002

DATE: June 16, 2026

LOCATION: Southwest corner of Duncan Canyon Road and John Previti Avenue (APN: 1107-262-07 and -65)

PLANNING DEPARTMENT:

1. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions, signed by the property owner or legal representative, shall be placed on the first sheet of final buildings plans prior to issuance of any building permits.

2. The rights and privileges granted by this project shall not become effective, nor shall the Applicant commence the use for which this project is granted, until both of the following have occurred.

    a. This project will comply with all applicable provisions, regulations and development standards of the Fontana City Code.
    b. All of the improvements, construction, alteration and other work set forth in this project have been completed and have been accepted by the City, as evidenced by the City's issuance of a Certificate of Occupancy or other document evidencing the City's final inspection and acceptance of the work; and,
    c. All other Conditions of Approval imposed by this project have been fulfilled.

3. Prior to the construction of any modifications, all structural and aesthetic changes to the project design must be requested and approved in writing by the Director of Planning or his/her designee. Major structural and aesthetic changes exceeding the codified parameters of administrative policy shall be presented to the Planning Commission for approval. Changes made without approval as stated herein, will prevent the occupancy of the subject structure until corrections are approved in writing by all appropriate staff.

4. The project shall comply with all applicable provisions, regulations and development standards of the City of Fontana Municipal Code.

5. The applicant shall defend, indemnify, protect and hold harmless the City of Fontana or its agents, officers, attorneys and employees from any and all actual or alleged claims, actions or proceedings against the City of Fontana or its agents, officers, attorneys or employees to attack, set aside, void, annul or seek monetary damages arising out of any challenge to the applicant's proposed project or to any approvals of the Planning Commission and/or City Council concerning this project, including but not limited to actions challenging CEQA actions, permits, variances, plot plans, design plans, maps, licenses, and amendments. The City of Fontana shall promptly notify the applicant of any claim, action, or proceeding and the City of Fontana shall cooperate in the defense.

   In the event of any such third party action or proceeding, the City shall have the right to retain legal counsel. The applicant shall be responsible and reimburse the City for such legal fees and costs, in their entirety, including actual attorneys' fees, which may be incurred by the City in defense of such action or proceeding. This indemnification shall also include, but not be limited to, damages, fees and/or costs awarded against the City, if any, and cost of suit, attorneys' fees, and other costs, liabilities and expenses incurred in connection with such claim, action, or proceeding whether incurred by applicant, the City and/or any parties bringing such forth.

   Except as required under applicable State and Federal law, the City of Fontana and the applicant acknowledge that the City would not have approved this project if the City were to be liable to applicant in damages under or with respect to all or any part of this application or this condition of approval. Accordingly, applicant shall not sue the City for damages or monetary relief for any matter arising from or related to this condition of approval. Applicant's sole and exclusive remedy shall be limited to declaratory/injunctive relief, mandate, and/or specific performance.

6. In the event that one or more of the Conditions of Approval for this project needs to be amended and/or deleted due to health, safety or welfare concerns, the City Manager is authorized to approve or conditionally approve such amendment/deletion, provided that City Manager shall bring such proposed amendment/deletion to the City Council at the next available meeting for City Council ratification, but in no event later than sixty (60) days following the City Manager's decision. The noticing of such City Council meeting for possible ratification shall be pursuant to Section No. 30-30 of the Municipal Code.

7. Color combinations and color schemes shall not be modified or changed without prior approval from the original approving body by a revision to the original application. Minor hue color changes may be approved by the Director of Planning. The Director of Planning shall have the authority to refer minor hue color changes to the Planning Commission for consideration under a revision to the original application if deemed necessary. Appeals shall follow provisions of the Municipal Code.

8. Foam treatment used for architecture features and/or projections located on the first floor (under 14 feet) shall be covered with concrete or similar durable material a minimum of ¼ inch thick, or as determined by the Director of Planning.

9. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within twenty-four (24) hours.

10. All landscaping must be adequately maintained at all times.

11. All Conditions of Approval contained herein shall be incorporated into all applicable final construction plans and a copy of these conditions shall be placed on a sheet in the final building or grading plans prior to issuance of any building or grading permits.

12. The construction contractor shall use the following source controls at all times:

    a. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and Holidays unless it is approved by the building inspector for cases that are considered urgently necessary as defined in Section 18-63(b7) of the Municipal Code.
    b. For all noise-producing equipment, use types and models that have the lowest horsepower and the lowest noise generating potential practical for their intended use.
    c. The construction contractor will ensure that all construction equipment, fixed or mobile, is properly operating (tuned-up) and lubricated, and that mufflers are working adequately.
    d. Have only necessary equipment onsite.
    e. Use manually adjustable or ambient-sensitive backup alarms. When working adjacent to residential use(s), the construction contractor will also use the following path controls, except where not physically feasible, when necessary:
    f. Temporarily enclose localized and stationary noise sources.
    g. Store and maintain equipment, building materials, and waste materials as far as practical from as many sensitive receivers as practical.

13. The applicant shall post a publicly visible sign on the project site with the telephone number and 24-hour point of contact for dust, noise and construction complaints. The 24-hour point of contact shall be available 24 hours a day, 7 days a week and have authority to commit additional assets to control dust, or respond to construction complaints after hours, on weekends and holidays. Construction shall be limited to 7:00 am to 6:00 pm on weekdays, 8:00 am to 5:00 pm on Saturdays, and no construction on Sundays and holidays.

14. Historical Archaeological Resources
    a. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place or recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.
    b. Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be

offered to the Tribe or a local school or historical society in the area for educational purposes.

c. Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall meet the Secretary of the Interior standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

15. The applicant shall comply with all the mitigation measures identified in the Mitigation Monitoring and Reporting Program (MMRP).

16. The applicant/developer shall install a full height freestanding block wall along the freeway side of the project site of any developed areas. The block wall shall be constructed per the approved fence and wall plan.

17. Adhere to the City standard of one foot candle minimum for all entrances, exits, pedestrian paths, parking lots, and activity areas. Reflect all light fixtures on the site plan. All areas shall be illuminated during all hours of darkness and all luminaries utilized shall be vandal-resistant fixtures. The type of lighting shall be fluorescent, white L.E.D.s or metal halide.

18. Upon discovery of any tribal cultural or archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. All tribal cultural and archaeological resources unearthed by project construction activities shall be evaluated by the qualified archaeologist and tribal monitor/consultant. If the resources are Native American in origin, interested Tribes (as a result of correspondence with area Tribes) shall coordinate with the landowner regarding treatment and curation of these resources. Typically, the Tribe will request preservation in place of recovery for educational purposes. Work may continue on other parts of the project while evaluation takes place.

    Preservation in place shall be the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavation to remove the resource along the subsequent laboratory processing and analysis. All Tribal Cultural Resources shall be returned to the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, non-profit institution with a research interest in the materials, is such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be offered to the Tribe or a local school or historical society in the area for educational purposes.

    Archaeological and Native American monitoring and excavation during construction projects shall be consistent with current professional standards. All feasible care to avoid any unnecessary disturbance, physical modification, or separation of human remains and associated funerary objects shall be taken. Principal personnel shall me the Secretary of the Interior Standards for archaeology and have a minimum of 10 years' experience as a principal investigator working with Native American archaeological sites in southern

California. The Qualified Archaeologist shall ensure that all other personnel are appropriately trained and qualified.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY

19. Development fees and Planning Department final inspection fee must be paid prior to Certificate of Occupancy.

20. Prior to the issuance of a Certificate of Occupancy the applicant shall underground all utilities, which for the purpose of this condition shall include all boxes, structures and/or other equipment located in the public rights-of-way, any public utility easement(s), and on any private property, to the satisfaction of the Director of Planning.

BUILDING & SAFETY DEPARTMENT

21. The applicant shall design the project to show compliance with the latest adopted edition of the following codes as applicable:
    a. California Building Code
    b. California Electrical Code
    c. California Mechanical Code
    d. California Plumbing Code
    e. California Energy Code
    f. California Fire Code
    g. California Green Building Standards Code
    h. City of Fontana Ordinance
    i. Disabled access for the site and building must be in accordance to the State of CA and ADA regulations.

22. This site is located in the fire area designated VHFHSZ, all structures must be constructed with ignition resistant or noncombustible materials in accordance with most current edition of the Fire Code and California Building Code including all local ordinances and standards.

23. The applicant shall verify that any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project complies with FMC Chapter 5 Article XIV.

24. The applicant shall verify that all perimeter/boundary walls are designed and constructed so that the outer/exterior face of the wall is as close as possible to the lot line. In any case, the outer/exterior face of the wall shall be within two (2) inches of the lot line. Distances greater than two (2) inches may be approved prior to construction by the Building Official on a case by case basis for extenuating circumstances.

25. The applicant shall verify that all lot lines, easement lines, etc. will be located and/or relocated in such a manner as to not cause any existing structure to become non-conforming with the requirements of the latest adopted edition of the Building Code, or any other applicable law, ordinance, or code.

26. The applicant shall have the tract or parcel map recorded prior to the issuance of any building permits.

27. The applicant shall comply with the following grading requirements:
    a. Grading plans shall be submitted to and approved by Building & Safety. The grading plans shall indicate all site improvements and shall indicate complete drainage paths of all drainage water run-offs.
    b. All drainage water shall drain via approved methods to an approved location, such as a public street, a public drainage system, etc.
    c. Drainage water shall not cross over a public sidewalk. Drainage water may, however, cross under a sidewalk if an approved drainage structure is used.
    d. A recorded drainage acceptance agreement is required from adjoining property(s) receiving flows from this property.
    e. No water course or natural drainage shall be obstructed.
    f. Minimum slope or grade for ALL drainage structures shall be one half (0.50) percent for concrete and one (1.0) percent for all other, or as otherwise approved by the Building Official.
    g. Drainage water shall not pass from an 'improved' type of drainage structure to an 'unimproved' type of drainage structure (e.g., concrete swale to a dirt swale) unless otherwise approved by the Building Official.
    h. A complete hydrology study using the latest edition of the San Bernardino County Flood Control Hydrology Manual, and complete hydraulic calculations justifying the size, slope, capacity, etc. of any and all drainage structures being utilized, shall be submitted to and approved by Building & Safety.
       The on-site drainage system shall, as a minimum, be designed to handle the run-off generated by a ten (10) year storm. Check for flooding of all on-site structures (buildings) and all adjacent properties during a hundred (100) year storm.
    i. The grading plans shall, as a minimum, contain sections at all lot lines and/or permit boundary lines. These sections shall clearly indicate:
        i. The relationship between the proposed finished on-site grade elevations and the existing adjacent property grade elevations (Indicate any additional drainage water that may come from an adjacent property.); and
        ii. The ground cover/finished surface material being proposed (e.g., type of pavement, plant material, etc.); and
        iii. All proposed drainage structures; and
        iv. Any proposed and/or required walls or fencing

28. The applicant is required to obtain permits for the removal and/or demolition of structures.

PRIOR TO ISSUANCE OF BUILDING/CONSTRUCTION PERMITS

29. The following items (as applicable) shall be completed by the applicant and submitted to Building & Safety prior to the issuance of building permits for this project:
    a. Precise grading plans shall be approved
    b. Rough grading completed
    c. Compaction certification
    d. Pad elevation certification
    e. Rough grade inspection signed off by a City Building Inspector

30. When the entitlement review is approved submit complete construction drawings including structural calculations to Building and Safety for plan review in accordance

with the current edition of the CA Building and Fire Codes including all local ordinances and standards.

ENGINEERING DEPARTMENT

31. The Project shall be served by the City's sanitary sewer system, all sewer facilities shall be constructed in accordance with the City Standards. Main trunk sewer line shall be in accordance with master sanitary sewer plan or as approved by the City Engineer. Onsite sewer shall be privately maintained.

32. The Applicant shall obtain design and plan approval from all utility providers having jurisdiction over the on-site and off-site utilities. Completion of all undergrounding of on-site and off-site utilities is required by Section 27-52 of the City Municipal Code and in accordance with plans and specifications approved by the City Engineer.

33. The Applicant shall maintain all improvements and utilities within the public right-of-way, including street sweeping, prior to issuance of final certificate of occupancy by the City.

PRIOR TO ISSUANCE OF GRADING PERMITS

34. The Applicant shall obtain approval of the Preliminary Water Quality Management Plan (PWQMP) for the entire project. Approval of the PWQMP shall occur prior to submitting the Final Water Quality Management Plan.

35. The Applicant shall obtain approval of the Preliminary Drainage Study for the entire project. Approval of the Preliminary Drainage Study shall occur prior to submitting the Final Drainage Study.

36. The Applicant shall submit engineered Rough Grading Plans and obtain full approval. Rough Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications.

37. The Applicant shall submit engineered Precise Grading Plans and obtain full approval. Precise Grading Plans shall conform to the California Building Code, the California Residential Code, Fontana Municipal Code, and Fontana Standard Plans and Specifications. Rough Grading Pad Certification is required to be submitted to the Engineering Department prior to precise grading permit issuance.

38. The Applicant shall prepare and obtain approval for a Final Water Quality Management Plan (WQMP) in accordance with the County of San Bernardino Technical Guidance Document and the most current template. All outstanding comments from the Preliminary WQMP must be resolved and incorporated into the Final WQMP.

39. The Applicant shall submit and obtain approval for a Final Drainage Study and comprehensive hydraulic analysis prepared in accordance with the County of San Bernardino Hydrology Manual and the City of Fontana Master Plan of Drainage. This study must resolve all outstanding comments from the preliminary report and evaluate both the project site and all affected off-site improvements.

PRIOR TO ISSUANCE OF BUILDING PERMITS

40. Address conditions of approval for PC Resolution No. 2026-003 as required and record

41. The Applicant shall submit a Community Facility District (CFD) maintenance map that meets Engineering requirements for size and format as required for the development showing the CFD boundary and maintenance requirements, obtain approval of the map and complete the first public hearing for formation of the CFD. If a CFD is not created, the project ownership shall be responsible for maintenance of all perimeter landscaping for Planning Area 4 by Property Management Association, Maintenance Agreement, or other approved association by the City.

42. As required by the City Engineer or City Traffic Engineer, dedicate an easement for traffic signal equipment at the main John Previti Avenue vehicular entrance.

PRIOR TO ISSUANCE OF OTHER CONSTRUCTION PERMITS

43. The Applicant shall record All map's, lot line adjustments, right-of-way dedications, easements, reciprocal access agreement as required for the development.

44. The Applicant shall submit and obtain full approval of engineered improvement plans. Engineered improvement plans include, but are not limited to, all required public improvements, including but not limited to streets, storm drainage systems, sewers, traffic signals, streetlights, striping, signs, landscape, and any required traffic control and/or detour plans. For a full list of traffic requirements, refer to the Traffic Division's conditions of approval. All plans shall conform to City Standards and Specifications, and as approved by the City Engineer.

PRIOR TO ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY

45. The Applicant/Engineer of Record shall submit a conforming copy of the recorded Memorandum of Agreement for the Water Quality Management Plan and Storm Water Best Management Practice transfer. The Access, Maintenance, and the WQMP Certification for BMP Completion must be submitted to the City Project Engineer.

46. The applicant shall construct all street, streetlight, traffic signal, signing and striping, and storm drain improvements on Duncan Canyon Road and John Previti Avenue along the project frontage in accordance with the Ventana Specific Plan and project plans. The John Previti Avenue connection to Lytle Creek Road shall be open to traffic.

PRIOR TO ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY

47. Complete all public improvements required of the project. Underground utilities required of the project. Ensure streetlights are energized and operating properly.

48. The Applicant/Engineer to provide the City of Fontana with As Built/Record Drawings for all public improvement plans. The Applicant/Developer shall provide a copy of the streetlight electric bill.

49. Slurry seal roads affected by the development as directed by the inspector. Slurry seal limits may extend past the project frontage to address existing striping/pavement markings that conflict with new striping/pavement markings, repair trenches, and other areas as determined by the inspector.

50. The Surveyor of Record shall provide centerline ties to the City of Fontana reflecting proper setting of all survey monuments within the project limits and replace any existing

survey monuments damaged or removed during construction.

51. The Surveyor of Record shall set survey monuments as required by the map and corner records must be recorded with the County. The Surveyor of Record shall notify the City in writing that monuments have been set in accordance with the recorded subdivision map and he/she has been paid in full for doing so.

52. All sewers shall be video inspected by applicant/contractor. Sewer video shall include clean-out connection, clean-out to lateral segment, lateral, and main line. Contractor performing the video inspection must have a NASSCO PACP, LACP, and MACP certification. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff with an accompanying full report. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

53. All storm drains shall be video inspected by applicant/contractor. Storm drain video shall include main lines and laterals. Applicant shall provide a copy of the video on DVD or flash drive to inspection staff. Videos to be inspected and approved by City Inspector. If removal and replacement of any utility is required, a subsequent video of the repair will be required.

54. The Engineer of Record shall submit a Final Grade Certification to the City Project Engineer for each building that a Certificate of Occupancy is being requested.

ENGINEERING – TRAFFIC DEPARTMENT

55. Project ingress and egress locations and restrictions shall be as follows, with additional or lesser restrictions being necessitated subject to changes in the site plan and approval of the City Engineer:
    a. The Project may have a single ingress/egress point along Duncan Canyon Road that shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only.
    b. The Project may have up to two ingress/egress points along John Previti Avenue. The northernmost access point may allow for full access (i.e., left- and right-turning inbound and outbound) movements. The southernmost access point shall be designed, constructed, and signed to restrict ingress to right-turn inbound movements only and to restrict egress to right-turn outbound movements only. The ingress and egress restrictions at the southernmost access point shall be reinforced with appropriate signage and pavement markings. The southernmost access point shall be designed, constructed, and signed to permit passenger vehicle ingress/egress only.
    c. Should emergency vehicle access to the public Right-of-Way be required or provided, such access points shall be designed and constructed to permit emergency vehicle ingress/egress only. Regular ingress/egress shall not be permitted at emergency vehicle access points.

56. Left-turn ingress and/or egress at all access locations may be restricted in the future due to traffic operational or safety concerns. Alternatives to such restrictions may be considered, subject to approval of the City Engineer.

57. Pedestrian access shall be provided between the residential parcel to the south and the commercial parcel via a pedestrian paseo as identified in the Pedestrian Circulation Plan of the Ventana at Duncan Canyon Specific Plan Amendment (July 26, 2022).

58. Intersection sight distance and stopping sight distance must be shown to meet the required standards both horizontally and vertically at all ingress/egress locations including consideration for walls, landscaping, grading, and vegetation. Sight distances shall comply with current AASHTO requirements.

59. The site plan shall identify the on-site vehicular traffic flow patterns and circulation, on-site signing and striping, and any restricted, reserved, or other pre-designated parking areas.

60. The location of bicycle parking shall be depicted on the site plan. The number of bicycle parking spaces shall be determined in compliance with the City of Fontana Zoning and Development Code. Bicycle parking shall comply with the Association of Pedestrian and Bicycle Professionals' (APBP) bicycle parking design guidance. In the event that the Fontana Zoning and Development Code and the APBP guidance differ, the Fontana Zoning and Development Code requirements shall prevail.

61. The site plan shall identify all pedestrian access ways and traffic crossings. Crossings shall be clearly marked, lighted, and identified throughout the interior of the project. Pedestrian walkways shall have sufficient pathway lighting.

62. The site plan shall identify the Americans With Disabilities Act (ADA) compliant path(s) of travel to/from the public right of way and from all ADA accessible parking spaces.

PRIOR TO ISSUANCE OF CONSTRUCTION PERMITS

63. The Applicant shall submit and obtain full approval of street improvement plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

64. The Applicant shall submit and obtain full approval of signing and striping plans for all roadway improvements within the following extents, including such distance as required to tie-in to existing conditions:
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

65. The Applicant shall design a raised and landscaped median along John Previti Avenue across the full length of the Project's frontage and extending 100 feet south of the southern Project boundary, except as necessary to accommodate the ingress and egress movements described in Condition 55B.

66. If Project construction or design impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation, the Applicant shall provide signal modification plans, and shall be responsible for all necessary improvements associated with the modifications at the

subject intersection.

67. The Project shall design and obtain full approval of a new traffic signal at the intersection of John Previti Avenue and the Commercial Driveway-Planning Area 3 Driveway.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: One left turn lane, one through lane, and one shared through/right-turn lane
        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane
        iii. Eastbound: One shared left-turn/through lane and one right-turn lane
        iv. Westbound: One shared left-/through/right-turn lane
    b. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.
    c. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("Ventana Master Plan (MCN26-0004) Focused Traffic Assessment," Urban Crossroads, Inc., March 31, 2026), subject to the approval of the City Engineer.
    d. The traffic signal shall be designed to provide sufficient line of sight for the northbound and southbound left-turn maneuvers from John Previti Avenue. If sufficient line of sight cannot be provided, the signal shall be designed to provide protected only left-turn phasing for the northbound and southbound approaches; otherwise, the signal shall be designed to provide protective-permissive left-turn phasing for the northbound and southbound approaches.
    e. The eastbound approach shall be restricted to no right-turn maneuvers on red signal indications (No Right-Turn On Red) due to insufficient line of sight from the Project's Commercial Driveway along John Previti Avenue.
    f. The project shall design the related signal fiber interconnect to connect this signal to the City's Traffic Management Center (TMC).

68. The Project shall design and obtain full approval of signing and striping modifications and traffic signal modifications at the intersection of John Previti Avenue and Duncan Canyon Road.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
        ii. Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
        iii. Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane
        iv. Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane

PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY

69. The Applicant shall construct all street improvements with the following extents, including such distance as required to tie-in to existing conditions.
    a. Duncan Canyon Road between the I-15 Freeway Northbound Off-Ramp and John Previti Avenue
    b. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road

70. The applicant shall construct a raised and landscaped median along John Previti Avenue across the full length of the Project's frontage and extending 100 feet south of the southern Project boundary, except as necessary to accommodate the ingress and egress movements described in Condition 55B.

71. John Previti Avenue between Duncan Canyon Road and Lytle Creek Road shall be fully constructed and opened for public access prior to the issuance of any Certificate of Occupancy.

72. If Project construction or design impacts the location of traffic signal poles or other traffic signal equipment in the public right-of-way in such a manner that the equipment requires relocation the Applicant shall construct any necessary signal modifications, and shall be responsible for all necessary improvements associated with the modifications at the subject intersection.

73. The Applicant shall prepare and file queue management plans with the City which outlines the planned operation and management for all drive-through queues. The City may require changes to the queue management plans in the future due to traffic operational or safety concerns.
    a. Any future change in tenant or land use that may alter demand or queuing characteristics, as determined by the City Engineer, shall require preparation of an updated drive-through queuing study and/or revisions to the queue management plan prior to Occupancy.
74. The Project shall construct a new traffic signal at the intersection of John Previti Avenue and the Commercial Driveway-Planning Area 3 Driveway. The signal shall be operational prior to the issuance of any Certificate of Occupancy.
    a. The intersection and traffic signal shall be constructed to accommodate at minimum the following lane configurations:
        i. Northbound: One left-turn lane, one through lane, and one shared through/right-turn lane
        ii. Southbound: One left-turn lane, two through lanes, and one right-turn lane
        iii. Eastbound: One shared left-turn/through lane and one right turn lane
        iv. Westbound: One shared left-/through/right-turn lane
    b. The intersection may be required to accommodate additional or reduced lane configuration, subject to the approval of the City Engineer.
    c. The length of each turn lane shall be of sufficient length to accommodate at minimum the vehicular queues identified in the Project's traffic analysis ("Ventana Master Plan (MCN26-0004) Focused Traffic Assessment," Urban Crossroads, Inc., March 31, 2026), subject to the approval of the City Engineer.
    d. The traffic signal shall be constructed to provide sufficient line of sight for the northbound and southbound left-turn maneuvers from John Previti Avenue. If sufficient line of sight cannot be provided, the signal shall be constructed to provide protected only left-turn phasing for the northbound and southbound approaches; otherwise, the signal shall be constructed to provide protective-permissive left-turn phasing for the northbound and southbound approaches.
    e. The eastbound approach shall be restricted to no right-turn maneuvers on red traffic signal indications (No Right-Turn On Red) due to insufficient line of sight from the Project's Commercial Driveway along John Previti Avenue.
    f. The project shall construct the related signal fiber interconnect to connect this

signal to the City's Traffic Management Center (TMC).

75. The Project shall construct the signing and striping modifications and traffic signal modifications at the intersection of John Previti Avenue and Duncan Canyon Road. The signing and striping and signal modifications shall be installed and operational prior to the issuance of any Certificate of Occupancy.
    a. The intersection and traffic signal shall be designed to accommodate at minimum the following lane configurations:
        i. Northbound: two (2) left-turn lanes, one (1) through lane, and one (1) right-turn lane
        ii. Southbound: two (2) left-turn lanes, two (2) through lanes, and one (1) right-turn lane
        iii. Eastbound: one (1) left-turn lane, two (2) through lanes, and one (1) right-turn lane
        iv. Westbound: two (2) left-turn lanes, three (3) through lanes, and one (1) right-turn lane
76. The Project shall design and construct the signal modifications needed at the intersection of Citrus Avenue and Duncan Canyon Road to implement an eastbound right-turn overlap phase, subject to the approval of the City Engineer. Type 15 or larger poles shall be required for any five-section signal heads. The overlap phase shall be operational prior to the issuance of any Certificate of Occupancy.

FIRE DEPARTMENT

77. Jurisdiction: The above referenced project is under the jurisdiction of the Fontana fire Protection District (herein "Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

78. Fire Access Road Width: Prior to map recordation, all fire access roadways shall be designed to meet the requirements for this development and shall be approved by the Fire Department. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. California Fire Code Chapter 5 & SBCoFD Standard A-1.

79. Turnaround: An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of nineteen (19) foot inside radius and forty-five (45) foot outside radius for all turns. California Fire Code Chapter 5 & SBCoFD Standard A-1.

80. Fire Lanes: The applicant shall submit a site plan to the Fire Department for review and approval of all proposed signage and striping for all fire access roadways. All curbs adjacent to fire lanes shall be painted red and "No Parking, Fire Lane" signs shall be installed on public and private roads in accordance with approved standards. SBCoFD Standard A-2.

81. Water System Commercial: All water supply systems shall be designed to meet the

required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix BB of the California Fire Code. A minimum of one new six (6) inch fire hydrant assembly with two (2) two and one half (2 1/2) inch and one (1) four (4) inch outlet (4"x2.5"x2.5") shall be provided. All fire hydrants shall be spaced no more than three hundred (300) feet apart as measured along vehicular travel-ways. California Fire Code Chapter 5 & SBCoFD Standard W-2. The Fire Flow for this project shall be: 3,250 GPM for a two-hour duration at 20 psi residual operating pressure. Fire Flow is based on a 57,185 Square Foot structure.

82. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. SBCoFD Standard W-2.

83. Water Improvement Plan: The applicant shall submit "Water Improvement Plans" to Fontana Fire Prevention. W.I.P. to include site plan, existing & proposed PUBLIC fire hydrant locations, building construction type, square foot details of the largest building, total square foot of ALL floors in a multifloored building, square foot size of entire site, and description of what is being constructed/occupancy type. Once approved by Fire Department, applicant will provide stamped/approved W.I.P to water purveyor for their construction needs. **ON-SITE PRIVATE FIRE WATER SUPPLY SHALL BE INSPECTED AND IN WORKING CONDITION PRIOR TO PLACING COMBUSTIBLE MATERIALS ON THE JOBSITE.** California Fire Code Chapter 5.

84. Combustible Protection: Prior to combustibles being placed on the project site an approved paved roadway providing fire access and fire hydrants providing an acceptable fire flow shall be installed. California Fire Code Chapter 5.

85. Fire Sprinkler-NFPA #13: An automatic fire sprinkler system complying with NFPA 13 and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans shall include hydraulic calculations and manufacturer specification sheets. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-1.

86. Fire Sprinkler-NFPA #13D: An automatic life safety fire sprinkler system complying with NFPA 13D and Fire Department standards is required. A fire sprinkler contractor shall submit three (3) sets of detailed plans with hydraulic calculations and manufacturer specification sheets to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9 & SBCoFD Standard F-2.

87. Hood and Duct Extinguishing system: An automatic hood and duct fire extinguishing system is required. A licensed contractor shall submit three (3) sets of detailed plans (minimum 1/8" scale) with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. California Fire Code Chapter 9, NFPA 17A, & NFPA 96.

88. Fire Alarm, Manual or Automatic: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA 72 and all applicable codes is required. A fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the

time of plan submittal. California Fire Code Chapter 9, SBCFD Standard F-5, & NFPA 72.

89. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. California Fire Code Chapter 9.

90. Commercial Addressing: Commercial, industrial, and multi-family developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. California Fire Code Chapter 5 & SBCoFD Standard B-1

91. Key Box: An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. California Fire Code Chapter 5 & SBCoFD Standard A-4

92. Security Gates: In commercial, industrial, and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Where an automatic electric security gate is used, an approved Fire Department override switch is required. California Fire Code Chapter 5 & SBCoFD Standard A-3

93. Material Identification Placards: The applicant shall install, in all locations deemed appropriate by the Fire Department, approved material identification placards on the outside of all buildings and/or storage tanks that store hazardous or flammable materials. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. California Fire Code Chapter 50 & NFPA 704.

94. High-Piled Storage: The applicant shall submit an application for a High-Piled Storage permit for storage of over 12’ in height of Class I-IV commodities and/or over 6’ in height of high hazard commodities. Three (3) sets of detailed plans and a commodity analysis report shall be submitted to the Fire Department for review and approval. The applicant shall submit to the Fire Department concurrently with any racking permits to the Building and Safety division. California Fire Code Chapter 32 & SBCoFD Standard S-1.

95. Secondary Access: The development shall have a minimum of two points of vehicular access during each phase of construction for fire and emergency access purposes and for evacuation routes. SBCoFD Standard A-1

96. San Bernardino County Fire Standards/Codes: Items not directly called out on these Conditions of Approval, shall also adhere to currently adopted San Bernardino County Fire Standards, California Fire Code, & NFPA.

Ventana
at Duncan Canyon

Specific Plan Amendment

Revised May 2026

Prepared For:

The City of Fontana

Prepared By:

The Previti Group
SWA Group
Architects Orange
Fuscoe Engineering

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required to accent buildings, monumentation and specimen trees within this Planning Area.

Accessory Structures:

1. Accessory structures located in private patio areas, including, but not limited to spas, patio trellis and covers, permanent barbecues, remote garages, carports and storage buildings shall adhere to the requirements defined in the Fontana Zoning Code and California Building Code.

5.4 Planning Area 4

Planning Area 4 is adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway in both directions. Additionally, Planning Area 4 is located at the community's entry along Duncan Canyon Road. The Mixed-Use designation is intended to create a unique, village scale, pedestrian-oriented core.

Planning Area 4 contains approximately 25 net acres and would allow up to 104,000 square feet of commercial and office uses, and up to 600 residential units. It is located adjacent to the major entry into the Specific Plan project area from the 15 Freeway. It consists of a Tuscan-inspired commercial center focused around a large "Piazza" surrounded by residential and commercial buildings. A tall "campanile" tower feature would be attached to one of the buildings on the Piazza which will serve as a significant visual monument from the surrounding area.

The net maximum residential density is 24 units per acre. Units could be for-sale or for-rent and consist of studios to four bedroom dwelling units. The intent is to allow the flexibility to offer a range of housing types that appeal to a range of market segments, including singles, young couples, families and seniors. Flexibility is provided in the development regulations to allow a variety of densities while maintaining the overall limit on the total number of allowed dwelling units.

The streets would be private and maintained through a Homeowners Association or similar entity. This area should have approximately 6.3 acres of open space and contain a recreation center, swimming pool, a tot lot and other village amenities.

5.4.1 Permitted Uses

Land Use: Mixed-Use

Principal Permitted Uses:
1. Vertically Mixed Uses that include Retail Commercial, Office Professional and Residential
2. Attached Condominiums and Townhomes
3. Multi-family Attached Residential
4. Sit Down Restaurants
5. Offices, Corporate and Professional Services
6. Grocery Store/Specialty Market
7. Hotels
8. Fast Food Restaurants
9. Food Courts
10. Retail Shops
11. Kiosk and Small Cart Retail
12. Arcades with Video Games
13. Book Stores
14. Art Galleries and Auctions associated with the Art Gallery Use
15. Sports Clubs, Gyms and Athletic Facilities
16. Music and Vocational Instruction
17. Salons and Spas
18. Any other use not specifically identified as a conditionally permitted or prohibited use, deemed compatible with other permitted uses by the Director of Planning.

Accessory Permitted Uses:
1. Utility Facilities
2. Automatic Teller Machines (ATMs)
3. Kiosk and Small Cart Retail
4. Parking Structures
5. Construction Trailers and Containers (Temporary)
6. Leasing Office
7. Private Recreation Facilities
8. Recreation Centers
9. Swimming Pools
10. Tot Lots
11. Spas
12. Court Games (Basketball, Volleyball, Handball, etc)
13. Other accessory uses as determined by the Director of Planning to be substantially compatible with principal permitted uses.

Conditionally Permitted Uses:
1. Restaurants and Cafes with Entertainment and/or Dancing (Alcoholic beverages allowed)
2. Night Clubs (Alcoholic beverages allowed)
3. Winery and Micro-brewery (Alcoholic beverages allowed)
4. Wireless Telecommunication Facilities that are fully integrated into the architecture of structures, as a stealth facility
5. Gas Stations
6. Only two (2) Drive-Throughs associated with any kind of use are allowed in Planning Area 4. Application of the Drive-Through must comply with the Special Use Regulations in Chapter 30 of the Municipal Code.
7. Other conditionally permitted uses as determined by the Director of Planning to be substantially compatible with principal permitted uses

Prohibited Uses:
1. Car Washes
2. Storage Facilities
3. ~~Gas Stations~~
4. ~~Free-standing Drive-through Fast Food and Coffee Shops~~
5. Auctions not associated with a permitted use
6. New and Used Automobile Sales
7. Pawn Shops
8. Tattoo Parlors
9. Freestanding Wireless Facilities that are not camouflaged or fully integrated into the architecture of structures
10. Any other uses not specifically identified as a principal, accessory, or conditionally permitted use, and uses deemed incompatible by the Director of Planning

5.4.2 Development Standards

Commercial Floor Area Ratio Maximum:
1 FAR

Maximum Residential Density:
24 Dwelling Units per Acre

Minimum Building and Parking Setbacks*:

Min. Building & Parking Setbacks	Building	Parking
Setback from Duncan Canyon Rd.	Twenty Feet (20')	Ten Feet (10')
Setback from Lytle Creek Rd.	Ten Feet (10')	Ten Feet (10')
Setback from Interstate 15	Twenty Feet (20')	Five Feet (5')
Setback from Adjacent Commercial Use	Twenty Feet (20')	Five Feet (5')

* From Right-of-way.

Maximum Building Height:

1. Buildings and other structures shall not exceed sixty-five feet (65') in height.
2. Tower features, architectural features, chimneys, and other architectural projections may exceed the maximum building height, up to seventy-five feet (75'). Features exceeding seventy-five feet (75') shall be subject to the approval through Fontana's Design Review Application process set forth in Chapter 30, Article II, Division 11, Subdivision I of the Fontana Zoning Code.

Residential Unit Size Requirements:

1. Minimum Unit Size: 550 square feet
2. Minimum Number of Bedrooms: Studio
3. Unit Mix shall be within the following:

Unit Type	Percentage Mix
Studio	10% Max
1-bedroom	60% Max
2-bedrooms or more	40% Min

Residential Lot Requirements:

1. Minimum Lot Size: 1,000 square feet
2. Minimum Lot Width: 21 feet
3. Minimum Lot Depth: 45 feet
4. Maximum Lot Coverage: 100%

Recreational Amenities:

1. Developments consisting of 50 to 79 units shall provide a minimum of four of the following recreational facilities:
   - Enhanced Public Realm with Dedicated Pedestrian Circulation Network of Paseos and Plazas
   - Indoor Gym/Fitness Facility
   - Tot-lot with Multiple Activities
   - Pool and Spa, with Cabana Building (Restrooms/Showers)
   - BBQ Area and Picnic Benches
2. Developments consisting of 80 to 200 units shall provide all of the recreational amenities listed above
3. For each 100 units above the first 200 units, another recreational amenity as described below, or equivalent, shall be provided.
   - Community Multi-Purpose Room equipped with Kitchen, Restrooms and Shower
   - Fire Feature with Seating Area
   - Community Picnic Area
   - Lap Pool
   - Off-leash Dog Park
   - Community Garden
   - Additional BBQ Areas and Picnic Benches
   - Court facility (e.g. Bocce, Tennis, Volleyball, Basketball, etc.)
4. Other recreational facilities not listed above may be considered subject to the Planning Commission review and approval.
5. Related recreational activities may be grouped together and located at any one area of the common open space.

Minimum Open Space:

1. Private Open Space: A minimum of fifty (50) square feet of open space shall be provided for each dwelling unit. The minimum dimension shall be six feet (6') in any direction. Private open space may include ground floor patios or courtyards, second and third floor balconies or decks, and rooftop decks. Private open space may be covered, but must be open on at least one

side.

2. Common Open Space: A minimum of twenty-five percent (25%) shall be provided for common open space. Common open space may include all areas that are not building footprints, trash/waste enclosures, parking or drive aisles. Enclosed common amenities/ areas (recreational buildings, lounge and business center, etc.) may be included in the common open space calculation.

Parking and Circulation:

1. 1.8 spaces per unit of which one space shall be covered. Spaces can be provided as on-street parking so long as the total number of spaces can be included entirely within the planning area.
2. Parking for retail commercial and dining areas totaling over 20,000 square feet of gross leasable area within a planning area shall provide parking at a rate of 1 space per 200 square feet of gross leasable area.
3. Except as specified herein, parking within the Specific Plan project area is required per Zoning and Development Code Article XI, Division 2., Table 30-314.A.
4. For Uses not specified in the Specific Plan or the Zoning Code, the Director of Planning shall establish the required number of spaces based upon standards for similar uses
5. The Director of Planning shall have the authority to grant the joint use of parking facilities for two or more uses. Joint, or reciprocal use of parking facilities may only occur when the uses/parties sharing the parking demonstrate that there is not a significant overlap in demand, and that the total number of spaces are sufficient to meet the peak parking demand of any combination of simultaneous uses.
6. Driveway aisle widths are required per the Zoning and Development Code Article IX, Division 2, Section 30-221, Table 30-221.A.
7. Minimum size parking stalls for open and covered parking are nine feet (9') by eighteen feet (18').

Landscaping:

1. Required setback areas shall be landscaped with trees shrubs, plants, grasses and hardscape as recommended within The Ventana at Duncan Canyon Specific Plan Design Guidelines and Plant Palette.
2. All areas shall have a minimum of fifteen-percent (15%) landscaping of the net project site, minus the building area footprint.

Walls and Fences:

1. All perimeter walls and fences shall be designed to be consistent with The Ventana at Duncan Canyon Specific Plan Design Guidelines set forth herein.
2. Freestanding walls and fences constructed on interior lot lines, or at the rear of the required landscape setback area shall not exceed eight feet (8') in height. Sound walls adjacent to the I-15 Freeway right-of-way may exceed this height limit.
3. Combined retaining walls and wall(s) and fence(s) shall not exceed a combined total height of sixteen feet (16') as measured from the future adjoining grade. Combined retaining walls and wall(s) and fence(s) that exceed eight feet (8') in height shall be constructed with a decorative block or finish, or screened with landscape.
4. These height limitations may be exceeded with the approval of an administrative variance.
5. All trash and storage areas shall be screened with a decorative block wall that consists of split-face or slump-stone block, or a stucco finish.
6. All types of barbed or razor wire are prohibited. Chain link fencing is only allowed as a temporary use during construction for security purposes.
7. All service, trash and storage areas shall be screened from view from public streets by walls and approved fencing.

Lighting:

1. Lighting fixtures shall be properly shielded to prevent off-site glare. Spot fixtures shall be directed downward and/or upward, but not outward from the project area.
2. Lighting is required on the tower features, as accents on buildings, on monumentation, and on specimen trees within this planning area.
3. Unique lighting is encouraged within, and radiating out from the Piazza.

Accessory Structures:

1. Accessory structures located in private patio areas, including, but not limited to spas, patio trellis and covers, permanent barbecues, remote garages, carports and storage buildings shall adhere to the requirements defined in the Fontana Zoning Code and California Building Code.

5.5 Planning Area 5

Planning Area 5 is located adjacent to the Interstate 15 Freeway and has excellent visibility from the Freeway from both directions. Planning Area 5 is currently owned by two separate entities and have sub-designations of 5A and 5B based on this ownership. Each sub-planning area may be developed independently.

Planning Area 5A contains approximately 2.4 net acres and would allow up to 60,000 square feet of office and commercial development.

Planning Area 5B contains approximately 4.8 net acres and would allow up to 32,500 square feet of office and commercial development.

Alternatively, Planning Areas 5A and 5B may be developed as a joint venture. Should this occur, the approximately 7.2 net acre site would allow up to 92,500 square feet of office and commercial development.

Other related uses that may be allowed in these areas include Research and Development, Light Manufacturing/High Tech Assembly, Retail and similar uses.

5.5.1 Permitted Uses

Land Use: Commercial

Principal Permitted Uses:

1. Offices, Corporate and Professional Services
2. Hotel
3. Sit-down Restaurants
4. Banks and Savings and Loan Institutions
5. Credit Unions
6. Fast Food Restaurants
7. Research and Development
8. Light Manufacturing*
9. High Tech Assembly*
10. Food Courts
11. Retail Shops
12. Sports Clubs, Gyms and Athletic Facilities
13. Salons and Spas

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or X County Clerk Address: 222 W Hospitality Lane 1st Floor, San Bernardino, CA 92415	FROM:	Public Agency/Lead Agency Name: **City of Fontana** Address: **8353 Sierra Ave, Fontana CA 92335** Contact: Alexia Barberena Phone: **(909) 350-6568**
			Email: abarberena@fontanaca.gov
TO:	X Office of Land Use and Climate Innovation State Clearinghouse 1400 Tenth Street, Rm. 113 Sacramento, CA 95814	Lead Agency (if different from above)	
		Address:	
		Contact:	
		Phone:	

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number
(If submitted to SCH):

2021100400

Project Title: **Master Case No. 26-0004; Specific Plan Amendment No. 26-0001, Conditional Use Permit No. 26-0001, Conditional Use Permit No. 26-0002, Conditional Use Permit No. 26-0003, Conditional Use Permit No. 26-0011 and Design Review No. 26-0002**

Project Applicant (include address, telephone number and email address):

Stephen King, Senior Project Manager, The Previti Group, 2151 E. Convention Center Way, Suite 114, Ontario, CA 91764, (909) 354-8092, sking@theprevitigroup.com

Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):

Located on the southwest corner of Duncan Canyon Road and John Previti Avenue

General Project Location (City and/or County): **City of Fontana, County: San Bernardino**

Project Description: **Master Case No. 26-0004, Specific Plan Amendment No. 26-0001, Conditional Use Permit No. 25-0001, Conditional Use Permit No. 26-0002, Conditional Use Permit No. 26-0003 Conditional Use Permit No. 26-0011 and Design Review No. 26-0002, a request to add two uses to Planning Area 4 of the Ventana at Duncan Canyon Specific Plan specifically adding gas stations and drive-through uses as conditionally permitted uses;**

request to establish a gas station and , request to establish an ABC Type 20 license for a proposed convenience store as part of the gas station; request to establish an ABC Type 21 and Type 86 License for a proposed grocery store, request to establish two drive-through uses, and request for site and architectural review of the development of a new retail shopping center and the associated site improvements on 11.55 acres located on property identified as Assessor's Parcel Numbers 1107-262-07 and -65.
Identify the person or entity undertaking the project, including any private applicant, any other person undertaking an activity that receives financial assistance from the Public Agency as part of the project, and any person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project. **Stephen King, Senior Project Manager, The Previti Group, 2151 E. Convention Center Way, Suite 114, Ontario, CA 91764, (909) 354-8092, sking@theprevitigroup.com**

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on **June 16, 2026** and has made the following determinations regarding the above described project:

1.	The project [☐ will ☒ will not] have a significant effect on the environment.	
2. ☒	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. **Pursuant to CEQA Guidelines sections 15162 and 15164, an addendum to the Ventana Specific Plan Final Environmental Impact Report (SCH No. 2021100400) has been prepared for this proposed project. The aforementioned EIR was adopted by the City Council on September 13, 2022.**	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☐	Mitigation measures [☒ were ☐ were not]made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan [☒ was ☐ was not] adopted for this project.	
5. ☐	A Statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.	
6. ☐	Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.	
	This is to certify that the Final EIR with comments and responses and record of project approval, or the Negative Declaration, is available to General Public at:	
	Custodian:	Location:

Date:	_____ **Patty Nevins** **Director of Planning**

Clerk's File Stamp:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE PLANNING COMMISSION OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case (MCN) No. 26-0004, Specific Plan Amendment (SPA) No. 26-0001, Conditional Use Permit (CUP) No. 26-0001, Conditional Use Permit (CUP) 26-0002, Conditional Use Permit (CUP) No. 26-0003, Design Review (DRP) No. 26-0002

A Specific Plan Amendment request to amend Planning Area 4 of the Ventana Specific Plan to allow for gas stations and drive-throughs as Conditionally Permitted Uses, a Conditional use permit request to establish a new gas station use, a Conditional Use Permit request to establish an Alcoholic Beverage Control Type 21(General, Off-Sale) and Type 86 (Sampling) licenses for a proposed grocery store, a Conditional Use Permit request to establish an Alcoholic Beverage Control Type 20 (Beer & Wine, Off-Sale) license for a proposed convenience store, and a Design Review request to approve the site and architectural design of an approximately 98,783 square foot retail shopping center and associated site improvements on 11.55 acres.

Environmental Determination: Pursuant to CEQA Guidelines sections 15162 and 15164, an Addendum to the Ventana at Duncan Canyon Specific Plan FEIR (SCH No. 2021100400) was prepared. Staff has determined that the adopted FEIR addressed issues of potential concern of the proposed development based on CEQA sections 15162 and 15164 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA. Based on this evaluation it was determined an Addendum was the appropriate document for this Project. Additionally, none of the conditions described in Section 15162 have occurred and as a result, an Addendum to the Ventana Specific Plan Final EIR (SCH No. 2021100400) was prepared.

Location of Property:

ATTACHMENT NO. 7

FONTANA
CALIFORNIA

South of Duncan Canyon Road and west of John Previti Avenue (APN: 1107-262-07 and -65)

Date of Hearing: June 16, 2026

Place of Hearing: Steelworkers Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 6:00 P.M.

Should you have any questions concerning this project, please contact Alexia Barberena, at (909) 350-6568. E-mail: abarberena@fontanaca.gov

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE PLANNING COMMISSION. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: 5/27/2026

ATTACHMENT NO. 7

June 16, 2026 PC Minutes

FONTANA
CALIFORNIA

NOTICE OF PUBLIC HEARING

SI DESEA INFORMACION EN ESPAÑOL REFERENTE A ESTA NOTIFICACION O PROYECTO, FAVOR DE COMUNICARSE AL (909) 350-6728.

In compliance with Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132) and the federal rules and regulations adopted in implementation thereof, the Agenda will be made available in appropriate alternative formats to persons with a disability. Should you need special assistance to participate in this meeting, please contact the City Clerk's Department by calling (909) 350-7602. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE CITY COUNCIL OF THE CITY OF FONTANA FOR THE FOLLOWING:

Master Case (MCN) No. 26-0004, Specific Plan Amendment (SPA) No. 26-0001, Conditional Use Permit (CUP) No. 26-0001, Conditional Use Permit (CUP) 26-0002, Conditional Use Permit (CUP) No. 26-0003, Conditional Use Permit No. 26-0011, and Design Review (DRP) No. 26-0002

A request to amend the text to Planning Area 4 of the Ventana Specific Plan to add gas stations and drive-throughs as conditionally permitted uses; a request to establish a gas station as a conditionally permitted use within the retail shopping center project, and request to establish an Alcoholic Beverage Control (ABC) Type 20 (Beer & Wine, Off-Sale) license for the proposed convenience store as part of the gas station; a request to establish an Alcoholic Beverage Control (ABC) Type 21 License (General, Off-Sale), and Type 86 ABC License (Sampling) for a proposed grocery store; a request to establish a drive-through use for a standalone building within the proposed retail shopping center; a request to establish a drive-through use for a suite as part of a multi-tenant building within the proposed retail shopping center; and a request for site and architectural approval for the development of a new commercial shopping center and associated site improvements on 11.55 acres.

Environmental Determination: Pursuant to CEQA Guidelines sections 15162 and 15164, an Addendum to the Ventana at Duncan Canyon Specific Plan FEIR (SCH No. 2021100400) was prepared. Staff has determined that the adopted FEIR addressed issues of potential concern of the proposed development based on CEQA sections 15162 and 15164 and the City of Fontana's 2019 Local Guidelines for Implementing CEQA. Based on this evaluation it was determined an Addendum was the appropriate document for this Project. Additionally, none of the conditions described in Section 15162 have occurred and as a result, an Addendum to the Ventana Specific Plan Final EIR (SCH No. 2021100400) was prepared.

Location of Property: South of Duncan Canyon Road and west of John Previti Avenue (APN: 1107-262-07 and -65)

ATTACHMENT NO. 5

FONTANA
CALIFORNIA

Date of Hearing: July 14, 2026

Place of Hearing: Steelworkers' Auditorium
8437 Sierra Avenue
Fontana, CA 92335

Time of Hearing: 2:00 P.M.

Should you have any questions concerning this project, please contact Cecily Session-Goins, at (909) 350-6723. E-mail: csgoins@fontanaca.gov.

ANY INTERESTED PARTY MAY PROVIDE INFORMATION BY LETTER OR EMAIL WHICH MAY BE OF ASSISTANCE TO THE CITY COUNCIL. A COPY OF THE APPLICATION AND ENVIRONMENTAL DOCUMENTATION IS AVAILABLE FOR INSPECTION. PLEASE CONTACT THE PLANNER LISTED ABOVE.

IF YOU CHALLENGE IN COURT ANY ACTION TAKEN CONCERNING A PUBLIC HEARING ITEM, YOU MAY BE LIMITED TO RAISING ONLY THOSE ISSUES YOU OR SOMEONE ELSE RAISED AT THE PUBLIC HEARING DESCRIBED IN THIS NOTICE, OR IN WRITTEN CORRESPONDENCE TO THE CITY AT, OR PRIOR TO, THE PUBLIC HEARING.

Publish date: July 3, 2026
1/8 Page

ATTACHMENT NO. 5

Maria Torres

From: Planning
Subject: FW: Ventana Public Comment

From: HOLMES BASSETTE [redacted]
Sent: Tuesday, July 7, 2026 6:52 PM
To: Planning <planning@fontanaca.gov>
Subject: Ventana Public Comment

CAUTION - EXTERNAL SENDER - THIS EMAIL ORIGINATED OUTSIDE OF THE CITY'S EMAIL SYSTEM
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ventana development agenda item July 7, 2026.
I'd like to recommend that gas stations be limited to one or less since gas stations are available at the exits north and south of Duncan Canyon. I'd suggest a charging station for electric vehicles.
Also, please consider that this is an upscale neighborhood and amenities should be consistent with that condition.
It also appears that the graders being used do not have legible EINs as required by the state.

Thank you for your time.
sincerely,
Holmes Bassette

File #: 26-1017
Agenda #: C.

Agenda Date: 7/14/2026
Category: Public Hearing

FROM:
Engineering

SUBJECT:
Adopt Development Impact Fee Nexus Study and Updated Development Impact Fees

RECOMMENDATION:
Adopt **Resolution No. 2026-078,** adopting a Development Impact Fee Nexus Study, the findings contained therein, and revising the amount of Development Impact Fees to finance certain public facilities and taking certain other actions related thereto.

COUNCIL GOALS:

- To practice sound fiscal management by living within our means while investing in the future.
- To invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.

DISCUSSION:
The City of Fontana recently completed a comprehensive Capital Improvement Plan (CIP) update for public facilities, police facilities, fire facilities, library facilities, park facilities, landscape medians, local arterials, active transportation, traffic signals, storm drain, and sewer systems. The CIP has been requested for the City Council's approval separately and it will continue to be updated annually. Based on these significant and ongoing updates, staff retained David Taussig and Associates (DTA) to prepare an impact fee nexus study ("Study") which analyzed and provided recommendations of potential modifications to the City's Development Impact Fee Schedule ("DIF"). The Study was prepared in compliance with Assembly Bill 1600 and the requirements of AB 602.

As part of the Study, DTA evaluated the City's needs across multiple infrastructure and service categories. These evaluations were based on service levels identified by the respective City departments as necessary to support future development.

DTA utilized a range of data, assumptions, and planning documents in its analysis, including existing City facilities, property and equipment valuations, the current funded Capital Improvement Program (CIP), and identified unfunded CIP needs to calculate the maximum justifiable fee for each DIF category. The Study also considered anticipated infrastructure, equipment, and capital investments required to accommodate future growth, as well as relevant master plans for sewer and storm drain systems and the City's most recent General Plan.

In addition to the specific recommendation noted below, as described in the Study, affected residential fees have been updated to a calculation based on the square footage of the homes, rather than a fixed "per unit" cost in compliance with AB 602. Storm drain fees are proposed to be assessed

based on a citywide rate, rather than a zone-by-zone calculation as prior studies included.

Based on the findings of the Study and internal analysis of the recommendations included, staff recommends adoption of the updated DIF schedule for public facilities, police, fire, library, landscape medians, local arterials, active transportation, traffic signals, sewer, and storm drain systems, as depicted below. Fees not shown on the table below are not impacted by this recommendation. Please note that the below table includes a recommendation for imposition of only 50% of the maximum legally justifiable storm drain fee identified in the Study for Single Family Detached Residential units, as well as Commercial and Industrial uses to maintain development activity and support continued economic investment. The City will, as needed, seek grant opportunities or contribute funding from unrestricted revenue sources to ensure timely completion of storm drain facilities.

	Residential		Commercial		Industrial	
	per sf.	per acre	per sf.	per acre	per sf.	per acre
Active Transportation Plan	$ 0.22		$ 1.17		$ 0.39	
Local Arterials	$ 0.08		$ 0.44		$ 0.15	
Traffic Signals	$ 0.10		$ 0.53		$ 0.18	
Landscape Median	$ 0.07		$ 0.39		$ 0.13	
Public Facilities	$ 0.57		$ 0.42		$ 0.12	
Police	$ 0.55		$ 0.41		$ 0.11	
Library	$ 0.04		$ 0.03		$ 0.01	
Fire Facilities	$ 0.13		$ 0.10		$ 0.03	
Park Development	$ 1.26		$ -		$ -	
Sewer	$ 0.36		$ 0.18		$ 0.13	
Storm Drain (per Study)		$77,138		$122,136		$102,851
*Storm Drain (Proposed Imposition of 50%) MFA Residential SFD Residential Commercial and Industrial		$ 77,138 $ 38,569		$ 61,068		$ 51,426

To ensure the fee schedule remains current with increases in construction and service delivery costs, staff also recommends incorporating an annual inflationary adjustment to all DIF based on the annual percentage increase in the California Construction Cost Index. This provision, included in the adopting Resolution, would authorize the City Manager or their designee to implement annual inflationary fee adjustments without further action from the City Council.

In preparation for the public hearing, a Notice of Public Hearing was published in the San Bernardino County Sun on June 12th, 2026, and again on June 29th, 2026, providing notice of the Updates to the Development Impact Fees. Additionally, written notice, including the Development Impact Fee Study (Exhibit “A”), was provided to all interested parties who requested such notice at least 14 days prior to the public hearing.

Approval of this report and adoption of the attached Resolution will establish the updated DIF program and provide a structured mechanism for future DIF adjustments. If approved, the new DIF

schedule shall be effective immediately but shall not be assessed to new development until July 1, 2027. The annual inflationary adjustment shall be effective July 1, 2028, and each July 1 thereafter.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item will result in fee revenue increases that will be better estimated as activity occurs. Actual revenue will be dependent upon fee related activities.

MOTION:
Approve staff recommendation.

RESOLUTION NO. 2026-078

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FONTANA, CALIFORNIA, ADOPTING A DEVELOPMENT IMPACT FEE NEXUS STUDY, THE FINDINGS CONTAINED THEREIN, AND INCREASING THE AMOUNT OF DEVELOPMENT IMPACT FEES TO FINANCE CERTAIN PUBLIC FACILITIES AND TAKING CERTAIN OTHER ACTIONS RELATED THERETO.

WHEREAS, the City of Fontana (the "City") City Council (the "City Council") recognizes the need to adequately finance certain public facilities including general use public facilities, police, fire, library, parks and recreation, transportation, storm drain, and sewer facilities (collectively, the "Facilities") made necessary by the impacts from new development occurring within the City and desires to ensure that new development mitigates its impacts on such Facilities in compliance with Chapter 5, Division 1, Title 7 of the California Government Code commencing with section 66000 *et seq.* known as the Mitigation Fee Act (the "Act"); and

WHEREAS, the City has identified the need for new and/or expanded facilities to accommodate expected population growth and new development; and

WHEREAS, it is the City's policy that future new development should pay its fair share of public facilities in accordance with good fiscal management as determined by the City Council, including the current costs for providing the Facilities in direct proportion to the demand for these Facilities generated by new development through the payment of development impact fees ("DIF"); and

WHEREAS, the City retained an independent third-party consultant to conduct a comprehensive review of the Facilities needed to accommodate new development and prepare a Development Impact Fee Nexus Study ("Study") in accordance with the Act; and

WHEREAS, the Study provided the City with information and data regarding the nexus between the planned public improvements and the benefiting land uses that would pay the DIF; and

WHEREAS, the Study also provides the City with the findings necessary to impose the proposed increased DIF in accordance with section 66001 of the Act; and

WHEREAS, certain of the impact fees for sewer facilities are "capacity charges" within the meaning of Government Code section 66013, and the Study provides evidence that such capacity charges do not exceed the reasonable cost of providing the services for which they are imposed; and

WHEREAS, on July 14, 2026, the City Council held a duly noticed public hearing on the adoption of the proposed Study and DIF and provided an opportunity for the public to be heard, pursuant to the provisions of sections 66016.5, 66018, and 66019 of the Act; and

WHEREAS, the Study has been made available for public review and comment pursuant to the provisions of section 66016.5 and 66019 of the Act; and

WHEREAS, the City Council desires to adopt the Study and the findings contained therein as the findings of the City Council, which Study is attached hereto as Exhibit "A," and to adopt the DIF schedule, attached hereto as Exhibit "B."

NOW, THEREFORE, BE IT RESOLVED, determined, and ordered by the City Council of the City of Fontana, California, as follows:

Section 1. The foregoing recitals are true and correct and are hereby incorporated and made an operative part of this Resolution.

Section 2. The City Council finds and determines that the Study complies with the Act by establishing the basis for the imposition of the DIF on new development. The City Council hereby adopts the findings set forth in the Study attached hereto as Exhibit "A" as the findings of the City Council, which contain the following information with respect to each development impact fee, which by this reference are incorporated herein as if fully stated herein.

(a) Identifies the purpose of the fee;

(b) Identifies the use to which the fee will be put;

(c) Shows a reasonable relationship between the use of the fee and the type of development project on which the fee is imposed;

(d) Demonstrates a reasonable relationship between the need for the public facilities and the type of development projects on which the fee is imposed; and

(e) Demonstrates a reasonable relationship between the amount of the fee and the cost of the public facilities or portion of the public facilities attributable to the development on which the fee is imposed.

Detailed descriptions of the required findings are contained in the Study within the description of each fee.

Further, the City Council finds that, based on the evidence set forth in the Study, the impact fees that are "capacity charges" within the meaning of Government Code section

66013 do not exceed the reasonable cost of providing the services for which such capacity charges are imposed.

Section 3. The City Council hereby determines that the DIF collected pursuant to this Resolution shall be used to finance the public improvements described or identified in the Study, or such other public facility master plan(s) or capital improvement program(s) as may from time to time be adopted by the City Council.

Section 4. The City Council has considered the specific project descriptions and the cost estimates identified in the Study and hereby approves such project descriptions and cost estimates and finds them reasonable as the basis for calculating and imposing the DIF.

Section 5. The City Council finds that the projects and fee methodology identified in the Study are consistent with the City's General Plan and the requirements of the Act.

Section 6. The City Council approves the schedule of DIF contained in and attached hereto as Exhibit "B." The DIF shall be imposed upon property owners or developers when applying for a building permit or due at final inspection or issuance of a certificate of occupancy, as provided in the Act.

Section 7. The City Council further finds that an annual inflation adjustment is a necessary component of the DIF to ensure the revenue collected keeps pace with the costs of constructing the Facilities defined in the Study. Keeping pace with inflation ensures projects can be timely completed as needed to accommodate new development. Timely completion of projects also ensures those who have paid the DIF receive the benefit of their contributions towards the Facilities while at the same time mitigating the expected impacts to the existing community, as authorized in the Act. Without an annual inflationary adjustment projects could become delayed, underfunded, and potentially infeasible due to insufficient funds available to complete such projects. As such, the DIF shall be annually adjusted pursuant to the following provisions:

(a) Commencing July 1, 2028, and each July 1 thereafter, the DIF schedule shall be increased by the percentage increase in the California Construction Cost Index calculated by the year-over-year annual change in the California Construction Cost Index, or a comparable index if such California Construction Cost Index is discontinued or is otherwise not available. In the event the calculated percentage change in the California Construction Cost Index is negative for any year, the DIF schedule from the immediate preceding fiscal year shall serve as the current fiscal year's DIF schedule without adjustment;

(b) The annual inflation adjustments shall be imposed each July 1 without further action of the City Council or need for future public hearings, until such time as a new impact fee nexus study and DIF are adopted pursuant to the Act, or this authorization is revoked by the City Council; and

(c) The City Manager, or their designee, is hereby authorized to apply the annual inflation adjustment to the DIF schedule each year.

Section 8. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid by a court of competent jurisdiction, such invalidity shall not affect the other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

Section 9. a. The City, as lead agency under the California Environmental Quality Act ("CEQA"), has evaluated the potential environmental impacts of adopting the Study and DIF. As the decision making body for the City, the City Council has reviewed and considered the information contained in the administrative record for the adoption of the Study and DIF.

b. The City Council finds that the Study and DIF are intended to fund future projects, programs, and capital improvement projects related to the City's need to finance capital improvements to provide adequate infrastructure to meet growth-related needs. The Study and DIF do not commit the City to approve any particular project, program, or capital improvement, and the DIF, as collected, will be deposited into separate funds for potential future projects. The DIF is in response to the City's projected need for additional facilities and infrastructure to provide services to new development. Any activities, including infrastructure improvements, to be funded by the DIF will be subject to applicable law, including but not limited to future environmental review under CEQA, as applicable, prior to City approval.

c. The City Council therefore finds that the Study and DIF are not subject to environmental review under CEQA. First, the Study and DIF, in and of themselves, do not have the potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and therefore are not considered a "project" under CEQA. (Pub. Resources Code, § 21065, 14 Cal. Code Regs., § 15378, subd. (a).) Second, the Study and DIF are covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment; here, there is no possibility that the Study and DIF, in and of themselves, may have a significant effect on the environment. (14 Cal. Code Regs., § 15061, subd. (b)(3).) And third, the Study and DIF are considered a government funding mechanism that do not involve any commitment on behalf of the City to any specific project that may result in a potentially significant physical impact on the environment. (14 Cal. Code Regs., § 15378, subd. (b)(4).)

d. The City Council has considered any comments received at the public hearing on July 14, 2026, prior to adoption of this Resolution.

e. The determination that the Study and DIF are not subject to CEQA review reflects the City Council's independent judgment and analysis.

f. The documents and materials that constitute the record of proceedings on which these findings have been based are located at City of Fontana City Hall, 16860 Valencia Ave., Fontana, CA 92335. The custodians for these records are the City Clerk and Public Works Director.

Section 10. The City Manager, or designee thereof, is authorized to take all actions necessary or convenient to effectuate the purposes of this Resolution.

Section 11. This Resolution shall take effect immediately upon its adoption, and all resolutions, ordinances, or administrative actions by the City Council, or parts thereof, that are inconsistent or in conflict with any provision of this Resolution are hereby superseded only to the extent of such inconsistency or conflict. The new DIF schedule attached hereto shall become effective July 1, 2027, a period which is at least sixty (60) days following the adoption of this Resolution by the City Council.

APPROVED AND ADOPTED this 14th day of July, 2026.

READ AND APPROVED AS TO LEGAL FORM:

_____
City Attorney

I, Germaine Key, City Clerk of the City of Fontana, and Ex-Officio Clerk of the City Council, do hereby certify that the foregoing resolution is the actual resolution duly and regularly adopted by the City Council at a regular meeting on the 14th day of July, 2026, by the following vote to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
City Clerk of the City of Fontana

_____
Mayor of the City of Fontana

ATTEST:

_____

City Clerk

Exhibit “A”
Development Impact Fee Nexus Study

Exhibit “B”
Development Impact Fee Schedule

www.FinanceDTA.com

DRAFT DEVELOPMENT IMPACT FEE JUSTIFICATION STUDY

CITY OF FONTANA

Report Date: May 26, 2026

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

Irvine | San Jose | San Francisco | Riverside
Dallas | El Paso | Raleigh | Tampa

1719

www.FinanceDTA.com
18201 Von Karman Avenue, Suite 220
Irvine, CA 92612

CITY OF FONTANA

FONTANA
CALIFORNIA

DRAFT DEVELOPMENT IMPACT FEE STUDY UPDATE

Prepared for:

City of Fontana

8353 Sierra Ave.

Fontana, CA 92335

Attention: Gia Kim

TABLE OF CONTENTS

SECTION		PAGE
I	EXECUTIVE SUMMARY	1
A	Organization of the Fee Study	1
B	DIF Summary	2
II	INTRODUCTION	4
III	LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES	6
IV	DEMOGRAPHICS	11
A	Existing Residential Land Uses	12
B	Existing Non-Residential Land Uses	13
C	Future Residential Land Uses (2044)	14
D	Future Non-Residential Land Uses (2044)	15
V	METHODOLOGY USED TO CALCULATE FEES	16
A	Standards-Based Fee Methodology	16
B	Plan-Based Fee Methodology	16
C	Capacity-Based Fee Methodology	16
D	Summary of Fee Methodology	17
E	Allocation of Benefit	18
VI	CALCULATION OF FEES	21
A	Public Facilities	21
B	Police	27
C	Fire DIFs	33
D	Library DIFs	39
E	Parks and Recreation DIFs	45
F	Landscape Medians	50
G	Local Arterials	57
H	Active Transportation Plan	64
I	Traffic Signals	71
J	Sewer DIFs	78

K Storm Drain Fees....85
VII IMPLEMENTATION OF FEE SCHEDULE....91
A The Collection of DIFs....91
B The Assignment and Expenditure of Fee Revenue....92
C Exemptions, Reductions, and Waivers....92
D Developer Improvement Credits....93
E Existing Development Credit....93
F Annual Reporting and Accounting of Fees....93
G Refunding Policy....94
H Annual Update of the CIP....95
I Administration Costs of Fee Implementation....96
J Indexing of Impact Fee Rates....96
K Updating the Impact Fee Study....96
L Administering an Impact Fee Program....96
VIII SUMMARY OF FEES....98

APPENDICES

APPENDIX A FEE DERIVATION WORKSHEETS
APPENDIX B INVENTORY AND FACILITIES NEEDS LIST
APPENDIX C CITY OF FONTANA CAPITAL IMPROVEMENT LIST

I EXECUTIVE SUMMARY

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA Public Finance, Inc. ("DTA"), was retained by the City of Fontana, CA (the "City") to update the existing impact fee program by preparing a new Assembly Bill ("AB") 1600 fee justification study (the "Fee Study"). The previous fee justification study was completed in December 2019, and the current fees are based on its findings. The categories of Development Impact Fees ("DIFs" or "Fees") to be determined by this Fee Study include Public Facilities, Police, Fire, Library, Parks, Landscape Maintenance, Local Arterials, Active Transportation Plan, Traffic Signals, Sewer, and Storm Drain at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study will be to establish a nexus between the anticipated development and the City's public facilities needs through 2044. This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in **Appendix B** of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the development fee program.

A Organization of the Fee Study

This Fee Study will be presented in the following seven sections:

- Section I contains an Executive Summary and provides a brief introduction to the Fee Study and includes an overview of the proposed DIFs.
- Section II is an Introduction that includes a brief description of City surroundings and background information on DIF funding.
- Section III provides an overview of the legal requirements for implementing and imposing the DIF amounts identified in the Fee Study and satisfies the nexus requirements for each facility included as part of this Fee Study. Included is a discussion of the findings and requirements necessary to be satisfied when establishing, increasing, or imposing a fee as a condition of new development.
- Section IV includes a discussion of land use characteristics and demand variables of projected new development such as the number of housing units and the number of non-residential building square feet, assuming current growth trends in residential and non-residential development projected through 2044.
- Section V contains a description of the methodology used to determine the Fees for Future Facilities and presents the fees for each of the land use types.

- Section VI presents the calculation of the Fees for each land use.
- Section VII presents a summary of the Fees.

This Fee Study also includes an appendix section presenting the calculations and other relevant material used to determine the findings presented in this Fee Study, as noted below:

- **Appendix A** includes the calculations used to determine the various Fee levels.
- **Appendix B** includes the Facilities Inventory and Needs List used to determine the various Fee levels.

B DIF Summary

Per the results of this Fee Study, the total fee amounts required to finance new development's share of Future Facilities are identified in **Table ES-1** below. Fees presented in this Fee Study represent the maximum DIFs that may be imposed by the City under the statutory requirements of Government Code Section 66000 *et. seq.* Residential fees are listed on a per-square-foot basis. Both Residential and non-residential fees are listed on a per-square-foot basis. Based on the findings in this Fee Study, the following recommendations are presented.

Table ES-1: DIF Summary

Land Use [1,2]	Public Facilities	Police	Fire	Library	Parks	Landscape Medians	Local Arterials	Active Trans. Plan	Traffic Signals	Sewer
Residential	$0.57	$0.55	$0.13	$0.04	$1.26	$0.07	$0.08	$0.22	$0.10	$0.36
Commercial	$0.42	$0.41	$0.10	$0.03	-	$0.39	$0.44	$1.17	$0.53	$0.18
Industrial	$0.12	$0.11	$0.03	$0.01	-	$0.13	$0.15	$0.39	$0.18	$0.12

Notes:

1. Residential fees are for single-family residences, multi-family residences, and mobile homes and are per square foot to comply with California AB 602.
2. Non-Residential fees are per 1,000 square feet.

The Storm Drain fees presented in **Table ES-2** below are calculated based on the amount of surface area on a property. Surfaces, such as buildings, driveways, patios, and parking lots, are hard surfaces that prevent rainwater from soaking into the ground, increasing stormwater runoff. This runoff needs to be managed to prevent flooding and protect water quality. In this analysis, storm drain fees are based on the number of acres.

Table ES-2: Proposed Storm Drain DIF Summary

Land Use Category	Fee per Impervious Acre
Residential	$77,138
Commercial/Retail	$122,136
Industrial	$102,851

The cost estimates for facilities used in this Fee Study are in 2025 dollars. Therefore, DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an annual inflationary adjustment based upon the California Construction Cost Index ("CCCI"). This construction cost index is based on the average of the Building Cost Index ("BCI") cost indices for Los Angeles, as produced by Engineering News-Record ("ENR").

II INTRODUCTION

Located in the County of San Bernardino, about 50 miles east of Los Angeles, the City of Fontana ("the City") and its Sphere of Influence ("SOI") encompasses an area of approximately 52 square miles and is currently home to an estimated population of over 214,000 people. It is considered a regional hub of the trucking industry, with the east–west Interstate 10 and State Route 210 crossing the city and Interstate 15 passing diagonally through its northwestern quadrant.

In order to adequately plan for new development and identify the public facilities and costs associated with mitigating the direct and cumulative impacts of new development, DTA Public Finance, Inc. ("DTA"), was retained by the City of Fontana, CA (the "City") to update the existing impact fee program by preparing a new Assembly Bill ("AB") 1600 fee justification study (the "Fee Study"). The previous fee justification study was completed in December 2019, and the current fees are based on its findings. The categories of Development Impact Fees ("DIFs" or "Fees") to be determined by this Fee Study include Public Facilities, Police, Fire, Library, Parks, Landscape Maintenance, Local Arterials, Active Transportation Plan, Traffic Signals, Sewer, and Storm Drain at levels identified by the various City departments as being necessary to meet the needs of new development. The purpose of this Fee Study will be to establish a nexus between the anticipated development and the City's public facilities needs through 2044.

This Fee Study is intended to comply with Section 66000 *et seq.* of the Government Code, which was enacted by the State of California in 1987, by identifying additional public facilities required by new development ("Future Facilities") and determining the level of fees that may be imposed to pay the costs of the Future Facilities. The Future Facilities and associated construction costs are identified in the Facilities Inventory and Needs List, which is included in **Appendix B** of the Fee Study. A description of the methodology used to calculate the fees is included in Section V. The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the development fee program.

The purpose of this Fee Study is to ensure that all new development is required to pay its "fair share" of the cost of new infrastructure through the DIF program. The Fees generated in this Fee Study are one-time fees, typically paid prior to the issuance of a building permit, imposed on development projects by local agencies that regulate land use. These Fee amounts, to be determined, will be set at levels identified as necessary to meet the needs of new development through 2044.

Fees are calculated to fund the cost of facilities required to support new development. The steps followed in the Fee Study include:

1. **Demographic Assumptions**: Identify future growth that represents the increased demand for Future Facilities;

2. **Facility Needs and Costs**: Identify current facilities inventory to determine Level of Service ("LOS") requirements and determine the Future Facilities required to support new development and the costs of such facilities;
3. **Cost Allocation**: Allocate costs of Future Facilities on a per-equivalent-dwelling-unit or equivalent-benefit-unit basis; and
4. **Fee Schedule**: Calculate the Fee amount per square foot for residential development, and the Fee amounts per thousand square feet for non-residential development.

III LEGAL REQUIREMENTS TO JUSTIFY DEVELOPMENT IMPACT FEES

The City has identified the need to levy DIFs to pay for Public Facilities, Police, Fire, Library, Parks, Landscape Medians, Local Arterials, Active Transportation Plan, Traffic Signals, Sewer, and Storm Drain. The Fees will finance facilities on the Needs Lists at levels identified by the City as appropriate for new development. Upon the City Council's adoption of the Fee Study and the required legal documents, all new development will be required to pay its "fair share" of the cost of facilities on the Needs Lists through these Fees. The Fees are established pursuant to AB 1600, as described below.

Prior to World War II, development in California was held responsible for very little of the cost of public infrastructure. Public improvements were financed primarily through jurisdictional General Funds and utility charges. It was not uncommon during this period for speculators to subdivide tracts of land without providing any public improvements, expecting the closest city to eventually annex a project and provide public improvements and services.

However, starting in the late 1940s, the use of impact fees grew as planning and regulation of new development increased. During the 1960s and 1970s, the California Courts broadened the right of local governments to impose fees on developers for public improvements not located on project sites. More recently, with the passage of Proposition 13, limits on general revenues for new infrastructure have resulted in new development being held responsible for a greater share of public improvements, and both the use of impact fees and their levels have grown substantially. Higher fee levels were undoubtedly driven, in part, by the need to offset the decline in funding for infrastructure development from other sources.

The levy of impact fees is an authorized method of financing the public facilities necessary to mitigate the impacts of new development, as it provides funding to maintain an agency's existing LOS for an increased service population. A fee is "a monetary exaction, other than a tax or special assessment, which is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project..." (California Government Code, Section 66000). A fee may be levied for each type of capital improvement required for new development, with payment due prior to the start of construction of a dwelling unit or non-residential building (or prior to the expansion of existing buildings of these types). Fees are often levied at final map recordation, at the issuance of a Certificate of Occupancy, or, more commonly, at the issuance of a building permit.

AB 1600, which created Section 66000 *et. seq.* of the Government Code, was enacted by the State of California in 1987. This Fee Study is intended to meet the Nexus or Benefit Requirements of AB 1600, which mandates a nexus between the fees imposed, their use, and the development projects on which they are imposed.

A Government Code Section 66001

In 2006, Government Code Section 66001 was amended to clarify that a fee cannot include costs attributable to existing deficiencies but may fund costs to maintain the existing LOS or to meet an adopted LOS consistent with the General Plan. Section 66000 *et seq.* of the Government Code requires all public agencies to satisfy the following requirements when establishing, increasing, or imposing a fee as a condition of new development:

1. Identify the purpose of the fee [Government Code Section 66001(a)(1)];
2. Identify the use to which the fee will be put [Government Code Section 66001(a)(2)];
3. Determine that there is a reasonable relationship between the fee's use and the type of development on which the fee is to be imposed [Government Code Section 66001(a)(3)];
4. Determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is to be imposed [Government Code Section 66001(a)(4)]; and
5. Discuss how there is a reasonable relationship between the amount of the fee and the cost of the public facility or portion of the public facility attributable to the development on which the fee is imposed.

The sections below present each of the five requirements listed above as they relate to imposing the proposed fees.

A.1 Purpose of the Fee [Government Code Section 66001(A)(1)]

New residential and non-residential development within the City will generate additional residents and employees who will require additional public facilities. Land for these facilities will have to be acquired, and public facilities and equipment will have to be expanded, constructed, or purchased to meet this increased demand.

This Fee Study has been prepared in response to the projected direct and cumulative effects of future development. Each new development will contribute to the need for new public facilities. Without future development, many of the new public facilities on the Needs Lists would not be necessary, as the existing facilities are adequate for the City's present population. In instances where facilities would be built regardless of new development, the costs of such facilities have been allocated to new and existing development based on their respective level of benefit.

The proposed impact fee will be charged on all future development in the City, irrespective of location. Even future "infill" development projects contribute to impacts on public facilities because they are an integral part of a much larger network of development throughout the City. First, the property owners and/or the tenants associated with any new development in the City can be expected to place additional demands on City facilities funded by the fee. Second, these property owners and tenants are dependent on, and, in fact, may not have chosen to utilize,

their development, except for residential, retail, employment, and recreational opportunities located nearby on other existing and future developments. Third, the availability of residents, employees, and customers throughout the City has a growth-inducing impact, without which some of the "infill" development would not occur. As a result, all development projects in the City contribute to cumulative development impacts.

The impact fees will be used for the acquisition, installation, and construction of public facilities identified on the Needs Lists and appropriate administrative costs to mitigate the direct and cumulative impacts of new development in the City.

A.2 The Use to Which the Fee is to be Put [Government Code Section 66001(A)(2)]

The fee will be used for the acquisition, installation, and construction of the public facilities identified on the Needs Lists, included in Section IV of the Fee Study, and other appropriate costs to mitigate the direct and cumulative impacts of new development in the City. The fee will provide a source of revenue to the City to allow for the acquisition, installation, and construction of public facilities, which in turn will maintain the current standard of service, preserve the quality of life in the City, and protect the health, safety, and welfare of the existing and future residents, visitors, and employees.

A.3 Determine That There is a Reasonable Relationship Between the Fee's Use and the Type of Development Project Upon Which the Fee is Imposed (Benefit Relationship) [Government Code Section 66001(A)(3)]

The reasonable relationship findings required by Government Cose section 66001 are satisfied by category-specific demand metrics selected to reflect how different forms of development consume public facility capacity. Depending on the fee category, the Fee Study allocates costs based on building area, dwelling-unit characteristics, service population, hotel rooms, utility meter size, wastewater connection demand, traffic demand, impervious area, or other measures reasonably correlated with facility impacts, Although no single metric is appropriate for all public facility systems, each metric used in this Fee Study is intended to serve as a reasonable proxy for the burden the applicable type of development places on the corresponding facility category.

A.4 Determine How There is a Reasonable Relationship Between the Need for the Public Facility and the Type of Development Project Upon Which the Fee is Imposed (Impact Relationship) [Government Code Section 66001(A)(4)]

The reasonable relationship findings required by Government Code section 66001 are satisfied through category-specific demand metrics selected to reflect the manner in which different forms of development consume public Facility capacity.

Depending on the fee category, the Fee Study allocates costs based on building area, dwelling-unit characteristics, service population, hotel room, utility meter size, wastewater connection demand, traffic demand, impervious area, or other measures reasonably correlated with facility impacts, Although no single metric is appropriate for all public facility systems, each metric used in this Fee Study is intended to serve as a reasonable proxy for the burden the applicable type of development places on the corresponding facility category.

A.5 The Relationship Between the Amount of the Fee and the Cost of the Public Facilities Attributable to the Development Upon Which the Fee is Imposed ("Rough Proportionality" Relationship) [Government Code Section 66001(A)]

The reasonable relationship findings required by Government Code section 66001 are satisfied through category-specific demand metrics that reflect how different forms of development consume public facility capacity. Depending on the fee category, the Fee Study allocates costs based on building area, dwelling-unit characteristics, service population, hotel rooms, utility meter size, wastewater connection demand, traffic demand, impervious area, or other measures reasonably correlated with facility impacts. Although no single metric is appropriate for all public facility systems, each metric used in this Fee Study is intended to serve as a reasonable proxy for the burden the applicable type of development places on the corresponding facility category.

B AB 602

The impact fees included herein were circumscribed by the requirements of AB 602, which was approved by the California State Legislature and signed by Governor Newsom in 2021. Among the significant impacts of AB 602 are the following:

- On or after January 1, 2022, fee justification studies must identify the existing LOS for each public facility, identify the proposed new LOS, and (if the proposed new LOS is greater than the existing LOS) include an explanation of why the new LOS is necessary.
- For housing development projects, Nexus Studies adopted after July 1, 2022, must calculate the amount of fees based on the square footage of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate. The bill would require that a "local agency that calculated fees proportionally to the square footage of the proposed units be deemed to have used a valid method to establish a reasonable relationship between the fee charged and the burden posed by development." This would also apply to multi-family residences.
- The bill also requires the Department of Housing and Community Development ("HCD"), on or before January 1, 2024, to create an impact fee Nexus Study template

that may be used by local jurisdictions to calculate their fees. The bill requires the template to include a method to assess the feasibility of building housing at a specified fee level. The template must be completed by 2024. Local jurisdictions will have the option (it will not be required) to use the HCD template.

- The bill authorizes any member of the public, including an applicant for a development project, to submit evidence that the city, county, or other local agency had failed to comply with the Mitigation Fee Act. The bill requires the legislative body of the city, county, or other local agency to consider any timely-submitted evidence and to authorize the legislative body to change or adjust the proposed fee or fee increase, as specified.
- If a Nexus Study supports the increase of an existing fee, the local agency shall review the assumption of the Nexus Study supporting the original fee and evaluate the amount of the fees collected under the original fee.
- Large jurisdictions (county population greater than 250,000) and cities within those counties must adopt a Capital Improvement Plan ("CIP") as part of the Nexus Study.
- Nexus Studies shall be updated at least every 8 years from the period beginning January 1, 2023.

Importantly, AB 602 does not apply to (i) water and sewer connection and capacity charges, (ii) school fees, and (iii) Mello-Roos or other taxes. These other fees, taxes, and charges are subject to their own statutory accountability measures.

IV DEMOGRAPHICS

To determine the facilities needed to serve new development and establish fee amounts to fund such facilities, DTA has researched and reviewed material containing information on future land use development within the City through 2044. For the purposes of this Fee Study, DTA categorized developable residential land uses as single-family, multi-family, and mobile-home residences. Developable non-residential land uses within the City are categorized as commercial and industrial zones and are summarized in detail in the following section.

Elements from the City's 2015-2035 General Plan Update (the "General Plan"), numbers from the California Department of Finance, US Census, and total square footage generated by the CoStar Real Estate Software Platform ("CoStar") were used as estimates for the number of housing units and non-residential building square feet to be built within the City. The City's land use decisions will also affect properties within its sphere of influence ("SOI"). California law requires that a General Plan "cover the territory within the boundaries of an adopted City, as well as any land outside its boundaries which in the planning agency's judgment bears relation to its planning."

In addition, information from the General Plan and estimates produced by DTA were used to project the additional land uses resulting from new developments. Notably, DTA attempted to use metrics (e.g., average household size, square footage) to standardize existing demographics against the General Plan projections. Future residents and employees will create additional demand for facilities that existing public facilities cannot adequately service. To accommodate new development in an orderly manner while maintaining the current quality of life in the City, the facilities on the Inventory and Facility Needs List (presented throughout Section VI and in **Appendix B**), as reviewed and approved by City staff, must be constructed.

For facilities needed to mitigate demand from new development, facility costs have been allocated solely to new development. In those instances when it has been determined that the new facilities will serve both existing and new development, facility costs have been allocated based on proportionate benefit [see the Equivalent Dwelling Unit ("EDU") and Equivalent Benefit Unit ("EBU") discussion in Section V].

In addition, DTA has determined that utilizing a Persons Served population, comprised of all residents and 50% of employees, is common practice in quantifying the impact of a new development in a given service area, and this metric will be used in both residential and non-residential employee populations and calculations throughout this Fee Study.

Table 1 presents a summary of the land uses covered in this Fee Study. As previously indicated, the Fee Study will determine the Fees for three (3) specific land-use categories: residential, commercial, and industrial. Notably, the table below illustrates typical land uses in each category and is not a comprehensive list of all the City's potential land uses.

A Existing Residential Land Uses

Demographic data from the Nielsen Company (a leading information, measurement, and data analytics company), the California Department of Finance, and the US Census Bureau were used to estimate the existing number of housing units and the City's population. Notably, DTA attempted to use metrics (e.g., average household size, square footage) to standardize existing demographics with DTA's projections.

Table 1: Summary of Land Use Categories

Land Use Classification Fee Study	Definition
Residential	Includes single-family detached homes and single-family attached homes. Also includes buildings with attached residential units, including apartments, town homes, condominiums, mobile homes, and all other residential units not classified as Single-Family. For purposes of determining the impact fees due, any "second unit" or "accessory dwelling unit" (as determined pursuant to Section 65852.2 of the Government Code) shall be considered a separate residential unit and shall be subject to this fee.
Commercial	Includes but is not limited to buildings used for the following: ▪ Retail and commercial lodging; ▪ Service-oriented business activities, wineries/vineyards, and car washes; ▪ Department stores, discount stores, furniture/appliance outlets, home improvement centers; ▪ Shopping Centers; ▪ Entertainment centers; ▪ Assisted Living, houses of worship; ▪ Subregional and regional shopping centers; ▪ Hotel. Motels, spas, and resorts; and ▪ Grocery stores, storage facilities. ▪ Business/professional office; ▪ Medical/dental office; ▪ Office park, research park, business park; and ▪ General office buildings
Industrial	Includes but is not limited to buildings used for the following: ▪ Light manufacturing, warehouse/distribution, and logistics wholesaling; ▪ Wholesale and warehouse retail; ▪ Food processing; ▪ Industrial park; and ▪ Industrial/light industrial.

According to the California Department of Finance, the US Census Bureau, and the Nielsen Company, there are currently 214,223 residents in 58,993 single-family, multi-family, and mobile home housing units in the City. The residential persons-per-unit figure of 3.70 was also derived from 2025 data published by the California Department of Finance. Notably, the 3.63 residents-per-unit estimate for the City included units that are currently vacant. As a result, this figure is lower than the California Department of Finance's 3.63 residents-per-unit figure, which includes only occupied housing units. **Table 2**, presented below, summarizes the existing demographics for the City's residential land uses.

Table 2: Estimated Existing Residential Development [1]

Residential Land Use	Existing Residents	Existing Housing Units	Residents per Unit
Residential	214,223	58,993	3.63
Total	**214,223**	**58,993**	**3.63**

Note:

1. Numbers may not sum due to rounding.

B Existing Non-Residential Land Uses

The existing non-residential square footage was compiled and estimated using the CoStar Real Estate Software Platform. In addition, the employees per square foot for non-residential land uses was based on information published in Nielsen Company *Employment Profiles* by NAICS Codes 2025. The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. The number of non-residential building square footage presented below in **Table 3** is considered "existing non-residential development".

As reflected in **Table 3** below**,** the City has approximately 33,885,549 total square feet of existing non-residential development, including approximately 13,076,718 square feet of commercial development and 20,808,831 square feet of industrial development.

Per Nielsen Company's *Employment Profiles* (2025), the City has 81,745 employees in these non-residential sectors, specifically 45,590 commercial and 36,155 industrial employees. These numbers were based on existing employee and square footage data, yielding employees-per-thousand-square-foot factors ("EPSFs") of 2.75 for the commercial sector and 0.75 for the industrial sector. These EPSF numbers are presented in detail in **Appendix A**.

Table 3: Estimated Existing Non-Residential Development

Non-Residential Land Use	Existing Employees	Persons Served	Existing Building Square Footage
Commercial	45,590	22,795	13,882,988
Industrial	36,155	18,077	72,309,782
Total	**81,745**	**40,873**	**86,192,770**

C Future Residential Land Uses (2044)

Using population projections from the City's 2015-2035 General Plan updated in September 2022, DTA determined that the City is expected to grow by 20,462 residential units by the end of the 2044 build-out period in this Fee Study. The projected residential growth rates by the General Plan were used over the build-out period to generate the number of future housing units shown below. As indicated in **Table 4**, based on the assumed projected growth rates, DTA determined that the City is expected to add 20,462 residential units by the end of the 2044 build-out period.

Table 4: Projected Residential Development over Build-Out Period [1]

Residential Land Use	Future Residents	Future Housing Units	Residents per Unit
Residential	74,304	20,462	3.63
Total	**74,304**	**20,462**	**3.63**

Note:

1. Numbers may not sum due to rounding.

To comply with AB 602, DTA worked with the City staff to determine the average square footage for both single-family and multi-family residences. Using building permit information from 2018 to 2023, DTA calculated that the combined average residential square foot unit was 1,951 square feet across single-family and multi-family residences. Based on the anticipated total future residential development of 20,462, the total area amounts to 39,912,787 sq. ft., as shown in the table below.

Table 5: Future Residential Development Sq. Ft.

Category	Total
Total Residential Units	20,462
Average Sq. Ft. per Unit	1,951
Total Residential Sq. Ft.	**39,912,787**

D Future Non-Residential Land Uses (2044)

Using employment projections from the City's General Plan cited earlier, DTA determined that the City's non-residential sector is assumed to grow at an average annualized growth rate of 0.49%. Based on the EPSF derived above, this translates to approximately 27,492,779 square feet of non-residential development over the build-out period. This includes approximately 6,893,730 square feet of commercial and 20,599,049 square feet of industrial development.

Table 6: Projected Non-Residential Development over Build-Out Period

Non-Residential Land Use	Future Employees	Persons Served	Future Building Square Feet
Commercial	11,546	5,773	6,893,730
Industrial	33,527	16,763	20,599,049
Total	**45,072**	**22,536**	**27,492,779**

V METHODOLOGY USED TO CALCULATE FEES

There are several accepted methodologies for calculating fees, but they all rely on determining the cost of needed improvements and assigning those costs equitably across various types of development. In determining a reasonable nexus for each specific type of public facility, DTA utilized the methodologies described below, depending upon the data and information available from the City and its current infrastructure policies.

A Standards-Based Fee Methodology

The methodology for establishing the DIFs is based on the existing LOS. This Standards-Based Methodology establishes a generic unit cost for capacity, which is then applied to each land use in accordance with the existing LOS. The LOS is based on the existing number of applicable units, such as square feet of building space, acres of land, or residents per facility. This standard is not based on cost but rather on a standard of service. The Standards-Based Methodology ensures that City facilities are appropriately developed and sized so that future residents and employees do not reduce LOS by unduly burdening the infrastructure system, which could lead to decay and deterioration. This methodology provides several advantages, including not needing to know the cost of a specific facility, how much capacity or service the current system provides, or committing to a specific facility size. Although this methodology is not used to calculate the fees generated in this Fee Study, the description is provided to help the City understands the various methodologies available for calculating fees.

B Plan-Based Fee Methodology

The methodology used to establish the DIFs outlined in this Fee Study for Public Facilities, Police, Fire, Library, Parks, Storm Drain, Landscape Medians, Local Arterials, Active Transportation Plan, Traffic Signals, Sewer and Storm Drain is based on a "plan," such as a Master Plan of Facilities, Capital Improvement Plan, or General Plan, which identifies a finite set of improvements to be implemented. These Facility Plans generally identify a finite set of facilities needed by the public agency and are developed based on assessments of facility needs prepared by staff and/or outside consultants and adopted by the public agency's legislative body. Using this plan-based approach, specific costs can be projected and assigned to all planned land uses, often with a time horizon that reflects projected new development. Using population, units, and residential and non-residential square footage, it is possible to assign a cost allocation percentage for both new and existing development. In preparing an impact fee analysis, facility costs attributable to future development can be allocated to each land-use class in proportion to the demand generated by each development type.

C Capacity-Based Fee Methodology

Another method of fee assessment used is based on the "capacity" of a service or system, such as a water tank, a sewer plant, or a storm drain. This kind of fee is not dependent on a particular land use plan (i.e., amount or intensity) but rather is based on a rate or cost per unit of capacity that can be applied to any type of development, as long as the system has

adequate capacity. This fee is useful when the costs of the facility or system are unknown at the outset. However, it requires that the capacity used by a particular land-use type be measurable or estimable and that the information be available. Capacity-based impact fees are assessed based on the demand rate per unit. Although this methodology is not used to calculate any fees in this Fee Study, the description is provided so that the City understands the various methodologies available for calculating fees.

D Summary of Fee Methodology

In this Fee Study, the Plan-based methodology is used to generate the fees for Public Facilities, Police, Fire, Library, Parks and Recreation, Landscape Maintenance, Local Arterials, Active Transportation Plan, and Traffic Signals, Sewer, and Storm Drain. This is summarized in **Table 7** below.

Table 7: Fee Methodology (by Fee Category Type)

Fee Category	Methodology	Basis of Methodology
Public Facilities	Plan-Based	Needs List
Police		Needs List
Fire		Needs List
Library		Needs List
Parks and Recreation		Needs List
Landscape Medians		Needs List
Local Arterials		Needs List
Active Transportation		Needs List
Traffic Signals		Needs List
Sewer		Needs List
Storm Drain		Needs List

For Fee calculations using the Plan-Based approach, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). For the purposes of the City's DIF program, the Needs List is intended to be the official public document identifying the facilities eligible for financing, in whole or in part, through the imposition of a DIF on new development within the City. The Needs List is organized by facility element (or type) and includes cost information, as outlined in **Table 8** below.

Table 8: Description of Needs List Cost Sections

Column Title	Contents	Source
Total Cost for Facility	The total estimated facility cost, including engineering, design, construction, land acquisition, and equipment (as applicable).	City
Offsetting Revenues to New and Existing Development	Share of total offsetting revenues allocated to new and existing development.	City
Net Cost to City	The difference between the total cost and the offsetting revenues (column 1 plus column 2).	Calculated by DTA
Percent of Cost Allocated to New Development	Net cost is allocated to new development based on its share of facilities.	Calculated by DTA and the City
Net Cost Allocated to New Development	The net cost to the City is multiplied by the percentage cost allocated to new development.	Calculated by DTA
Policy Background or Objective	Identifies the policy source or rationale for facility need.	City General Plan, CIP, City Staff

The facilities included on the Needs List for each Fee (presented in **Appendix B**) are provided by the City and reflect either the City's goals of maintaining and improving a specific area, or they are part of a more formal policy document, such as a General Plan, Master Plan, Capital Improvement Plan, or other official policy or document, etc. Specific estimated facility costs are provided by the City and used as a basis for determining the allocation of revenues between new and existing development. DTA surveyed City staff and comparable developments to determine the required facilities to serve new development, as a starting point for its fee calculations.

E Allocation of Benefit

E.1 EDUs and EBUs

The methodologies employed in this Fee Study use EDUs and EBUs to identify and quantify the benefits of certain facilities and to ensure that an equitable portion of the total facilities costs is allocated to future growth, based on the proportion of need generated by that growth. Specifically, EDUs are generated in the demographic portion of this Fee Study and are used to generate the land use calculations. EDUs are a means of quantifying different land uses by their equivalence to a residential dwelling unit, with equivalence measured by the potential infrastructure use or benefit for each type of public facility. In this Fee Study, EDUs are used as the basis for allocating Public Facilities, Police, Fire, Library, Parks and Sewer. In contrast, for Landscape Medians, Local Arterial Streets, Active Transportation, Traffic Signals and Storm Drain, EBUs are used to allocate costs to future growth and to generate fees. This is explained further in this section and in detail in **Appendix A**.

Table 9: Basis of Allocation (by Fee Category Type)

Fee Category	Basis of Allocation of Benefit (EBU Factor)
Public Facilities	Persons Served
Police	Persons Served
Fire	Persons Served
Parks	Persons Served
Landscape Medians	Average Daily Trips ("ADTs")
Local Arterials	ADTs
Active Transportation	ADTs
Traffic Signals	ADTs
Sewer	Sewer Generation Rates (Gallons per Day)
Storm Drain	Stormwater Acres

E.2 Persons Served

For many of the facilities considered in this Fee Study, service population (or Persons Served) will be used to allocate benefits among fee categories. For the purposes of this Fee Study, the Persons Served calculations are based on the number of residents per dwelling unit (i.e., persons per household) and the number of employees per 1,000 sq. ft. generated by each land use class. Based on years of performing a variety of fiscal and economic impact studies and with experience in a variety of both public and private sectors, DTA has determined that utilizing a service population, or Persons Served population, comprised of all residents and 50% of employees, is a common fiscal practice in quantifying the impact of a new development in each service area. This number suggests that a resident generally has twice the fiscal impact of an employee.

E.3 ADTs

Landscape Medians, Local Arterial Streets, Active Transportation and Traffic Signal Fees were calculated for each of the three (3) land use categories based on the number of ADTs generated by each land use. ADTs are published by the Institute of Transportation Engineers ("ITE") Publication Trips Generation, 11th Edition. The ADT generation rates are per dwelling unit (for residential units), per 1,000 square feet of building area for each category of non-residential development, and per room for hotels. Per the ITE, a trip or trip end is a single, one-directional person or vehicle movement in which either the origin or the destination is entered or exited inside a study site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is on the trips entering and exiting a single site. Specifically, ADTs are the total number of trips, both inbound and outbound, within a 24-hour weekday period, generated by a particular use or development.

E.4 Stormwater Runoff Coefficients

The methodology used to allocate drainage costs to future development is relative runoff contribution. Storm Drain Fees were calculated for each of the three (3) land use categories based on the runoff rates, measured in terms of the relative contribution of runoff (i.e., the EBU factor - see Section V) generated by each land use. Specifically, the reasonable relationship used to allocate storm drain costs between existing, converted use, and future development is relative runoff contribution. The Rational Method of computing runoff rates was used in the form of Q = C x I x A, where "Q" is equal to runoff volume, "C" is the ratio of area to total area studied, "I" is rainfall intensity, and "A" is Area, in acres of the Fee Study area. A runoff factor, "C" of 1.00, indicates a total site, where every drop of rain would find its way to the public streets as runoff. However, it can be shown that only the relative contribution of runoff needs to be considered when computing a unit of runoff (Q/A), where only the runoff factor and acreage are considered. This is the assumption used in this calculation.

Finally, a summary of the EDUs/EBUs applied in the Fee Study is presented in the table below.

Table 10: EDUs/EBUs

Facility Type	EBU/EDU	EBU/EDU	Existing	Projected	Total
Public Facilities	Persons Served	EDU	71,717	25,200	96,917
Police	Persons Served	EDU	71,717	25,200	96,917
Fire	Persons Served	EDU	71,717	25,200	96,917
Library	Persons Served	EDU	58,993	20,462	79,455
Parks	Persons Served	EDU	910,344	324,853	1,235,197
Landscape Medians	ADTs	EBU	910,344	324,853	1,235,197
Local Arterials	ADTs	EBU	910,344	324,853	1,235,197
Active Trans.	ADTs	EBU	71,979	25,200	96,917
Traffic Signals	ADTs	EBU	71,919	25,200	96,917
Sewer [1]	Sewer Generation Rates (Gallons per Day)	EBU	71,919	25,200	96,917
Storm Drain [1]	Stormwater Acres	EBU	58,993	20,462	79,455

Note:

1. Sewer usage rates per gallon and storm drains used runoff coefficients to determine fee calculations, so this methodology differs from the projected EDU/EBUs presented in the other categories.

The following sections present the reasonable relationship of benefit, impact, and proportionality tests for each fee element (i.e., Public Facilities, Police, Fire, Library Parks, Landscape Medians, Local Arterials, Active Transportation, Traffic Signal, Sewer, and Storm Drain) as well as the analysis undertaken to apportion costs for each type of facility. More detailed fee calculation worksheets for each facility type are included in **Appendix A**.

VI CALCULATION OF FEES

A Public Facilities

A.1 Public Facilities (Nexus Requirement AB 1600)

The Public Facilities element includes the facilities necessary to provide basic governmental services and public facilities maintenance services, exclusive of public safety, throughout the City. The fees collected from the new development will be used exclusively for Public Facilities purposes. All new development within the City contributes to the direct and cumulative impacts of development on Public Facilities and creates the need for new facilities to accommodate growth. Thus, a reasonable relationship exists between the need for public facilities and the impact of residential and non-residential development. **Table 11** below illustrates how the Public Facilities Fee will meet the requirements of AB 1600 regarding the use of the Fee, the types of development funded or partially funded by Fee revenue, the reasonable relationship to the need for the facilities, and the proportionality requirements. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction of new public buildings, and expansion of existing City facilities to accommodate new growth.

Table 11 below illustrates how the Public Facilities Fee will meet the requirements of AB 1600 regarding the use of the fee, the types of development funded or partially funded by fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table 11: Public Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct general facilities that will mitigate the impacts of new residential and non-residential development on the City's general public facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Construction and replacement of new city hall buildings, supporting general facilities, public works office, libraries, garage facilities, vehicles, equipment, and parking facilities.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for general facilities and services. The equipment, vehicles, buildings, and parking facilities used to provide these services will have to be expanded, constructed, or purchased to meet this increased demand and maintain the current LOS to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents and employees from the new development will impact the demand for general administration facilities. New city hall buildings, supporting government administrative facilities, public works offices, libraries, garage facilities, vehicles, equipment, and parking facilities are needed to mitigate the impacts of additional residents and employees. If additional general facilities are not constructed, general services for City residents and employees will suffer.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	The general facilities fee is based on the cost of providing new city hall buildings, supporting government administration facilities, the public works office, libraries, garage facilities, equipment, vehicles, field operations buildings, and parking facilities. The fee is based on the cost of providing new materials at the same levels as provided to existing residents.

For Public Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 12** below summarizes the Needs List. The facilities presented below are based on estimates provided by the City.

Table 12: Public Facilities Costs

Public Facilities	Facility Cost
Corporate Yard Expansion (Three phases of expansion)	$30,000,000
Proposed Parking Structure (Omni Trans - 1,500 spaces)	$70,000,000
City Hall Construction (Phase II)	$10,000,000
Public Facilities Subtotal	**$110,000,000**
Offsetting Revenues	$1,915,624
Public Facilities Total	**$108,084,376**

A.1 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Public Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the cost total. Currently, $1,915,624 is in the Public Facilities account and must be subtracted as offsetting revenue.

A.2 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. This section looks at the LOS for Public facilities to ensure that there will be sufficient system-wide capacity to accommodate new development

The list of projects to be built by the City details the planned facilities necessary to provide required services to the City and outlines the criteria for designing a system to serve both existing and future development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as necessary to serve both new and existing development; therefore, any increase in the LOS beyond the current level would be required to meet the City-approved plan.

A.3 Calculation Methodology

The proposed Public Facilities projects are to meet the needs of both existing and future residents and employees. To determine the Public Facilities Fees, DTA calculated the EDUs through 2044 based on the anticipated residential and non-residential growth in the City. Total current EDUs across all land uses were 77,717, with 22,781 projected EDUs. These calculations are presented in detail in **Appendix A**.

The costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EDUs. As illustrated in **Table 13** below, 73.99% of the costs will be allocated to existing development, and 26.01% to new development. Based on this allocation between new and existing

development, $28,103,305 of the planned public facilities costs would be funded by the Fee imposed on new development. The remaining $79,981,071 must be funded through other sources to be determined by the City

Table 13: Public Facilities Cost Allocation Summary [1]

Development Type	EDUs	Percentage Allocated	Facility Cost Allocated
Existing Development	71,717	73.99%	$79,981,071
New Development	25,200	26.01%	$28,103,305
Total	**96,917**	**100.00%**	**$108,084,376**

Note:

1. Some figures may not sum due to rounding.

Table 14, presented below, summarizes the EDU, calculated as the cost of new development ($28,103,305) divided by the projected 25,200 EDUs. When accounting for the anticipated growth from new development, the cost per EDU totals $1,115 as shown in the table below. This cost was then applied to the various land uses and their respective total development to determine the proposed Fee.

Table 14: Public Facilities Cost per EDU [1]

Public Facilities Costs	Total
Cost Allocated to New Development	$28,103,305
Projected EDUs (New Development)	25,200
Cost per EDU	**$1,115**

Note:

1. Some figures may not sum due to rounding.

A.4 Public Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential Fee per Sq. Ft. was determined by multiplying the cost per EDU ($1,115) by the total number of residential EDUs (25,200), resulting in a total amount funded from residential property of $28,103,305. This result was then divided by the total projected residential square footage (39,912,787), yielding a per-square-foot fee of $0.57. Details of this calculation are shown in the table below.

Table 15: Residential Public Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	20,462		20,462
Total Residential		20,462	a	20,462
		Total cost per EDU	b	$1,115
		Total Fees	c = a * b	$22,819,869
		Total Residential Sq. Ft.	d	39,912,787
		Total cost per Residential Sq. Ft.	e = c/d	$0.57

Note:

1. Some figures may not sum due to rounding.

Similarly, the Non-Residential Fee per 1,000 sq. ft. was calculated by multiplying the per-EDU cost of $1,115 by the total number of non-residential EDUs applicable to each land use type. **Table 16**, shown below, summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 16: Non-Residential Public Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft.	Rooms/ Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = ax	c	[e] = ([c]/1,000) x [b]
Commercial	0.38	$422	6,893,730	$2,911,093
Industrial	0.10	$115	20,599,049	$2,373,343
			Total Costs	$5,283,436

A.5 Proposed Fees

A summary of the proposed Public Facilities Fee calculation is presented in **Table 17** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq.*

Table 17: Public Facilities Costs Financed by Fee Summary per Land Use Category

Land Type	Residential/ Non-Residential Fee per 1,000 SF /Room	Number of Projected Res SF/Non-Res SF/Rooms	Costs Financed by Fees
Residential	$0.57	39,912,787	$22,819,869
Commercial Retail	$422	$6,893,730	$2,911,093
Industrial	$115	$20,599,049	$2,373,343
		Total	$28,103,305

City Public Facilities DIFs for both residential and non-residential development (using a per square foot metric) are summarized in **Table 18** below.

Table 18: Public Facilities DIF Summary (Maximum Supportable Fees)

Land Use	Fees
Residential (per Sq. Ft.)	$0.57
Commercial (per Sq. Ft.)	$0.42
Industrial (per Sq. Ft.)	$0.12

A.6 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based upon the BCI cost index average for Los Angeles as produced by ENR.

B Police

B.1 Police Facilities (Nexus Requirement AB 1600)

The Police Facilities element includes those facilities used by the City Police Department to maintain police services. The fees collected from the new development will be used exclusively for Police Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Police Department facilities and creates the need for new facilities to accommodate growth. The facilities, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Police Facilities and the impact of residential and non-residential development.

Table 19 below illustrates how the police fee will meet the requirements of AB 1600 regarding the use of the fee, the types of development funded or partially funded by fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table 19: Police Facilities Element

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire vehicles, property, and equipment, and additional facilities that will mitigate the impacts of new residential and non-residential development on the City's Police facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Acquisition of additional police headquarters, police vehicles, property, and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for trained police personnel. Buildings, vehicles, property, and equipment used to provide these services will have to be purchased to meet this increased demand and maintain the same LOS as the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents and employees from the new development will impact on the demand for police vehicles, property, and equipment. New Police headquarters, vehicles, and equipment are needed to mitigate the impact of the additional residents and employees. If additional buildings, vehicles, and equipment are not acquired, then overall public safety in the City will suffer.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	The police fee is based on the cost of providing new buildings, vehicles, property, equipment, and additional facilities. The fee is based on the cost of providing new materials at the same levels as provided to existing residents.

For Police Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 20** below summarizes the Needs List. The facilities presented below are based on estimates provided by the City.

Table 20: Police Facilities Costs

Police Facilities	Facility Cost
Police Department - 12,000 sq ft. with furniture and fixtures ($3,300/sq ft)	$40,000,000
Police Department Secure Parking Structure	$40,000,000
Police Sub Station - North end of town, 2,000 sq ft	$5,000,000
Police Hangar for Helicopter storage	$6,000,000
Command Post 50 ft motor home, increase the size	$650,000
Police Black & White Vehicles - Fleet increase 1 vehicle per 3 officers (30 officers)	$1,000,000
Armored Vehicle	$400,000
Helicopter (need; the existing one doesn't work)	$5,000,000
Motorcycles ($45,000 each x 10)	$450,000
Police Substation (Metrolink)	$10,000,000
Police Facilities Subtotal	**$108,500,000**
Offsetting Revenues	$4,079,433
Police Facilities Total	**$104,420,567**

B.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Police Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the cost total. Currently, $4,079,433 is in the Police Facilities account and must be subtracted as offsetting revenue.

B.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. This section looks at the LOS for Police facilities to ensure that there will be sufficient system-wide capacity to accommodate new development

The list of projects to be built by the City details the planned facilities necessary to provide the required Police services and outlines the criteria for designing a system to serve both existing and future development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as necessary to serve both new and existing development; therefore, any increase in the LOS beyond the current level would be required to meet the City-approved plan.

B.4 Calculation Methodology

The proposed Police Facilities projects are to meet the needs of both existing and future residents and employees. To determine the Police Fees, DTA calculated the

EDUs through 2044 based on the anticipated residential and non-residential growth in the City. Total current EDUs across all land uses were 71,717, with 28,974 projected EDUs. These calculations are presented in detail in **Appendix A**.

The costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EDUs. As illustrated in **Table 21** below, 73.99% of the costs will be allocated to existing development, and 26.01% to new development. Based on this allocation between new and existing development, $27,150,668 of the planned Police facilities costs would be funded by the Fee imposed on new development. The remaining $77,269,899 must be funded through other sources to be determined by the City

Table 21: Police Cost Allocation Summary [1]

Development Type	EDUs [2]	Percentage Allocated	Facility Cost Allocated
Existing Development	71,717	73.99%	$77,269,899
New Development	25,200	26.01%	$27,150,668
Total	**96,917**	**100.00%**	**$104,420,567**

Note:

1. Some figures may not sum due to rounding.

Table 22, presented below, summarizes the EDU, calculated as the cost of new development ($27,150,668) divided by the projected 25,200 EDUs. When accounting for anticipated growth from new development, the cost per EDU is $1,077, as shown in the table below. This cost was then applied to the various land uses and their respective total development to determine the proposed Fee.

Table 22: Police Cost per EDU [1]

Proposed Police Facilities Costs	Total
Cost Allocated to New Development	$27,150,668
Projected EDUs (New Development)	25,200
Cost per EDU	**$1,077**

Note:

1. Some figures may not sum due to rounding.

B.5 Police Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential Fee per Sq. Ft. was determined by multiplying the cost per EDU

($1,077) by the total number of residential EDUs (20,462), resulting in a total amount funded from residential property of $22,046,328. This result was then divided by the total projected residential square footage (39,912,787), yielding a per-square-foot fee of $0.55. Details of this calculation are shown in the table below.

Table 23: Police Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	20,462		**20,462**
Total Residential		20,462	**a**	**20,462**
		Total cost per EDU	**b**	**$1,077**
		Total Fees	**c = a * b**	$22,046,328
		Total Residential Sq. Ft.	**d**	39,912,787
		Total cost per Residential Sq. Ft.	**e = c/d**	**$0.55**

Note:

1. Some figures may not sum due to rounding.

Similarly, the Non-Residential Fee per 1,000 sq. ft. was calculated by multiplying the per-EDU cost of $1,077 by the total number of non-residential EDUs applicable to each land use type. **Table 24**, shown below, summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 24: Non-Residential Police Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft.	Rooms/ Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = ax	c	[e] = ([c]/1,000) x [b]
Commercial	0.38	$408	6,893,730	$2,812,414
Industrial	0.10	$107	20,599,049	$2,291,926
			Total Costs	**$5,104,340**

B.6 Proposed Fees

A summary of the proposed Public Facilities Fee calculation is presented in **Table 25** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development, subject to the statutory requirements of Government Code Section 66000 et *seq.*

Table 25: Police Facilities Costs Financed by Fee Summary per Land Use Category

Land Type	Residential/Non-Residential Fee per 1,000 SF /Room	Number of Projected Res SF/Non-Res SF/Rooms	Costs Financed by Fees
Residential	$0.55	39,912,787	$22,046,328
Commercial Retail	$408	6,893,730	$2,812,414
Industrial	$111	20,599,049	$2,291,926

Total	**$27,150,668**

City Police Facilities DIFs for both residential and non-residential development (using a per square foot metric) are summarized in **Table 26** below.

Table 26: Police DIF Summary (Maximum Supportable Fees)

Land Use	Fees
Residential (per Sq. Ft.)	$0.55
Commercial (per Sq. Ft.)	$0.41
Industrial (per Sq. Ft.)	$0.11

B.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based upon the BCI cost index average for Los Angeles as produced by ENR.

C Fire DIFs

C.1 Fire Facilities (Nexus Requirement AB 1600)

The Fire Facilities element includes those facilities used by the City to maintain Fire services. The Fees collected from new development will be used exclusively for Fire Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Fire Department facilities and creates the need for new facilities to accommodate growth. The facilities, equipment, and vehicles used to provide these services will have to be purchased or replaced to meet this increased demand. Thus, a reasonable relationship exists between the need for Fire Facilities and the impact of residential and non-residential development.

Table 27 below illustrates how the fire fee will meet the requirements of AB 1600 regarding the use of the Fee, the types of development funded or partially funded by Fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table 27: Fire Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct, expand, or enhance fire facilities, acquire equipment, property, and a variety of specialized fire and emergency vehicles that will mitigate the impacts of new residential and non-residential development on the City's Fire facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Expansion/construction/acquisition of fire facilities, purchase of property and equipment, and vehicles.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City will generate additional residents and employees, thus increasing the need for trained fire personnel. Buildings will need to be expanded or enhanced, and property, equipment, and vehicles used to provide these services will have to be purchased to meet this increased demand and maintain the current LOS to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents and employees from the new development will impact demand for fire facilities. New, expanded, or enhanced fire facilities, along with additional vehicles and equipment, would be needed to mitigate the impact of the increased number of residents and employees. If fire facilities are not constructed, expanded, or enhanced, and equipment and vehicles are not acquired, then the overall LOS of public safety in the City would suffer.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	The Fire Fee is based on the cost of expanding or enhancing facilities and purchasing property, equipment, and vehicles at the same levels provided to existing residents.

For Fire Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 28** below summarizes the Needs List. The facilities presented below are based on estimates provided by the City.

Table 28: Fire Facilities Costs

Fire Facilities	Facility Cost
Station 77 Expansion to the neighboring lot, including apparatus bays and dorm rooms.	$5,000,000
Construction of the Phase 2 station 80 fire station, once development begins in the Westgate Specific Plan area	$15,000,000
Two High-End Ladder Fire Trucks $2 mil each, total $4 mil	$4,000,000
Purchase a Firecat Swat Vehicle for firefighting	$1,000,000
Fire Facilities Subtotal	**$25,000,000**
Offsetting Revenues	**$0**
Fire Facilities Total	**$25,000,000**

C.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Fire Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the cost total. Currently, there is no balance in the current Fire Facilities account that must be subtracted as offsetting revenue.

C.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. This section looks at the LOS for Fire facilities to ensure that there will be sufficient system-wide capacity to accommodate new development

The list of projects to be built by the City details the planned facilities necessary to provide required services to the City and outlines the criteria for designing a system to serve both existing and future development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as those required to serve both new and existing development, and therefore any increase in LOS beyond the current LOS would be necessary to meet the plan approved by the City.

C.4 Calculation Methodology

The proposed Fire Department Facilities projects are to meet the needs of both existing and future residents and employees. To determine the Fire Fees, DTA calculated the EDUs through 2044 based on the anticipated residential and non-residential growth in the City. Total current EDUs across all land uses were 71,717, with 25,200 projected EDUs. These calculations are presented in detail in **Appendix A**.

The costs of these facilities have been allocated between existing and new

development based on their respective percentages of build-out EDUs. As illustrated in **Table 29** below, 73.99% of the costs will be allocated to existing development, and 26.01% to new development. Based on this allocation between new and existing development, $7,193,738 of the planned Fire facilities costs would be funded by the Fee imposed on new development. The remaining $18,499,684 must be funded through other sources to be determined by the City

Table 29: Fire Cost Allocation Summary [1]

Development Type	EDUs [2]	Percentage Allocated	Facility Cost Allocated
Existing Development	71,717	73.99%	$18,499,684
New Development	25,200	26.01%	$6,500,316
Total	**96,917**	**100.00%**	**$25,000,000**

Note:

1. Some figures may not sum due to rounding.

Table 30, presented below, summarizes the EDU, calculated as the cost of new development ($6,500,316) divided by the projected 25,200 EDUs. When accounting for the anticipated growth from new development, the cost per EDU totals $258 as shown in the table below. This cost was then applied to the various land uses and their respective total development to determine the proposed Fee.

Table 30: Fire Cost per EDU [1]

Proposed Facilities Costs	Total
Cost Allocated to New Development	$6,500,316
Projected EDUs (New Development)	25,200
Cost per EDU	**$258**

Note:

1. Some figures may not sum due to rounding.

C.5 Fire Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential Fee per Sq. Ft. was determined by multiplying the cost per EDU ($258) by the total number of residential EDUs (20,462), resulting in a total amount funded from residential property of $5,727,253. This result was then divided by the total projected residential square footage (39,912,787), yielding a per-square-foot fee of $0.13. Details of this calculation are shown in the table below.

Table 31: Fire Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	20,462		20,462
Total Residential		20,462	a	20,462
Total cost per EDU			b	$258
Total Fees			c = a * b	$5,278,253
Total Residential Sq. Ft.			d	39,912,787
Total cost per Residential Sq. Ft.			e = c/d	$0.13

Note:

1. Some figures may not sum due to rounding.

Similarly, the Non-Residential Fee per 1,000 sq. ft. was calculated by multiplying the per-EDU cost of $258 by the total number of non-residential EDUs applicable to each land use type. **Table 32**, shown below, summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 32: Non-Residential Fire Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft.	Rooms/ Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = ax	c	[e] = ([c]/1,000) x [b]
Commercial	0.38	$98	6,893,730	$673,338
Industrial	0.10	$27	20,599,049	$548,725
			Total Costs	$1,222,063

C.6 Proposed Fees

A summary of the proposed Fire Facilities Fee calculation is presented in **Table 33** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq.*

Table 33: Fire Facilities Costs Financed by Fee Summary per Land Use Category

Land Type	Residential/Non-Residential Fee per 1,000 SF /Room	Number of Projected Res SF/Non-Res SF/Rooms	Costs Financed by Fees
Residential	$0.13	39,912,787	$5,278,253
Commercial Retail	$98	6,893,730	$673,338
Industrial	$27	20,599,049	$548,725
		Total	$6,500,316

City Fire Facilities DIFs for both residential and non-residential development (using a per square foot metric) are summarized in **Table 34** below

Table 34: Fire DIF Summary (Maximum Supportable Fees)

Land Use	Fees
Residential (per Sq. Ft.)	$0.13
Commercial (per Sq. Ft.)	$0.10
Industrial (per Sq. Ft.)	$0.03

C.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based upon the BCI cost index average for Los Angeles as produced by ENR.

D Library DIFs

D.1 Library Facilities (Nexus Requirement AB 1600)

The Library Facilities element includes facilities used by the City Library Department to maintain Library services, such as facility modernization, infrastructure upgrades, and building system improvements necessary to sustain the City's adopted library service levels as the community grows. Costs allocated to new development are limited to the proportion attributable to growth and increased demand generated by future residents and businesses. The fees collected from the new development will be used exclusively for Library Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Library Department facilities and creates the need for new facilities to accommodate growth. The facilities in this section are defined as buildings, land, vehicles, property, and equipment; basically, any capital asset with a life of 5 years or longer. The proposed DIF discussed in this section, if adopted, would be imposed, collected, and spent on the acquisition of land, construction, and expansion of existing City facilities to accommodate new growth. The fees collected from the new development will be used exclusively for Library Department purposes. All new development within the City contributes to the direct and cumulative impacts of development on Library facilities and creates the need for new facilities to accommodate growth. The Library element includes the facilities necessary to provide basic Library services and facilities services throughout the City.

Table 35 below illustrates how the Library Fee will meet the requirements of AB 1600 regarding the use of fees, the type of development on which the Fee is imposed, a reasonable relationship to the need for collection items, and proportionality requirements.

Table 35: Library Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire/construct new library facilities and buildings, remodel/refurbish existing facilities and buildings, vehicles, property, and equipment, and acquire various library collection items that will mitigate the impacts of new residential development on the City's Library facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Construction/expansion of new library facilities, remodel/refurbishment of existing facilities, and the purchase of vehicles and equipment
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents who will become library patrons. In addition to equipment, property, and vehicles, new facilities will need to be acquired/constructed; existing facilities will need to be remodeled/refurbished or expanded; and collections will have to be expanded to meet this increased demand. Fees collected from new residential development will be used for the acquisition/construction of new facilities, the remodeling or refurbishment of existing facilities, and the purchase of vehicles and equipment to maintain the City's current LOS.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents from the new development will affect demand for library space and library collections. New facility space will need to be expanded or acquired/constructed, and existing facility space will need to be remodeled/refurbished. If additional facilities are not acquired/constructed, and vehicles and equipment are not purchased, then the overall LOS in the City would suffer.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	The library fee is based on the cost to provide new facilities, property, equipment, and vehicles. The fee is based on the cost of providing new materials at the same levels as provided to existing residents.

For Library Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 36** below summarizes the Needs List. The facilities presented below are based on estimates provided by the City.

Table 36: Library Facilities Costs

Library Facilities	Facility Cost
Library Facility Modernization and Expansion	$1,004,936
Facility Improvements and Reconfiguration	$797,568
Site Circulation	$103,684
Technology, Infrastructure, and Building enhancements	$7,178,112
Growth-servicing library facilities	$311,052
Library Facilities Subtotal	**$9,395,351**
Offsetting Revenues	$1,464,571
Library Facilities Total	**$7,930,780**

D.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the Fire Facilities calculation total, as any existing account balance or other offsetting funds must be subtracted from the cost total. Currently, $1,464,571 is in the Library Facilities account and must be subtracted as offsetting revenue.

D.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. This section looks at the LOS for Library facilities to ensure that there will be sufficient system-wide capacity to accommodate new development

The list of projects to be built by the City details the planned facilities necessary to provide required services to the City and outlines the criteria for designing a system to serve both existing and future development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as necessary to serve both new and existing development; therefore, any increase in the LOS beyond the current level would be required to meet the City-approved plan.

D.4 Calculation Methodology

The proposed Library Facilities projects are to meet the needs of both existing and future residents and employees. To determine the Library Fees, DTA calculated the EDUs through 2044 based on the anticipated residential and non-residential growth in the City. Total current EDUs across all land uses were 71,717, with 25,200 projected EDUs. These calculations are presented in detail in **Appendix A**.

The costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EDUs. As illustrated in **Table 37** below, 73.99% of the costs will be allocated to existing development, and 26.01% to new development. Based on this allocation between new and existing development, $2,062,103 of the planned Library facilities costs would be funded by the Fee imposed on new development. The remaining $5,868,677 must be funded through other sources to be determined by the City

Table 37: Library Cost Allocation Summary [1]

Development Type	EDUs [2]	Percentage Allocated	Facility Cost Allocated
Existing Development	71,717	73.99%	$5,868,677
New Development	25,200	26.01%	$2,062,103
Total	**96,917**	**100.00%**	**$7,930,780**

Note:

1. Some figures may not sum due to rounding.

Table 38, presented below, summarizes the EDU, calculated as the cost of new development ($2,062,103) divided by the projected 25,200 EDUs. When accounting for anticipated growth from new development, the cost per EDU is $82, as shown in the table below. This cost was then applied to the various land uses and their respective total development to determine the proposed Fee.

Table 38: Library Cost per EDU [1]

Proposed Facilities Costs	Total
Cost Allocated to New Development	$2,062,103
Projected EDUs (New Development)	25,200
Cost per EDU	**$82**

Note:

1. Some figures may not sum due to rounding.

D.5 Library Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential Fee per Sq. The ft. was determined by multiplying the cost per EDU ($82) by the total number of residential EDUs (20,462), resulting in a total amount funded from residential property of $1,674,427. This result was then divided by the total projected residential square footage (39,912,787), yielding a per-square-foot fee of $0.04. Details of this calculation are shown in the table below.

Table 39: Library Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	20,462		20,462
Total Residential		20,462	a	20,462
		Total cost per EDU	b	$82
		Total Fees	c = a * b	$1,674,427
		Total Residential Sq. Ft.	d	39,912,787
		Total cost per Residential Sq. Ft.	e = c/d	$0.04

Note:

1. Some figures may not sum due to rounding.

Similarly, the Non-Residential Fee per 1,000 sq. ft. was calculated by multiplying the EDU cost of $82 by the total number of non-residential EDUs applicable to each land use type. **Table 40**, shown below, summarizes the Fee amounts per 1,000 sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 40: Non-Residential Library Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per 1,000 Non-Res. Sq. Ft.	Fee per 1,000 Non-Res Sq. Ft.	Rooms/Non-Res. Sq. Ft.	Costs Financed by Fees
	a	b = ax	c	[e] = ([c]/1,000) x [b]
Commercial	0.38	$31	6,893,730	$213,604
Industrial	0.10	$8	20,599,049	$174,073
			Total Costs	$387,676

D.6 Proposed Fees

A summary of the proposed Fire Facilities Fee calculation is presented in **Table 41** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development, subject to the statutory requirements of Government Code Section 66000 et *seq.*

Table 41: Library Facilities Costs Financed by Fee Summary per Land Use Category

Land Type	Residential/Non-Residential Fee per 1,000 SF /Room	Number of Projected Res SF/Non-Res SF/Rooms	Costs Financed by Fees
Residential	$0.04	39,912,787	$1,674,427
Commercial Retail	$31	$6,893,730	$213,604
Industrial	$8	$20,599,049	$174,073
		Total	$2,062,103

City Library Facilities DIFs for both residential and non-residential development (using a per-square-foot metric) are summarized in **Table 42** below.

Table 42: Library DIF Summary (Maximum Supportable Fees)

Land Use	Fees
Residential (per Sq. Ft.)	$0.04
Commercial (per Sq. Ft.)	$0.03
Industrial (per Sq. Ft.)	$0.01

D.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based upon the BCI cost index average for Los Angeles as produced by ENR.

E Parks and Recreation DIFs

E.1 Parks and Recreation Development Facilities Fees (Nexus Requirement AB 1600)

The Parks Development Facilities element will serve Fontana residents by providing recreational facilities while enhancing the community's appeal and quality of life. The facilities described in this section include Neighborhood Parks and Community Parks. The Fee Study includes a component for the development of new park facilities to serve the City's new residential development through 2044. This fee section covers park improvements, land acquisition, and parks and recreation renovation. In contrast to the fees covered earlier in this Fee Study, non-residential development will be excluded from the fee calculation.

According to the City's General Plan, in addition to improving the overall quality of life for residents, excellent park programs are important for the well-being of a city's business community. Not only do parks make the community more attractive to residents (providing a stronger market base for local businesses), but they can also directly influence a city's fiscal base by attracting commercial and industrial businesses.

Table 43 below illustrates how the Parks Fee will meet the requirements of AB 1600 regarding the use of the Fee, the types of development funded or partially funded by Fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table 43: Parks and Recreation Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to acquire land and construct parks and recreation facilities, senior centers, trail facilities, vehicles, and equipment that will mitigate the impacts of new residential development on the City's Parks and recreation facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Acquisition of land and development of parks and recreation facilities, the construction of senior centers, vehicles, and equipment.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential development in the City will generate additional residents, thereby increasing the need for parks and recreational facilities. Park and recreational facilities and community centers, along with vehicles and equipment used to provide these services, will have to be expanded or constructed to meet this increased demand and maintain the same LOS to the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional residents from the new development will impact demand for parks and recreational facilities. New parks, recreational facilities, and senior centers are needed to mitigate the impact of the additional residents. If additional park and recreation facilities are not constructed, the LOS will decline, and the overall quality of life for City residents will suffer.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	The parks and recreation facilities fee is based on the cost of providing park and recreation facilities, land, vehicles, equipment, and community centers. The fee is based on the cost of providing new materials at the same levels as those provided to existing residents.

For Park Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 44** below summarizes the Needs List. The facilities presented below are based on estimates provided by the City.

Table 44: Parks and Recreation Facilities Costs

Parks Facilities	Facility Cost
New South Fontana Community Center (Don Day)	$35,000,000
Park Improvements	$35,000,000
Recreational Trails	$35,000,000
Sports Park	$30,000,000
New Community Center in the Core of the City (Miller)	$30,000,000
Action Park	$7,500,000
Security Camera Upgrades	$6,500,000
Action Park – Martin Tudor	10,000,000
Miller Amphitheater	$15,000,000
Parks Facilities Subtotal	**$204,000,000**
Offsetting Revenues	$9,323,185
Parks Facilities Total	**$194,676,815**

E.2 Offsetting Revenues

When calculating DIFs, it is important to consider any offsetting revenue in the total for the Fire Facilities calculation, as any existing account balance or other offsetting funds must be subtracted from the cost total. Currently, $9,323,185 is in the Parks Facilities account and must be subtracted as offsetting revenue.

E.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. This section looks at the LOS for Parks and Recreation facilities to ensure that there will be sufficient system-wide capacity to accommodate new development

The list of Parks projects to be built by the City details the planned facilities necessary to provide the required services to the City and outlines the criteria used to design a system that serves both existing and future development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as those required to serve both new and existing development, and therefore any increase in LOS beyond the current LOS would be necessary to meet the plan approved by the City.

E.4 Calculation Methodology

The proposed Park Facilities projects are to meet the needs of both existing and future residents. To determine the Parks Fees, DTA calculated the EDUs through 2044 based on the anticipated residential and non-residential growth in the City.

Total current EDUs for all land uses were determined to be 58,993, with 20,462 projected EDUs. These calculations are presented in detail in **Appendix A**.

The costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EDUs. As illustrated in **Table 45** below, 74.25% of the costs will be allocated to existing development, and 25.75% to new development. Based on this allocation between new and existing development, $50,135,039 of the planned Park facilities costs would be funded by the Fee imposed on new development. The remaining $144,541,776 must be funded through other sources to be determined by the City

Table 45: Parks and Recreation Cost Allocation Summary [1]

Development Type	EDUs [2]	Percentage Allocated	Facility Cost Allocated
Existing Development	58,993	74.25%	$144,541,776
New Development	20,462	25.75%	$50,135,039
Total	79,455	100.00%	**$194,676,815**

Note:

1. Some figures may not sum due to rounding.

Table 46, presented below, summarizes the EDU, calculated as the cost of new development ($50,135,039) divided by the projected 20,462 EDUs. When accounting for the anticipated growth from new development, the cost per EDU totals $2,450 as shown in the table below. This cost was then applied to the various land uses and their respective total development to determine the proposed Fee.

Table 46: Parks and Recreation Cost per EDU [1]

Proposed Facilities Costs	Total
Cost Allocated to New Development	$50,135,039
Projected EDUs (New Development)	20,462
Cost per EDU	**$2,450**

Note:

1. Some figures may not sum due to rounding.

E.5 Park and Recreation Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on the *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential Fee per sq. ft. was determined by first multiplying the cost per EDU of $2,450 by the total number of residential EDUs (20,462), resulting in a total amount funded from residential property of $50,135,039. This result was then divided by the total projected residential square footage (39,912,787) to yield a fee per square foot of $1.26. Details of this calculation are shown in the table below.

Table 47: Parks and Recreation Facilities Costs Financed by Fees Summary [1]

Land Type	EDUs per Unit	Number of Projected Units	Conversion Formula	Total EDUs
Residential	1.00	20,462		**20,462**
Total Residential		20,462	**a**	**20,462**
			Total cost per EDU	**b**	**$2,450**
			Total Fees	**c = a * b**	$50,135,039
			Total Residential Sq. Ft.	**d**	39,912,787
			Total cost per Residential Sq. Ft.	**e = c/d**	**$1.26**

Note:

1. Some figures may not sum due to rounding.

E.6 Proposed Fees

A summary of the proposed Fire Facilities Fee calculation is presented in **Table 48** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq*.

Table 48: Parks and Recreation DIF Summary (Maximum Supportable Fees)

Land Use	Fees
Residential (per Sq. Ft.)	$1.26

E.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based upon the BCI cost index average for Los Angeles as produced by ENR.

F Landscape Medians

F.1 Landscape Medians Facilities (Nexus Requirement AB 1600)

The City's goal is to improve the streets on a prioritized list over the build-out horizon. Improvements for each street will focus on Landscape Medians. This additional infrastructure support is necessary to provide safe and efficient vehicular access throughout the City. The proposed DIF is to help meet the transportation demand of new development through 2044. The City identified the need for the landscape median infrastructure and equipment, as described in **Table 49** below.

The DIF will provide the City with revenue to fund the acquisition, installation, and construction of necessary transportation facilities, which, in turn, will both preserve the quality of life in the City and protect the health, safety, and welfare of existing and future residents and employees.

The table below illustrates how the transportation fee will meet the requirements of AB 1600 regarding use of fees, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements

Table 49: Landscape Medians Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct various Landscape Median projects and other infrastructure that will mitigate the impacts of new development on the City's transportation system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of landscape medians and other infrastructure projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct new landscape median projects that new residents and employees will travel on. A Fee imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such development and any resulting increase in LOS above and beyond the current LOS required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional traffic volumes generated by the new development will affect current congestion levels. New landscape medians and other infrastructure are needed to mitigate the impacts of the increased traffic volumes. If the proposed projects are not constructed in concert with new development, the City's transportation system will experience higher traffic volumes, increasing congestion to a level well below City standards.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	Project costs are allocated to new development based on the percentage of total traffic volume at build-out generated by new development. The specific fee imposed on various land uses is based on the relative trip-generation rate compared with a residential unit (the baseline rate, or EDU factor).

Identification of the facilities to be financed is a critical component of any DIF program. In the broadest sense, the purpose of impact fees is to protect public health, safety, and general welfare by providing adequate public facilities. Notably, for Landscape Median Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List.

Table 50 below summarizes the Landscape Median Needs List. The facilities presented below are based on estimates provided by the City.

Table 50: Landscape Median Facilities Costs

Landscape Median Facilities	Facility Cost
S Highland Ave - 600' Past Citrus to Auto Center Drive Heading East: Construct Raised Landscape Median	$2,400,000
Valley Blvd. from Bananah Ave. to Cherry Ave.	$1,500,000
Mulberry Ave. from Santa Ana Ave. to Slover Ave.	$1,500,000
Arrow Blvd. from Citrus Ave. to Jurupa Ave.	$2,400,000
Arrow Blvd. from Palmetto Ave. to Alder Ave.	$1,500,000
Slover Ave. from Jasmine St to Sierra Ave	$14,889,600
Beech Ave. from Slover to Jurupa Ave.	$3,168,000
Beech Ave. from Baseline Ave. to Miller Ave.	$1,500,000
Beech Ave. from PE Trail to Foothill Blvd	$630,000
Sierra Lakes from San Sevaine to Beach	$1,560,000
Sierra Lakes from Lytle Creek to Catawba	$1,560,000
Transportation Facilities Subtotal	$32,607,600
Offsetting Revenue	$848,043
Total	**$31,759,557**

F.2 Offsetting Revenues

According to City Staff, offsetting revenues need to be considered in total for the Landscape Medians Facilities calculation. As of the end of September 2025, the City had $848,043 in its current Landscape Medians Facilities account that needed to be subtracted from the total facilities cost, as indicated in **Table 50** above.

F.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary.

LOS for streets and intersections is commonly defined in terms of LOS (LOS) categories A through F as defined in the Highway Capacity Manual published by the Transportation Research Board. LOS is a qualitative description of traffic flow based on several factors, including speed, travel time, delay, and freedom to maneuver. Six levels of LOS are typically defined, ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represented operations at or near capacity, an unstable level where vehicles operate with the minimum spacing required to maintain uniform flow.

The City's Landscape Medians facilities built to date are consistent with the existing

LOS required by the City to meet the population's needs. The list of projects to be built by the City (presented in detail in Appendix B of this Fee Study) outlines the planned facilities necessary to provide required services to the City and the criteria used to design a system to serve both existing and future development. The portion of the fee associated with existing transportation facilities reflects the current LOS that would be applied to new development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as necessary to serve both new and existing development; therefore, any increase in the LOS beyond the current level would be required to meet the City-approved plan.

F.4 Calculation Methodology

Landscape Median Fees were calculated for each of the three (3) land use categories based on the number of ADTs. ADTs are published by the ITE Trip Generation Manual, 11th Edition. The ADT generation rates are per dwelling unit (for residential units), per 1,000 square feet of building area for each category of non-residential development, and per room for hotels. Per the ITE, a trip or trip end is a single, one-directional movement of a person or vehicle in which either the origin or the destination is at or enters a study site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is on the trips entering and exiting a single site. Specifically, ADTs are the total number of trips, both inbound and outbound, within a 24-hour weekday period, generated by a particular use or development.

All proposed Landscape Medians facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EBUs. As illustrated in **Table 51** below, 73.70% of the costs will be allocated to existing development, and 26.30% to new development. Based on this allocation between new and existing development, $8,352,665 of the $31,759,557 in Landscape Medians facilities costs would be funded by the Fee imposed on new development. The remaining amount must be funded through other sources to be determined by the City.

Table 51: Landscape Median Facilities Cost Allocation Summary

Development Type	ADTs (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	910,344	73.70%	$23,406,892
New Development	324,853	26.30%	$8,352,665
Total	**1,253,197**	**100.00%**	**$31,759,557**

To calculate the Fees, DTA determined the number of ADTs expected through 2044 based on the expected residential and non-residential growth in the City. The analysis estimates that up to 324,853 additional ADTs would be generated by land use growth, as detailed in **Table 52** below.

Table 52: Landscape Medians Number of Trip Calculations

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	ADT Generation Rate [1]	Total ADTs (EBUs) [2]
Residential	20,462		5.64	115,406
Commercial		6,893,730	15.28	105,319
Industrial		20,599,049	5.06	104,128
			Total	**324,853**

Notes:

1. Projected ADTs per unit for residential and per 1,000 Square Feet for non-residential.
2. Numbers may not sum due to rounding.

Table 53, presented below, summarizes the cost per ADT, calculated by dividing the cost of new development ($8,352,665) by the number of ADTs generated by new development (324,853). When accounting for the 324,583 planned ADTs in the City, the cost per PHT totals $26 as shown in the table below. The cost per ADT of $26 was then applied to the various land uses and their respective ADT trip generation rates to determine the proposed Fee.

Table 53: Landscape Medians Cost per EBU [1]

Proposed Facilities Costs	Total
Cost Allocated to New Development	$8,352,665
Total ADTs Added by New Development	324,853
DIF Cost Per ADT	$26

Note:

1. Numbers may not sum due to rounding.

F.5 Landscape Medians Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The residential fee per sq. ft. was determined by multiplying the cost per EDU of $26 by the total number of residential EBUs (115,406), resulting in the total amount funded from residential property of $2,967,330. This result was then divided by the

total anticipated residential square footage of 39,912,787, yielding a fee per square foot of $0.07. Details of this calculation are shown in the table below.

Table 54: Residential Landscape Median Costs Financed by Fees per Land Use Category [1]

Land Use Type	ADTs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	5.64	20,462		115,406
Total Residential		20,462	[a]	115,406
		Total Cost per EDU	*[b]*	***$26***
		Total Fees	[c] = [a] x [b]	$2,967,330
		Total Residential Sq. Ft.	[d]	39,912,787
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	**$0.07**

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential fee per sq. ft. was calculated by multiplying the cost per EBU ($26) by the total number of non-residential EBUs applicable to each land-use type. The table below summarizes the Fee amounts per sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 55: Non-Residential Landscape Median Facilities Costs Financed by Land Use Category [1]

Land Use Type	EBUs per Non-Res. Sq. Ft.[1]	Non-Residential Fee per 1,000 SF.	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] x $26	[c]	[e] = [c] x [b]
Commercial	15.28	$393	6,893,730	$2,707,976
Industrial	5.06	$130	20,599,049	$2,677,359
			Total	**$5,385,334**

Note:

1. Numbers may not sum due to rounding.

F.6 Proposed Fees

A summary of the proposed Landscape Medians Facilities Fee calculation is presented in **Table 56** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq.* Landscape Medians Facilities DIFs for residential and non-residential development (using a per square foot metric) are summarized below.

Table 56: Landscape Medians Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Units / Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$0.07	20,462	$2,967,330
Commercial	$353	6,893,730	$2,707,976
Industrial	$130	20,599,049	$2,677,359
		Total	$8,352,665

Table 57: Landscape Median Fee Summary

Land Use	Fees
Residential (Per Sq. Ft.)	$0.07
Commercial (Per Sf. Ft.)	$0.39
Industrial (Per Sf. Ft.)	$0.13

F.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based upon the BCI cost index average for Los Angeles as produced by ENR.

G Local Arterials

G.1 Local Arterials Facilities (Nexus Requirement AB 1600)

The City's goal is to improve the streets on a prioritized list over the build-out horizon. Improvements for each street will focus on Local Arterials. This additional infrastructure support is necessary to provide safe and efficient vehicular access throughout the City. The proposed DIF is to help meet the transportation demand of new development through 2044. The City identified the need for the landscape median infrastructure and equipment, as described in **Table 58** below.

The DIF will provide the City with revenue to fund the acquisition, installation, and construction of the necessary arterial transportation facilities, which in turn will both preserve the quality of life in the City and protect the health, safety, and welfare of existing and future residents and employees.

The table below illustrates how the Local Arterials fee will meet the requirements of AB 1600 with regard to the use of fees, the type of development funded or partially funded by the Fee revenue, the reasonable relationship to the need for facilities, and the proportionality requirements.

Table 58: Local Arterials Medians Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct various transportation projects, including local arterials, and other infrastructure that will mitigate the impacts of new development on the City's transportation system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of local arterials and other infrastructure projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct new local arterial projects that new residents and employees will use. A Fee imposed on new residential and non-residential development is a reasonable method for mitigating the impacts of such development and any resulting increase in LOS above and beyond the current LOS required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional traffic volumes generated by new development will affect current congestion levels. New local arterials and other infrastructure are needed to mitigate the impacts of the increased traffic volumes. If the proposed projects are not constructed in concert with new development, the City's transportation system will experience higher traffic volumes, increasing congestion to a level well below City standards.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	Project costs are allocated to new development based on the percentage of total traffic volume at build-out generated by new development. The specific fee imposed on various land uses is based on the relative trip-generation rate compared to that of a residential unit (the baseline rate, or EDU factor).

Identification of the facilities to be financed is a critical component of any DIF program. In the broadest sense, the purpose of impact fees is to protect public health, safety, and general welfare by providing adequate public facilities. Notably, for Local Arterial Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List.

Table 59 below summarizes the Local Arterials Needs List. The facilities presented below are based on estimates provided by the City.

Table 59: Local Arterial Facilities Costs

Local Arterials Facilities	Facility Cost
Alder Ave - from 650 feet north of Miller Ave to Miller Ave	$338,000
Alder Ave - from 460 feet south of Marygold Ave to Valley Blvd (West Side)	$405,600
Fontana Ave from Merrill Ave to Randall Ave	$5,168,000
Fontana Ave from Poplar Ave to San Bernardino Ave	$3,600,000
Fontana Ave from San Bernardino Ave to Valley Ave	$4,586,000
Knox Ave - from Sierra Lakes Pkwy to S. Highland Ave	$2,448,000
Locust Ave - from San Jacinto to 320 feet north of Miller Ave	$496,400
Locust Ave - from Miller Ave to Foothill Blvd	$1,346,400
Locust Ave - from Foothill Blvd to 275 feet north of PE Trail	$3,300,000
Locust Ave - from Arrow Blvd to Metrolink RR	$1,950,000
Locust Ave - from Metrolink RR to Merrill Ave	$770,000
Locust Ave - from Merrill Ave to Randall Ave	$4,080,000
Miller Ave - Date Ave to Cypress Ave	$306,000
Miller Ave - 230 feet west of Laurel Ave to Laurel Ave	$156,400
Miller Ave - 150 feet east of Laurel Ave to Texas Way	$210,000
Miller Ave - Locust Ave to Maple Ave	$980,000
Randall Ave. from Lime Ave. to Fontana Ave.	$2,590,000
Randall Ave from Laurel Ave to Locust Ave (North side)	$1,280,000
Randall Ave from 650 feet east of Locust Ave to Maple Ave (North side)	$650,000
Valley Blvd. Banana to Almond	$1,088,000
Transportation Facilities Subtotal	$35,748,800
Offsetting Revenue	**$97,229**
Total	**$35,651,571**

G.2 Offsetting Revenues

According to City Staff, offsetting revenues need to be considered in total for the Local Arterials Facilities calculation. As of the end of September 2025, the City had $97,229 in its current Local Arterials Facilities account that needed to be subtracted from the total facilities cost, as indicated in **Table 59** above.

G.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary.

LOS for streets and intersections is commonly defined in terms of LOS categories A through F as defined in the Highway Capacity Manual published by the Transportation Research Board. LOS is a qualitative description of traffic flow based

on several factors, including speed, travel time, delay, and freedom to maneuver. Six levels of LOS are typically defined, ranging from LOS A, representing completely free-flow conditions, to LOS F, representing breakdown in flow resulting in stop-and-go conditions. LOS E represented operations at or near capacity, an unstable level where vehicles operate with the minimum spacing required to maintain uniform flow.

The City's Local Arterials facilities built to date are consistent with the existing LOS required by the City to meet population needs. The list of projects to be built by the City (presented in detail in Appendix B of this Fee Study) outlines the planned facilities necessary to provide required services to the City and the criteria used to design a system to serve both existing and future development. The portion of the fee associated with existing transportation facilities reflects the current LOS that would be applied to new development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as necessary to serve both new and existing development; therefore, any increase in the LOS beyond the current level would be required to meet the City-approved plan.

G.4 Calculation Methodology

Local Arterials Fees were calculated for each of the three (3) land use categories based on the number of ADT. ADTs are published by the ITE Trip Generation Manual, 11th Edition. The ADT generation rates are per dwelling unit (for residential units), per 1,000 square feet of building area for each category of non-residential development, and per room for hotels. Per the ITE, a trip or trip end is a single, one-directional movement of a person or vehicle in which either the origin or the destination is entered or exited. inside a study site. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is on the trips entering and exiting a single site. Specifically, ADTs are the total number of trips, both inbound and outbound, generated by a particular use or development within a 24-hour weekday period.

All proposed Local Arterial facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EBUs. As illustrated in **Table 60** below, 73.70% of the costs will be allocated to existing development, and 26.30% to new development. Based on this allocation between new and existing development, $9,376,253 of the $26,274,318 in Local Arterial facilities costs would be funded by the Fee imposed on new development. The remaining amount must be funded through other sources to be determined by the City.

Table 60: Local Arterials Facilities Cost Allocation Summary

Development Type	ADTs (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	910,344	73.70%	$26,275,318
New Development	324,853	26,30%	$9,376,253
Total	**1,235,197**	**100.00%**	**$35,651,571**

To calculate the Fees, DTA determined the number of ADTs expected through 2044 based on the expected residential and non-residential growth in the City. The analysis estimates that up to 464,956 additional ADTs would be generated by land-use growth, as detailed in **Table 61** below.

Table 61: Local Arterials Number of Trip Calculations

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	ADT Generation Rate [1]	Total ADTs (EBUs) [2]
Residential	20,462		5.64	115,406
Commercial		6,893,730	15.28	105,319
Industrial		20,599,049	5.06	104,128
			Total	**324,853**

Notes:

1. Projected ADTs per unit for residential and per 1,000 Square Feet for non-residential.
2. Numbers may not sum due to rounding.

Table 62, presented below, summarizes the cost per ADT, calculated by dividing the cost of new development ($9,376,253) by the number of ADTs generated by new development (324,853). When accounting for the 324,853 planned ADTs in the City, the cost per PHT totals $29 as shown in the table below. The cost per ADT of $29 was then applied to the various land uses and their respective ADT trip generation rates to determine the proposed Fee.

Table 62: Local Arterials Cost per EBU [1]

Proposed Facilities Costs	Total
Cost Allocated to New Development	$9,376,253
Total ADTs Added by New Development	324,853
DIF Cost Per ADT	**$29**

Note:

1. Numbers may not sum due to rounding.

G.5 Local Arterials Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Fee per sq. ft. was determined by multiplying the cost per EDU of $29 by the total number of residential EBUs (115,406), resulting in the total amount funded from residential property of $3,330,965. This result was then divided by the total anticipated residential square footage of 39,912,787, yielding a per-square-foot fee of $0.08. Details of this calculation are shown in the table below.

Table 63: Residential Local Arterials Costs Financed by Fees per Land Use Category [1]

Land Use Type	ADTs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	5.64	20,462		115,406
Total Residential		20,462	[a]	115,406
		Total Cost per EDU	*[b]*	***$29***
		Total Fees	[c] = [a] x [b]	$3,330,965
		Total Residential Sq. Ft.	[d]	39,912,787
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	**$0.08**

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential fee per sq. ft. was calculated by multiplying the cost per EBU ($29) by the total number of non-residential EBUs applicable to each land-use type. The table below summarizes the Fee amounts per sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 64: Non-Residential Local Arterials Facilities Costs Financed by Land Use Category [1]

Land Use Type	EBUs per Non-Res. Sq. Ft.[1]	Non-Residential Fee per 1,000 SF.	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] x EBU	[c]	[e] = [c] x [b]
Commercial	15.28	$441	6,893,730	$30,039,829
Industrial	5.06	$146	20,599,049	$3,005,459
			Total	**$6,045,288**

Note:

1. Numbers may not sum due to rounding.

G.6 Proposed Fees

A summary of the proposed Local Arterial Facilities Fee is presented in **Table 65** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development under the statutory requirements of Government Code Section 66000 et *seq.* Local Arterials Facilities DIFs for residential and non-residential development (using a per square foot metric) are summarized in **Tables 65** and **66** below.

Table 65: Local Arterials Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Units / Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$0.08	20,462	$2,967,330
Commercial	$441	6,893,730	$3,039,829
Industrial	$146	20,599,049	$3,005,459
		Total	**$9,012,618**

Table 66: Local Arterials Median Fee Summary

Land Use	Fees
Residential (Per Sq. Ft.)	$0.08
Commercial (Per Sf. Ft.)	$0.44
Industrial (Per Sf. Ft.)	$0.15

G.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based upon the BCI cost index average for Los Angeles as produced by ENR.

H Active Transportation Plan

H.1 Active Transportation Plan Facilities (Nexus Requirement AB 1600)

The City's goal is to improve the streets on a prioritized list over the build-out horizon. Improvements for each street will focus on the Active Transportation Plan. The Active Transportation Plan, released in 2017, is a Citywide plan that provides a clear and comprehensive framework for new, safer connectivity for non-motorized transportation, such as walking, bicycling, transit, and other rolling devices, throughout the City. This additional infrastructure support is necessary to provide safe and efficient non-motorized access throughout the City. The proposed DIF is to help meet the transportation demand of new development through 2044. The City identified the need for the Active Transportation infrastructure and equipment, as described in **Table 67** below.

The DIF will provide the City with revenue to acquire, install, and construct the necessary active transportation facilities, thereby preserving the quality of life in the City and protecting the health, safety, and welfare of existing and future residents and employees.

The table below illustrates how the Active Transportation fee will meet the requirements of AB 1600 regarding use of fees, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 67: Active Transportation Plan Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct active transportation projects, including interchange improvements, and other infrastructure that will mitigate the impacts of new development on the City's transportation system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of active transportation and other infrastructure projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct new transportation projects for new residents and employees. A Fee imposed on new residential and non-residential development is a reasonable means of mitigating the impacts of such development and any resulting increase in LOS, above and beyond the current LOS required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional traffic volumes generated by the new development will affect current congestion levels. New active transportation and other infrastructure are needed to mitigate the impact of the increased traffic volumes. If the proposed projects are not constructed in concert with new development, the City's transportation system will experience higher traffic volumes, increasing congestion to a level well below City standards.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	Project costs are allocated to new development based on the percentage of total traffic volume at build-out generated by new development. The specific fee imposed on various land uses is based on the relative trip-generation rate compared with a residential unit (the baseline rate, or EDU factor).

Identification of the facilities to be financed is a critical component of any DIF program. In the broadest sense, the purpose of impact fees is to protect public health, safety, and general welfare by providing adequate public facilities. Notably, for the Active Transportation Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List.

Table 68 below summarizes the Active Transportation Needs List. The facilities presented below are based on estimates provided by the City.

Table 68: Active Transportation Plan Facilities Costs

Active Transportation Facilities	Facility Cost
Class I Shared - Use Path	$85,279,551
Class II Bike Lanes	$8,419,984
Class IV Separated Bikeway Construction	$1,329,185
Transportation Facilities Subtotal	$95,028,721
Offsetting Revenue	$173,776
Total	**$94,854,945**

H.2 Offsetting Revenues

According to City Staff, offsetting revenues need to be considered in the total for the Active Transportation Facilities calculation. As of the end of September 2025, the City had $173,776 in its current Active Transportation Facilities account that needed to be subtracted from the cost total as indicated in **Table 68** above.

H.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary.

The City's Active Transportation facilities, built to date, are consistent with the existing LOS required by the City to meet the needs of the population. The list of projects to be built by the City (and presented in detail in **Appendix B** to this Fee Study) details the planned facilities necessary to provide required services to the City and outlines the criteria used to design a system needed to serve both existing and future development. The portion of the fee associated with existing Active Transportation facilities reflects the current LOS that would be applied to new development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as necessary to serve both new and existing development; therefore, any increase in the LOS beyond the current level would be required to meet the City-approved plan.

H.4 Calculation Methodology

Local Active Transportation fees were calculated for each of the three (3) land use categories based on the number of ADTs. ADTs are published by the ITE Trip Generation Manual, 11th Edition. The ADT generation rates are per dwelling unit (for residential units), and daily trip generation is per 1,000 square feet of building area for each category of non-residential development. Per the ITE, a trip or trip end is a single, one-directional movement of a person or vehicle in which either the origin

or the destination is entered or exited. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is on the trips entering and exiting a single site. Specifically, ADTs are the total number of trips, both inbound and outbound, generated by a particular use or development within a 24-hour weekday period.

All proposed Active Transportation facilities were designed to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EBUs. As illustrated in **Table 69** below, 73.70% of the costs will be allocated to existing development, and 26.30% to new development. Based on this allocation between new and existing development, $24,946,558 of the $94,854,945 in Active Transportation facilities costs would be funded by the Fee imposed on new development. The remaining amount must be funded through other sources to be determined by the City.

Table 69: Active Transportation Plan Cost Allocation Summary

Development Type	ADTs (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	910,344	73.70%	$69,908,387
New Development	324,853	26.30%	$24,946,558
Total	**1,235,197**	**100.00%**	**$94,854,945**

To calculate the Fees, DTA determined the number of ADTs expected through 2044 based on the expected residential and non-residential growth in the City. The analysis estimates that up to 324,853 additional ADTs would be generated by land-use growth, as detailed in **Table 70** below.

Table 70: Active Transportation Number of Trip Calculations

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	ADT Generation Rate [1]	Total ADTs (EBUs) [2]
Residential	20,462		5.64	115,406
Commercial		6,893,730	15.28	105,319
Industrial		20,599,049	5.06	104,128
			Total	**324,853**

Notes:

1 Projected ADTs per unit for residential and per 1,000 Square Feet for non-residential.
2 Numbers may not sum due to rounding.

Table 71, presented below, summarizes the cost per ADT, calculated by dividing the cost of new development ($24,946,558) by the number of ADTs generated by new development (324,853). When accounting for the City's planned 324,853 ADTs, the cost per ADT is $77, as shown in the table below. The cost per ADT of $77 was then

applied to the various land uses and their respective ADT trip generation rates to determine the proposed Fee.

Table 71: Active Transportation Cost per EBU [1]

Proposed Facilities Costs	Total
Cost Allocated to New Development	$24,946,558
Total ADTs Added by New Development	324,853
DIF Cost Per ADT	$77

Note:

1. Numbers may not sum due to rounding.

H.5 Active Transportation Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Fee per sq. ft. was determined by multiplying the cost per EDU of $77 by the total number of residential EBUs (115,406), resulting in the total amount funded from residential property of $8,862,401. This result was then divided by the total anticipated residential square footage of 39,912,787, yielding a per-square-foot fee of $0.22. Details of this calculation are shown in **Table 72** below.

Table 72: Residential Active Transportation Plan Costs Financed by Fees per Land Use Category [1]

Land Use Type	ADTs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	5.64	20,462		115,406
Total Residential		20,462	[a]	115,406
		Total Cost per EDU	*[b]*	***$77***
		Total Fees	[c] = [a] x [b]	$8,862,401
		Total Residential Sq. Ft.	[d]	39,912,787
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	**$0.22**

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential fee per sq. ft. was calculated by multiplying the cost per EBU ($77) by the total number of non-residential EBUs applicable to each land-use type. The table below summarizes the Fee amounts per sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 73: Non-Residential Active Transportation Plan Facilities Costs Financed by Land Use Category [1]

Land Use Type	EBUs per Non-Res. Sq. Ft.[1]	Non-Residential Fee per 1,000 SF.	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] x $77	[c]	[e] = [c] x [b]
Commercial	15.28	$1,173	6,893,730	$8,087,800
Industrial	5.06	$388	20,599,049	$7,996,357
			Total	**$16,084,157**

Note:

1. Numbers may not sum due to rounding.

H.6 Proposed Fees

A summary of the proposed calculation of the Active Transportation Facilities Fee is presented in **Table 74** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development, subject to the statutory requirements of Government Code Section 66000 et *seq.*

Table 74: Active Transportation Plan Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Units / Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$0.22	20,462	$8,862,401
Commercial	$1,173	6,893,730	$8,087,800
Industrial	$349	20,599,049	$7,996,357
		Total	**$24,946,558**

Active Transportation Facilities DIFs for residential and non-residential development (using a per square foot metric) are summarized in **Table 75** below

Table 75: Active Transportation Plan Fee Summary

Land Use	Fees
Residential (Per Sq. Ft.)	$0.22
Commercial (Per Sf. Ft.)	$1.17
Industrial (Per Sf. Ft.)	$0.39

H.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study

are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based on the average of the BCI cost indices for Los Angeles, as produced by ENR.

I Traffic Signals

I.1 Traffic Signal Facilities (Nexus Requirement AB 1600)

The City's goal is to improve the streets on a prioritized list over the build-out horizon. Improvements for each street will focus on the Active Transportation Plan. The Active Transportation Plan, released in 2017, is a Citywide plan that provides a clear and comprehensive framework for new, safer connectivity for non-motorized transportation, such as walking, bicycling, transit, and other rolling devices, throughout the City. This additional infrastructure support is necessary to provide safe and efficient non-motorized access throughout the City. The proposed DIF is to help meet the transportation demand of new development through 2044. The City identified the need for the Traffic Signal infrastructure and equipment, as described in **Table 76** below.

The DIF will provide the City with revenue to acquire, install, and construct the necessary Traffic Signal facilities, thereby preserving the quality of life in the City and protecting the health, safety, and welfare of existing and future residents and employees.

The table below illustrates how the Traffic Signal Facilities fee will meet the requirements of AB 1600 regarding use of fees, type of development funded or partially funded by the Fee revenue, reasonable relationship to the need for facilities, and proportionality requirements.

Table 76: Traffic Signal Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct Traffic Signal Facilities projects, including interchange improvements, and other infrastructure that will mitigate the impacts of new development on the City's transportation system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction of Traffic Signal Facilities and other infrastructure projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the fee is imposed.	New residential and non-residential development will generate additional traffic on City streets. The Fee revenue will be used to construct new Traffic Signal Facilities for new residents and employees. A Fee imposed on new residential and non-residential development is a reasonable means of mitigating the impacts of such development and any resulting increase in LOS, above and beyond the current LOS required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	The additional traffic volumes generated by the new development will affect current congestion levels. New Traffic Signal Facilities are needed to mitigate the impact of the increased traffic volumes. If the proposed projects are not constructed in concert with new development, the City's transportation system will experience higher traffic volumes, increasing congestion to a level well below City standards.
66001(b)	Demonstrate a reasonable relationship between the Fee amount and the cost of the public facility.	Project costs are allocated to new development based on the percentage of total traffic volume at build-out generated by new development. The specific fee imposed on various land uses is based on the relative trip-generation rate compared with a residential unit (the baseline rate, or EDU factor).

Identification of the facilities to be financed is a critical component of any DIF program. In the broadest sense, the purpose of impact fees is to protect public health, safety, and general welfare by providing adequate public facilities. Notably, for the Traffic Signal Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List.

Table 77 below summarizes the Traffic Signal Facilties Needs List. The facilities presented below are based on estimates provided by the City.

Table 77: Traffic Signal Facilities Costs

Traffic Signal Facilities	Facility Cost
Traffic Signals	$43,000,000
Traffic Signal Facilities Subtotal	$43,000,000
Offsetting Revenue	$45,315
Total	**$42,954,685**

I.2 Offsetting Revenues

According to City Staff, offsetting revenues need to be considered in the total for the Traffic Signal Facilities calculation. As of the end of September 2025, the City had $45,315 in its current Traffic Signal Facilities account that needed to be subtracted from the cost total as indicated in **Table 77** above.

I.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary.

The City's Traffic Signal facilities, built to date, are consistent with the existing LOS required by the City to meet population needs. The list of projects to be built by the City (presented in detail in Appendix B of this Fee Study) outlines the planned facilities necessary to provide required services to the City and the criteria used to design a system to serve both existing and future development. The portion of the fee associated with existing Traffic Signal facilities reflects the current LOS that would be applied to new development. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as necessary to serve both new and existing development; therefore, any increase in the LOS beyond the current level would be required to meet the City-approved plan.

I.4 Calculation Methodology

Traffic Signal Facilities fees were calculated for each of the three (3) land use categories based on the number of ADTs. ADTs are published by the ITE Trip Generation Manual, 11th Edition. The ADT generation rates are per dwelling unit (for residential units), and daily trip generation is per 1,000 square feet of building area for each category of non-residential development. Per the ITE, a trip or trip end is a single, one-directional movement of a person or vehicle in which either the origin or the destination is entered or exited. In technical terms, a trip has an origin and a destination at its respective ends (known as trip ends). Each trip end is part of a trip. For trip site generation, the focus is on the trips entering and exiting a single site.

Specifically, ADTs are the total number of trips, both inbound and outbound, generated by a particular use or development within a 24-hour weekday period.

All proposed Traffic Signal facilities were designed to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EBUs. As illustrated in **Table 69** below, 73.70% of the costs will be allocated to existing development, and 26.30% to new development. Based on this allocation between new and existing development, $11,296,950 of the $42,954,685 in Traffic Signal facilities costs would be funded by the Fee imposed on new development. The remaining amount must be funded through other sources to be determined by the City.

Table 78: Traffic Signal Facilities Cost Allocation Summary

Development Type	ADTs (EBUs)	Percentage Allocated	Facility Cost Allocation
Existing Development	910,344	73.70%	$31,657,735
New Development	324,853	26.30%	$11,296,950
Total	**1,235,197**	**100.00%**	**$42,954,685**

To calculate the Fees, DTA determined the number of ADTs expected through 2044 based on the expected residential and non-residential growth in the City. The analysis estimates that up to 324,853 additional ADTs would be generated by land-use growth, as detailed in **Table 79** below.

Table 76: Traffic Signal Number of Trip Calculations

Land Use Type	Projected Development (Units)	Projected Development (Sq. Ft.)	ADT Generation Rate [1]	Total ADTs (EBUs) [2]
Residential	20,462		5.64	115,406
Commercial		6,893,730	15.28	105,319
Industrial		20,599,049	5.06	104,128
			Total	**324,853**

Notes:

1. Projected ADTs per unit for residential and per 1,000 Square Feet for non-residential.
2. Numbers may not sum due to rounding.

Table 80, presented below, summarizes the cost per ADT, calculated by dividing the cost of new development ($11,296,950) by the number of ADTs generated by new development (324,853). When accounting for the City's planned 324,853 ADTs, the cost per ADT is $35, as shown in the table below. The cost per ADT of $35 was then applied to the various land uses and their respective ADT trip generation rates to determine the proposed Fee.

Table 80: Traffic Signal Facilities Cost per EBU [1]

Proposed Facilities Costs	Total
Cost Allocated to New Development	$11,296,950
Total ADTs Added by New Development	324,853
DIF Cost Per ADT	$35

Note:

1. Numbers may not sum due to rounding.

I.5 Traffic Signal Facilities Fee Calculation

As discussed in Section III, per the directive of AB 602, for housing development projects, nexus studies adopted after July 1, 2022, will no longer be on a per-unit basis, but will be calculated based on *square footage* of proposed units of the development, unless the local agency demonstrates that another metric is more appropriate.

The Fee per sq. ft. was determined by multiplying the cost per EDU of $35 by the total number of residential EBUs (115,406), resulting in the total amount funded from residential property of $4,013,303. This result was then divided by the total anticipated residential square footage of 39,912,787, yielding a per-square-foot fee of $0.10. Details of this calculation are shown in **Table 81** below.

Table 81: Residential Traffic Signal Facilities Costs Financed by Fees per Land Use Category [1]

Land Use Type	ADTs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	5.64	20,462		115,406
Total Residential		20,462	[a]	115,406
		Total Cost per EDU	*[b]*	***$35***
		Total Fees	[c] = [a] x [b]	$4,013,303
		Total Residential Sq. Ft.	[d]	39,912,787
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	**$0.10**

Note:

1. Numbers may not sum due to rounding.

Similarly, the non-residential fee per sq. ft. was calculated by multiplying the cost per EBU ($77) by the total number of non-residential EBUs applicable to each land-use type. The table below summarizes the Fee amounts per sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 82: Non-Residential Traffic Signal Facilities Costs Financed by Land Use Category [1]

Land Use Type	EBUs per Non-Res. Sq. Ft.[1]	Non-Residential Fee per 1,000 SF.	Number of Projected Non-Res. SF	Costs Financed by Fees
	[a]	[b] = [a] x $77	[c]	[e] = [c] x [b]
Commercial	15.28	$513	6,893,730	$3,622,528
Industrial	5.06	$176	20,599,049	$3,621,118
			Total	**$7,283,647**

Note:

1. Numbers may not sum due to rounding.

I.6 Proposed Fees

A summary of the proposed calculation of the Traffic Signal facilities Fee is presented in **Table 83** below. The Fees recommended in this Fee Study reflect the maximum justifiable Fee level that the City may impose on new residential and non-residential development, subject to the statutory requirements of Government Code Section 66000 et *seq.*

Table 83: Traffic Signal Facilities Costs Financed by Fees Summary per Land Use Category

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Projected Units / Non-Res. Sq. Ft	Costs Financed by Fees
Residential	$0.10	20,462	$4,013,303
Commercial	$531	6,893,730	$3,662,528
Industrial	$176	20,599,049	$3,621,118
		Total	**$11,296,950**

Traffic Signal Facilities DIFs for residential and non-residential development (using a per square foot metric) are summarized in **Table 84** below

Table 84: Traffic Signal Facilities Fee Summary

Land Use	Fees
Residential (Per Sq. Ft.)	$0.10
Commercial (Per Sf. Ft.)	$0.53
Industrial (Per Sf. Ft.)	$0.18

I.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et. seq.* As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and

construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This construction cost index is based on the average of the BCI cost indices for Los Angeles, as produced by ENR.

J Sewer DIFs

J.1 Sewer Facilities (Nexus Requirement AB 1600)

The Sewer Facilities category encompasses the facilities utilized by the City to deliver basic sanitary sewer services to residents and employees within the City. These elements consist of downstream collectors that convey wastewater from local drainage areas, such as residential tracts and business parks, to county trunk sewer lines and treatment facilities. These proposed facilities provide a Citywide benefit by ensuring sufficient system-wide capacity to collect wastewater from new and existing developments through 2040. This section of the Fee Study considers existing and future needs to accommodate City staff at build-out and to expand City sewer facilities.

To support future development through General Plan build-out, the City has identified the need to combine projects, basins, and other facilities. **Table 76** below illustrates how the Sewer Facilities Fee meets the requirements of AB 1600 regarding the use of the Fee, the types of development funded or partially funded by Fee revenue, the reasonable relationship to the need for the facilities, and the proportionality requirements.

Table 85: Sewer Facilities

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source to pay for the construction/expansion of sewer facilities such as trunk mains, basins, and equipment that will mitigate the impacts of new development on the City's Sewer facilities.
66001(a)(2)	Identify the use to which the Fee is to be put.	Revenue from this fee will be used to construct and expand/enhance new sewer facilities, such as landfill flare modifications, trunk mains, basins, and equipment to provide general sewer collection and treatment services.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the Fee is imposed.	New residential and non-residential developments will generate additional residents and employees, thereby increasing demand for Sewer facilities. Sewer Fees collected from new development will be used exclusively for construction-related costs associated with these projects. Fees imposed on new residential and non-residential development are a reasonable means of mitigating the impacts of new development and any resulting increase in LOS beyond the current LOS required to meet the plan approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	New residential and non-residential development in the City's Sewer Service Area will generate additional residents and employees, who will increase the need to collect and treat sewage generated by such new development. New sewer infrastructure, such as trunk mains, basins, and equipment, is needed to collect and treat sewer generated from new developments in the City's Sewer Service Area.
66001(b)	Demonstrate a reasonable relationship between the Fee amount and the cost of the public facility.	The cost of the proposed facilities is based on projected sewer generation from the various land uses. The fee for each land use is calculated based on its relative contribution to the Citywide sewer flow.

It's important to note that for Sewer Facilities, the City provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 86** below summarizes the Needs List. The facilities presented below are based on estimates provided by the City.

Table 86: Sewer Facilities Needs List

Sewer Facilities	Facility Cost
Diversion Structures	$297,600
Pipelines	$58,727,175
Lift Stations	$11,625,000
Subtotal	$70,649,775
Offsetting Revenues	$0.00
Sewer Facilities Total	**$70,649,775**

J.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the total of the Sewer facilities calculations, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. Currently, the City has $0.00 in its Sewer Facilities account, which can be subtracted from the total facilities cost, as indicated in **Table 77** above.

J.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. This section examines the LOS for water facilities, a system that encompasses several key considerations, including water supply, gallons per day, water quality, storage capacity, water pressure, and citywide reliability.

The City's latest Capital Improvement Plan update identifies and itemizes the planned sewer facilities necessary to accommodate new growth and provide required service to the City.

J.4 Calculation Methodology

Sewer generation is directly related to water demand. Interior water use (excluding landscape irrigation, which is considered part of water demand) generally accounts for half (and often more) of the total water demand for a residential unit. Sewer Fees were calculated for each of the three (3) land use categories based on wastewater generation measured in GPD; i.e., the EBU factor (see Section V) generated by each land use. Total GPDs were calculated by applying these wastewater generation rates to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study. Calculations are presented in detail in **Appendix A**.

All proposed sewer facilities will serve both existing and future residents and employees. Therefore, the costs of these facilities are typically allocated between existing and new development based on their respective percentages of build-out EBUs.

All proposed sewer facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EBUs. As illustrated in **Table 87**, below, **74.45%** of the costs will be allocated to existing development, and **25.55%** to new development. Based on this allocation between new and existing development, $18,054,029 of the $70,649,775 in sewer facilities costs would be funded by the Fee imposed on new development. The remaining $52,595,746 must be funded through other sources to be determined by the City.

Table 87: Sewer Facilities Cost Allocation Summary

Development Type	Percentage Allocated to New Development	Facility Cost Allocation
Existing Development	74.45%	$52,595,746
New Development	25.55%	$18,054,029
	Total	**$70,649,775**

To determine the Sewer Fees, DTA calculated the number of gallons per day (GPDs) generated by sewer service through 2040, based on anticipated residential and non-residential growth in the City. As shown in **Table 88** below, the analysis estimates that land-use growth would generate 5,440,652 additional EDUs. This is presented in detail in **Appendix A**

Table 88: Sewer Generation by Land Use [1]

Land Use	Sewer Generated GPD	Unit Category	Units/Sq. Ft.	Total EDUs	Total Costs
Residential	208.81	Per Unit		4,272,684	$14,178,293
Commercial	55.10	Per 1000 sq. ft.	6,893,730	379,820	$1,260,378
Industrial	38.26	Per 1000 sq. ft.	20,599,049	788,148	$2,615,358
			Total	**5,440,652**	**$18,054,029**

Table 89 below summarizes the cost per $1,000 GPD (note: per 1,000 GPD is used to avoid rounding significant figures), calculated by dividing the total cost of new development ($18,054,029) by the number of GPDs generated by new development (5,440,652) and multiplying by 1,000 GPD, resulting in a total of $3,318, as shown in the table below. This cost was then applied to the various land uses and their respective GPD generation rates to determine the proposed Fee.

Table 89: Sewer Cost per EBU [1]

Proposed Facilities Costs	Calculation	Total
Cost Allocation to New Development	[a]	$18,054,029
Total GPDs added by New Development	[b]	$5,440,652
Multiplier	[c]	1,000
DIF Cost Per 1,000 GPDs	([a]/[b]) x [c]	$3,318
Cost per EBU	**[c]/1,000**	**$3.32**

Note:

1. Numbers may not sum due to rounding.

J.5 Sewer Fee Calculation

The Fee per sq. ft. was determined by first multiplying the cost per EBU of $3.32 by the total number of residential EBUs (4,272,684), resulting in the total amount funded from residential property of $14,178,293. This result was then divided by the total anticipated residential sq. ft. (39,912,787) to generate the Fee per sq. ft. of $0.36. Details of this calculation are shown in the table below.

Table 90: Residential Sewer Facilities Costs Financed by Fees

Land Use Type	GPDs per Unit	Number of Projected Units	Calculation	Total EDUs
Residential	208.81	20,462		4,272,684
Total Residential		20,462	[a]	4,272,684
		Total Cost per EBU	*[b]*	***$3.32***
		Total Fees	[c] = [a] x [b]	$14,178,293
		Total Residential Sq. Ft.	[d]	39,912,787
		Total Cost per Residential Sq. Ft.	[e] = [c]/[d]	**$0.36**

Note:

1. Numbers may not sum due to rounding.

Similarly, the fee per 1,000 sq. ft. was calculated by multiplying the cost per EBU ($3.32) by the total number of non-residential EBUs applicable to each land-use type. The table below summarizes the Fee amounts per sq. ft. and the total cost financed by Fees imposed on non-residential land uses.

Table 91: Non-Residential Sewer Facilities Costs Financed by Fee Summary per Land Use Category[1]

Land Use Type	EBUs per 1,000 Non-Res. Sq. Ft.[1]	Fee per 1,000 SF.	Number of Projected Non-Res. Sq. Ft.	Costs Financed by Fees
	[a]	[b] = [a] x $3.32	[c]	[e] = [c] x [b]
Commercial	55	$182.83	6,893,730	$1,260,378
Industrial	38	$126.97	20,599,049	$2,615,358
			Total	**$3,875,736**

Note:

1. Numbers may not sum due to rounding.

J.6 Proposed Fees

The proposed Sewer Fee amounts are summarized in **Table 92** below.

Table 77: Non-Residential Sewer DIF by Meter [1]

Land Use Type	Residential Fee per Sq. Ft./per 1,000 Non-Res. Sq. Ft.	Number of Project Units / Non-Res. St. Ft.	Costs Financed by Fees
Residential	$0.36	39,912,787	$14,178,293
Commercial	$182.83	6,893,730	$1,260,378
Industrial	$126.97	20,599,049	$2,615,358
		Total	**$18,054,029**

Note:

1. Numbers may not sum due to rounding.

Sewer Facilities DIFs for residential and non-residential development (using per sq foot metric are summarized in Table 93 below.

Table 93: Sewer Facilities Fee Summary

Land Use	Costs Financed by Fees
Residential (Per Sq. Ft.)	$0.36
Commercial (Per 1,000 Sq. Ft.	$0.18
Industrial (Per 1,000 Sq. Ft.	$013

J.7 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et seq*. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This CCI is based on the BCI average for Los Angeles, as reported by ENR.

K Storm Drain Fees

K.1 Storm Drain Facilities (Nexus Requirement AB 1600)

The Storm Drain Facilities element will serve the residents of the City by providing infrastructure that ensures proper drainage in areas susceptible to stormwater runoff. Storm Drain Facilities include those used by the City to provide storm drainage services to residents and employees within the City's boundaries. The Storm Drain Fee will include the facilities and expansion necessary to handle storm drain runoff generated by new development through build-out by the year 2040.

Table 94 below illustrates how the Storm Drain Facilities Fee meets the requirements of AB 1600 regarding the use of the Fee, the types of development funded or partially funded by Fee revenue, the reasonable relationship to the need for the facilities, and proportionality requirements.

Table 78: Storm Drain Facilities Nexus Requirement

AB 1600 Code Section	Description	Justification
66001(a)(1)	Identify the purpose of the Fee.	Provide a revenue source that will provide funds to construct and expand/enhance storm drain improvements that will mitigate the impacts of new development on the City's storm drain system.
66001(a)(2)	Identify the use to which the Fee is to be put.	Fund or partially fund the construction and expansion of storm basins, laterals, tributary drains, and related projects within the City limits.
66001(a)(3)	Demonstrate how there is a reasonable relationship between the Fee's use and the type of development project on which the fee is imposed.	New residential and non-residential development will increase the City's storm drain needs. The Fee revenue will be used to construct and expand storm drain basins, laterals, tributary drains, and related improvements. Storm Drain fees collected from new development will be used exclusively for construction-related costs associated with these projects. Fees imposed on new residential and non-residential development are a reasonable means of mitigating the impacts of such development and any resulting increase in LOS beyond the current LOS required to meet the plans approved by the City.
66001(a)(4)	Demonstrate how there is a reasonable relationship between the need for the public facilities and the type of development project on which the Fee is imposed.	Storm Drain Fee revenue will go towards new facilities and improvements necessary to mitigate storm drain runoff from new development. The construction and expansion of storm drain basins, laterals, tributary drains, and related improvements are needed to ensure proper drainage of stormwater runoff and protect the City from flooding.
66001(b)	Demonstrate a reasonable relationship between the amount of the Fee and the cost of the public facility.	Project costs are allocated to new development based on the stormwater and impervious runoff generated per acre. The specific Fee imposed on various land uses is based on stormwater runoff coefficients relative to a residential unit (baseline rate or EDU factor).

For Storm Drain Facilities, the City has provided DTA with the list of Future Facilities to be included in the Fee Study (the "Needs List"). Please refer to Section V for details on the Needs List. **Table 95** below summarizes the Needs List. The facility costs presented below are based on estimates provided by the City.

Table 95: Storm Drain Facilities Costs

Storm Drain Facilities	Facility Cost
AOS 1	$898,928,000
AOS 2	$131,702,000
AOS 3	$137,433,000
Storm Drain Facilities Subtotal	$1,168,063,000
Offsetting Revenues	**$13,869,013**
Storm Drain Facilities Total	$1,154,193,987

K.2 Offsetting Revenues

In calculating DIFs, it is important to consider any offsetting revenue in the City Storm Drain calculations total, as any existing account balance or other offsetting revenue funds must be subtracted from the facilities cost total. Currently, there is a balance of $13,869,013 in the Storm Drain Facilities account to subtract from the total facilities cost, as indicated in **Table 95** above.

K.3 LOS

As stated earlier in Section III, in September of 2021, the Governor of California signed AB 602, which provides new statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these new requirements is that, when applicable, a Nexus study shall identify the existing LOS for each public facility, identify the proposed new LOS, and explain why the new LOS is necessary. This section examines the LOS for Storm Drain facilities to ensure sufficient system-wide capacity to direct storm drain runoff at storm recurrence intervals as dictated by City policy, from both new and existing developments.

Although the Storm Drain facilities fee is a plan-based calculation, the list of projects to be built by the City (and presented in detail in **Appendix B** to this Fee Study) details the planned facilities necessary to provide required services to the City, and it also outlines the criteria used to design a system needed to serve both existing and future development. The portion of the fee associated with existing Storm Drain facilities represents the current LOS, which would be applied to new developments. Notably, the future facilities have been identified by the City (in its Capital Improvement Plan) as necessary to serve both new and existing development; therefore, any increase in the LOS beyond the current level would be required to meet the City-approved plan.

K.4 Calculation Methodology

Storm Drain Fees were calculated for each of the three (3) land use categories based on the runoff rates, measured in terms of the relative contribution of runoff (i.e., the EBU factor - see Section V) generated by each land use. Specifically, the reasonable relationship used to allocate storm drain costs among existing, converted use, and future development is based on relative runoff contribution. The Rational Method of computing runoff rates was used in the form of Q = C x I x A, where "Q" is equal to

runoff volume, "C" is the ratio of area to total area studied, "I" is rainfall intensity, and "A" is Area, in acres of the Fee Study area. A runoff factor, "C" of 1.00, indicates a totally site, where every drop of rain would find its way to the public streets as runoff. However, it can be shown that only the relative contribution of runoff needs to be considered when computing runoff (Q/A), using only the runoff factor and acreage. This is the assumption used in this calculation.

Total Runoff was calculated by applying these runoff factors to the estimated acreage attributable to the various dwelling unit counts and non-residential square feet identified in the demographics section of this Fee Study. As discussed in Section V, runoff factors per acre for residential units and non-residential development are based on guidelines provided by the City Staff and from the 2020 Cal Trans Design Highway Design Manual Chapter 810 Hydrology, and reviewed with City staff. In addition, runoff factors were taken from the Municipal Separate Storm Sewer System (MS4) guidelines.

All proposed Storm Drain facilities were sized to meet the needs of both existing and future residents and employees. Therefore, the costs of these facilities have been allocated between existing and new development based on their respective percentages of build-out EBUs. As illustrated in **Table 96** below, based on the allocation of 6,802 existing runoff EBUs and 1,934 new development EBUs, 75.77% of costs will be allocated to existing development and 22.14% to new development. Based on this allocation between new and existing development, $255,556,461 of the $1,154,193,987 in Storm Drain facilities costs would be funded by the Fee imposed on new development. The remaining $898,637,526 must be funded through other sources to be determined by the City

Table 96: Storm Drain Facilities Cost Allocation Summary [1]

Development Type	Allocation by Total Unit Runoff (EBUs)	Percentage Allocations	Facility Cost Allocation
Existing Development	6,802	75.77%	$874,492,265
New Development	2,176	24.23%	$279,701,722
Total	**8,978**	**100.00%**	**$1,154,193,987**

Note:

1. Numbers may not sum due to rounding.

Table 97, presented below, summarizes the cost per unit runoff, calculated by dividing the cost of new development ($279,701,722) by the unit runoff generated by new development (2,176). When accounting for the anticipated unit runoff (EBUs) from new development, the cost per unit runoff totals $128,564 as shown in the table below. This per-unit runoff cost will be applied to the various land uses and their respective total runoff rates to determine the proposed Fee. This is presented in detail in **Appendix A**.

Table 97: Storm Drain Facilities Cost per Unit Runoff [1]

Land Use		Total
Cost Allocated to New Development	[a]	$279,701,722
Total Runoff Added by New Development	[b]	2,176
DIF Cost per Unit Runoff	**[a]/[b]**	**$128,564**

K.5 Floor Area Ratios (FARs) and Runoff Coefficients

To generate the Storm Drain Fees, DTA calculated the total runoff expected through 2040 based on the anticipated residential and non-residential growth in the City. To do this, residential development was calculated using dwelling units per acre, and non-residential development was calculated using FARs listed in the City's General Plan, with information reviewed and provided by the City.

In addition, runoff coefficients were estimated for each land use. Runoff coefficients are used to calculate the volume of water that will flow from the surface during a storm event. They represent the fraction of rainfall that becomes surface runoff and are used to estimate peak flow rates for drainage systems. A coefficient of 0 means all rainfall is absorbed or lost, while a coefficient of 1 signifies all rainfall becomes runoff. Essentially, runoff coefficients help determine how much water a drainage system needs to handle. Runoff coefficients generally vary by project, but under current Municipal Separate Storm Sewer System (MS4) guidelines, most new developments are in the 0.75 range. The calculations explaining this in detail are presented in **Appendix A** at the end of this Fee Study.

K.6 Storm Drain Facilities Fee Calculation

The Storm Drain fees are calculated based on the amount of surface area on a property. Hard surfaces, such as buildings, driveways, patios, and parking lots, prevent rainwater from soaking into the ground, leading to increased stormwater runoff. This runoff needs to be managed to prevent flooding and protect water quality. In this analysis, the storm drain fees are based on impervious acres.

Table 98: Projected Storm Drain Usage by Land Use

Land Use Category	Runoff Rate Coefficient "C"	Cost per Unit Runoff Allocation Rate per Impervious Acre	Total Acres	Cost Financed
	[a]	[b] = [a] x $128,564	[c]	[d] = [b] x [c]
Residential	0.60	$77,138	1,023	$78,920,173
Commercial	0.95	$122,136	316	$38,657,907
Industrial	0.80	$102,851	1,576	$162,123,642
			Total New Development	**$279,701,722**

As indicated in **Table 98** above, the residential Storm Drain Fee per acre. was determined by multiplying the runoff coefficient of 0.60 by the cost per unit runoff, resulting in a residential fee of $79,268 per impervious acre. This calculation is repeated for each non-residential land use listed and summarized in **Table 99** below.

K.7 Proposed fees

Storm Drain Facilities DIFs for residential and non-residential development, per acre, are summarized below.

Table 99: Storm Drain Fee Summary

Land Use	Fee per Impervious Acre
Residential	$77,138
Commercial Retail	$122,136
Industrial	$102,851

K.8 DIF Annual Cost Escalation Recommendations

The fees recommended within this Fee Study reflect the maximum justifiable fee level that may be imposed on new development under the statutory requirements of Government Code Section 66000 *et seq*. As the DIFs proposed in this Fee Study are based on Facilities costs in 2025 dollars, it is appropriate for the City to apply an annual escalator to these fee levels to account for inflation in acquisition and construction costs. DTA further recommends that, after adoption, the above impact fees be reviewed annually and include a provision for an adjustment based on the current CCCI. This CCI is based on the BCI average for Los Angeles, as reported by ENR.

VII IMPLEMENTATION OF FEE SCHEDULE

In addition to the legal requirements covered in Section III, this report presents several recommendations for the adoption and administration of the DIFs. All recommendations presented in this section are based on the Mitigation Fee Act (Government Code §66000 et seq.), also referred to as the "Act," which provides specific requirements for establishing and administering DIF programs. The Act also mandates procedures for administering impact fee programs, such as the collection and accounting of impact fees, refunds, mandatory updates, and reporting requirements.

At the time the City imposes an impact fee, Government Code 66020 requires a written statement of the fee amount and a written notice of a 90-day period during which the fee can be protested. Prior to the enactment of Section 66020, a developer could not challenge the validity of fees imposed on a residential development without refusing to pay them. Under these circumstances, developers were required to pay the disputed fees before they could challenge them. Section 66020 was drafted to correct that problem.

The various subparts of Section 66020 allow a developer to pay the fees under protest, obtain the relevant building permit, and proceed with the project while pursuing an action to challenge the fees. If the action is successful, the fees will be refunded with interest. However, failure to protest the imposition of the fee within the allowed period may deprive the fee payer of the right to pursue any subsequent legal challenge. Any challenges must be filed within 90 days of enactment. The subsequent sections provide specific guidelines for implementing DIFs.

A The Collection of DIFs

According to Government Code Section 66007, any local agency that imposes any fees or charges on a residential development for the construction of public improvements or facilities shall not require the payment of those fees or charges, notwithstanding any other provision of law, until the date of the final inspection, or the date the Certificate of Occupancy is issued, whichever occurs first.

However, utility service fees may be collected upon receipt of a utility service application. If the residential development contains more than one dwelling, the local agency may determine whether the fees or charges shall be paid on a pro rata basis for each dwelling when (i) it receives its final inspection or Certificate of Occupancy, (ii) on a pro rata basis when a certain percentage of the dwellings have received their final inspection or Certificate of Occupancy, or (iii) on a lump sum basis when the first dwelling in the development receives its final inspection or Certificate of Occupancy, whichever of the three occur first.

An exception allows DIFs to be collected earlier if they are used to reimburse the agency for expenditures previously incurred or for public improvements or facilities for which funds have already been appropriated. If any fee or charge specified is not fully paid prior to the issuance of a building permit for construction, the local agency issuing the building permit may require the property owner, or lessee if the lessee's interest appears of record, as a

condition of issuance of the building permit, to execute a contract to pay the fee or charge, or applicable portion.

Statutory restrictions in place for residential development at the time at which fees may be collected do not apply to non-residential development. In cases where the fees are not collected upon the issuance of building permits, Sections 6607(c)(1) and (2) provide that the City may require the property owner of a non-residential development to execute a contract to pay the fee and subsequently record that contract as a lien against the property owner.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such a unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, the water capital improvement fee, water supply fee, and sewer capital improvement fee shall not be applicable to any ADU created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure. Please note that for purposes of this Fee Study, future ADUs are included in the build-out projections, but some of these units may not be required to pay an impact fee. As a result, the City may not collect the full amount of costs as shown in the Needs Lists included herein.

B The Assignment and Expenditure of Fee Revenue

According to Section 66006, if a local agency requires the payment of a fee specified in connection with the approval of a development project, the local agency receiving the fee shall deposit it with the other fees for the improvement to be funded in a separate capital facilities account or fund in a manner to avoid any commingling of the fees with other revenues and funds of the local agency, except for temporary investments, and expend those fees solely for the purpose for which the fee was collected.

Any interest income earned in the capital facilities account or fund shall also be deposited in that account or fund and shall be expended only for the purpose for which the fee was originally collected.

Common practice is to maintain separate funds or accounts for impact fee revenues by facility category (e.g., streets and park improvements), but not for individual projects. DTA recommends continuing that approach.

DIF revenue should not be spent on any infrastructure, property, or equipment needed to mitigate an existing deficiency.

C Exemptions, Reductions, and Waivers

If a project has characteristics that indicate its impact on a particular public facility or infrastructure system will be significantly and permanently smaller than the average impact used to calculate impact fees in this Fee Study, the fees should be reduced accordingly. The City may voluntarily waive or reduce fees that would otherwise apply to a project to

promote goals such as affordable housing or economic development. However, implementing this policy may not increase costs for other development projects and is permitted only if any such costs are offset by other revenue sources.

D Developer Improvement Credits

If the City maintains a policy that requires a developer, as a condition of project approval, to construct facilities for which impact fees have been or will be charged, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for such dedication or construction. Furthermore, the impact fee imposed on that development project for that type of facility must be adjusted to reflect a credit for the cost of the facilities or improvements constructed by the developer. If circumstances allow a developer to dedicate land, buildings, or other valuable considerations in lieu of paying fees, the City maintains the discretion to accept or reject such offers and may negotiate the terms under which an offer would be accepted.

E Existing Development Credit

If a project involves replacement, redevelopment, or intensification of existing development, impact fees should be applied only to the portion of the project that represents a net increase in demand for relevant facilities, using the demand measure used in this Fee Study to calculate that fee. Since residential service demand is typically estimated per dwelling unit, an addition to a single-family dwelling unit would typically not be subject to an impact fee if it does not increase the number of dwelling units in the structure. In any project that results in a net increase in the number of dwelling units, the added units would normally be subjected to impact fees. A similar analysis can be applied to non-residential development using a demand measure on which impact fees are based.

F Annual Reporting and Accounting of Fees.

AB 1600 requires that both general law and charter cities account for every fee that they collect under its terms. Funds collected for each capital facility or service shall be deposited in separate accounts and not commingled with any other funds for other impact fees. While funds are accrued for individual capital facilities, the City must keep track of each fund and provide an annual report. Section 66006 requires that for each separate account or fund established, the local agency shall, within 180 days after the last day of each fiscal year, make available to the public the following information for the fiscal year:

1. A brief description of the type of fee in the account or fund;
2. The amount of the fee;
3. The beginning and ending balance of the account or fund;
4. The amount of the fees collected, and the interest earned;
5. An identification of each public improvement on which fees were expended and the amount of the expenditure on each improvement, including the total percentage of

the cost of the public improvement that was funded with fees;

6. An identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as identified in Paragraph (2) of Subdivision (a) of Section 66001, and the public improvement remains incomplete;
7. A description of each interfund transfer or loan made from the account or fund, including the public improvement on which the transferred or loaned fees will be expended, and, in the case of an interfund loan, the date on which the loan will be repaid and the rate of interest that the account or fund will receive on the loan; and
8. The amount of refunds made pursuant to Subdivision (e) of Section 66001 and any allocations pursuant to Subdivision (f) of Section 66001.

The City must review the information at the next regularly scheduled public meeting, not less than 15 days after it is made available to the public. Notice of the time and place of the meeting, including the address where this information may be reviewed, should be mailed at least 15 days prior to the meeting to any interested party who files a written request with the local agency for mailed notice.

G Refunding Policy

Under the Mitigation Fee Act, the Government Code §66000 et seq., each DIF must be deposited in a separate capital facilities account and may be expended only for the purposes for which it was collected. For all unexpended fees, the agency must make findings every 5 years that:

1. Identify the purpose to which the fee will be put;
2. Demonstrate a reasonable relationship between the unexpended balance and the purpose for which the fee was charged;
3. Ascertain the sources and funding for any as-yet-incomplete public improvements; and
4. Designate the approximate date the agency expects the funding for uncompleted improvements to be deposited in the account [§66001(d)(1)]. The Act provides that "if the findings are not made as required by [the Act], the local agency shall refund the moneys in the account" to the current owners of the properties for which the fees were paid [§66001(d)(2)].

Failure to make the findings specified in the Mitigation Fee Act requires a refund of all unexpended DIFs. When sufficient funds have been collected to complete financing of the public improvements contained in the CIP, the public agency shall identify "an approximate date by which the construction of the public improvement will be commenced" within 180 days of collecting the required funds (Gov. Code §66001(e)]. Failure to comply with this

requirement also mandates the return of the collected funds, as stated above.

In addition, pursuant to Government Code Section 65852.2(f), ADUs are exempt from incurring impact fees from local agencies, special districts, and water corporations if such a unit is less than 750 square feet. If an ADU is 750 square feet or larger, impact fees shall be charged proportionately in relation to the square footage of the ADU to the square footage of the primary dwelling unit. Furthermore, as mentioned earlier, the water improvement fee, water supply fee, and sewer fee shall not be applicable to any accessory dwelling unit created within the existing space of a single-family residence or accessory structure, including, but not limited to, a studio, pool house, or other similar structure.

This report does not address, nor has DTA been asked to determine, whether any current or proposed DIFs are valid under the U.S. Constitution's Fifth Amendment Takings Clause. In Sheetz v. County of El Dorado (2024) ___U.S.___, the U.S. Supreme Court held that its decisions in Nollan v. California Coastal Comm'n (1987) 483 U.S. 825 and Dolan v. City of Tigard (1994) 512 U.S. 374 apply to legislatively imposed conditions on land-use permits. But the Supreme Court left it to the California appellate court on remand to address the validity of the traffic impact fee at issue and to determine how to apply Nollan/Dolan in this context. DTA cannot predict how courts will resolve such issues in the future and is providing no services or guarantees of any kind concerning the validity of any impact fees under the U.S. Constitution's Fifth Amendment Takings Clause.

H Annual Update of the CIP

It is common for jurisdictions to prepare a CIP in conjunction with a fee program. In fact, AB 1600 encourages the use of a CIP to assist in scheduling and implementing the services and improvements funded through impact fees (Gov. Code §66002). A good CIP establishes a schedule of improvements necessary to accommodate the projected growth. The CIP must indicate the approximate size, location, time of availability, and estimated costs of all improvements to be financed through fees [Gov. Code §66002(a)]. To create a usable CIP, a municipality must have an accurate understanding of its current service baseline and projected growth. This requires an understanding of when, where, and how growth may occur within the area. The more information collected about future growth, the more comprehensive and accurate the CIP will be. A CIP can also help a municipality determine when new public improvements or the expansion of existing public improvements are needed relative to the timing of new development.

If the public agency adopts a CIP, it must be updated annually [Gov. Code §66002(b)]. A 10-day published notice is provided pursuant to Government Code §65090 and is also provided to any city or county that may be significantly affected by the CIP. If a CIP is adopted and is used as a basis for identifying the use of impact fees, the CIP must be adopted and updated annually by a resolution of the governing body at a public hearing. In the absence of a CIP, an alternative is to identify improvements in other public documents, such as General Plans, land studies, and other documents.

I Administration Costs of Fee Implementation

The cost of implementing the DIFs is not included in the fees themselves and must be determined by the City. To recover the periodic costs of updating the fee studies, implementing the program, ongoing staff costs, managing the updates, and preparing annual and five-year updates required by the Mitigation Fee Act, an administration fee may be added to the impact fees calculated in this Fee Study. DTA recommends that these expenses be handled administratively and passed on to applicants through application processing fees. The calculation of the administrative cost for each fee in this Fee Study is presented in each respective fee section and in the Executive Summary.

J Indexing of Impact Fee Rates.

The DIFs presented in this report are based on current facility costs provided by the City and should be adjusted annually to account for inflation. The purpose of the adjustment is to account for future cost escalations in land, equipment, vehicles, and construction. DTA recommends that, after adoption, the fee be reviewed each year and adjusted using a reliable index, such as the ENR BCI, which is generally used as the primary basis for indexing construction costs. Ordinarily, land costs make up a significant portion of the fees and do not lend themselves to traditional cost indexes. As such, land costs should be adjusted to changes in local land prices.

K Updating the Impact Fee Study

As stated in Section III, AB 602 was signed into law in September of 2021 by the Governor of California, and it provides new Statewide requirements for local jurisdictions seeking to impose DIFs on development projects. Among these requirements is the requirement that Nexus Studies be updated at least every 8 years, effective January 1, 2023. However, DTA concurs with the generally accepted policy that 5 years is a good rule of thumb for impact fee updates, particularly because the required 5-Year Findings (see above) can be approved at the same time. In some instances, fees may remain valid for a longer period of time if the City's land use and facility plans do not change. A case in point is a municipality at or near full build-out capacity. However, a dynamic, growing municipality facing significant land-use changes would do itself a disservice by maintaining the current fee structure for too long without a fee study to update the rates.

L Administering an Impact Fee Program.

Creating and administering an impact fee program can be a labor-intensive process requiring considerable preparation and training that should not be undertaken more often than necessary. A well-planned fee program can generate sufficient funds to enable the City to adequately mitigate the impacts of future development. Conversely, a poorly planned fee can result in either collecting too little money and being forced to pay for public facilities required as a result of future development through its General Fund or collecting too much money based on an unsupported fee program, thus exposing the City to a fee challenge or a requirement to refund unexpected proceeds.

All personnel involved in the process, including accounting, capital budgeting, and project management in any other area, must be fully aware of the difference between impact fees and other fees, such as user fees, and of the guidelines and restrictions governing the expenditure of impact fee revenues. The building impact fees generated in this report are tied to specific facility improvements and cost estimates provided by the City. The fees must be expended accordingly, withstand any challenges, and demonstrate that the funds have been properly directed in accordance with AB 1600 guidelines.

VIII SUMMARY OF FEES

The total proposed fee is intended to finance the new development's share of the costs of new facilities, as summarized below.

Table 100: DIF Summary

Land Use [1,2]	Public Facilities	Police	Fire	Library	Parks	Landscape Medians	Local Arterials	Active Trans. Plan	Traffic Signals	Sewer
Residential	$0.57	$0.55	$0.13	$0.04	$1.26	$0.07	$0.08	$0.22	$0.10	$0.36
Commercial	$0.42	$0.41	$0.10	$0.03	-	$0.39	$0.44	$1.17	$0.53	$0.18
Industrial	$0.12	$0.11	$0.03	$0.01	-	$0.13	$0.15	$0.39	$0.18	$0.13

Notes:

1. Residential fees are for single-family residences, multi-family residences, and mobile homes and are per square foot to comply with California AB 602.
2. Non-Residential fees are per 1,000 square feet.

The Storm Drain fees presented in **Table 101** below are calculated based on the amount of surface area on a property. Surfaces such as buildings, driveways, patios, and parking lots are hard surfaces that prevent rainwater from soaking into the ground, increasing stormwater runoff. This runoff needs to be managed to prevent flooding and protect water quality. In this analysis, storm drain fees are based on the number of acres.

Table 101: Proposed Sewer DIF (Maximum Allowable Fee)

Land Use	Fee per Impervious Acre
Residential	$77,138
Commercial Retail	$122,136
Industrial	$102,851

The cost estimates for facilities used in this Fee Study are in 2025 dollars. Therefore, DTA further recommends that, after adoption, the above impact fees be reviewed each year and include a provision for an annual inflationary adjustment based on the CCCI. This construction cost index is based upon the BCI cost index for Los Angeles as produced by the ENR.

APPENDIX A

City of Fontana
DRAFT Development Impact Fee Justification Study

FEE DERIVATION WORKSHEETS

APPENDIX A
FONTANA, CALIFORNIA
PUBLIC FACILITIES FEE CALCULATION

I. Existing EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	214,223	3.63	1.00	58,993	58,993
Commercial	22,795	1.38	0.38	13,882,988	5,257
Industrial	18,077	0.38	0.10	72,309,782	7,467
Total	**255,096**				**71,717**

II. Projected EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ per 1,000 Non-Res. SF	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	74,304	3.63	1.00	20,462	20,462
Commercial	5,773	1.38	0.38	6,893,730	2,610
Industrial	16,763	0.38	0.10	20,599,049	2,127
Total	**96,840**				**25,200**

III. Projected Facilities Costs

Facility	Facility Cost
Facilities Costs	$110,000,000
Offsetting Revenues	$1,915,624
Total Facilities Cost	**$108,084,376**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	71,717	74.00%	$79,981,071
New Development	25,200	26.00%	$28,103,305
Total	**96,917**	**100.00%**	**$108,084,376**

V. Allocation of New Development

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Public Facilities	25,200	$28,103,305	$1,115

VI. Calculated Fee

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	$0.57	20,462	$22,819,869
Commercial	$422	6,893,730	$2,911,093
Industrial	$115	20,599,049	$2,372,343
Total			**$28,103,305**

VII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.57
Commercial Retail (per Sq. Ft.)	$0.42
Industrial (per Sq. Ft.)	$0.12

APPENDIX A
FONTANA, CALIFORNIA
POLICE FEE CALCULATION

I. Existing EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ ıer 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	214,223	3.63	1.00	58,993	58,993
Commercial	22,795	1.38	0.38	13,882,988	5,257
Industrial	18,077	0.38	0.10	72,309,782	7,467
Total	**255,096**				**71,717**

II. Projected EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ ıer 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	74,304	3.63	1.00	20,462	20,462
Commercial	5,773	1.38	0.38	6,893,730	2,610
Industrial	16,763	0.38	0.10	20,599,049	2,127
Total	**96,840**				**25,200**

III. Projected Facilities Costs

Facility	Facility Cost
Facilities Cost	$108,500,000
Offsetting Revenues	$4,079,433
Total Facilities Cost	**$104,420,567**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	71,717	74.00%	$77,269,899
New Development	25,200	26.00%	$27,150,668
Total	**96,917**	**100.00%**	**$104,420,567**

V. Allocation of New Development

Facility	Number of Projected EDUs	Cost to New Development	Cost per EDU
Facilities Costs	25,200	$27,150,668	$1,077

VI. Calculated Fee

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	$0.55	20,462	$22,046,328
Commercial	$408	6,893,730	$2,812,414
Industrial	$111	20,599,049	$2,291,926
Total			**$27,150,668**

VII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.55
Commercial (per Sq. Ft.)	$0.41
Industrial (per Sq. Ft.)	$0.11

APPENDIX A
FONTANA, CALIFORNIA
FIRE FEE CALCULATION

I. Existing EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ ıer 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	214,223	3.63	1.00	58,993	58,993
Commercial	22,795	1.38	0.38	13,882,988	5,257
Industrial	18,077	0.38	0.10	72,309,782	7,467
Total	**255,096**				**71,717**

II. Projected EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ ıer 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	74,304	3.63	1.00	20,462	20,462
Commercial	5,773	1.38	0.38	6,893,730	2,610
Industrial	16,763	0.38	0.10	20,599,049	2,127
Total	**96,840**				**25,200**

III. Projected Facilities Costs

Facility	Facility Cost
Facilities Costs	$25,000,000
Offsetting Revenues	$0
Total Facilities Cost	**$25,000,000**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	71,717	74.00%	$18,499,684
New Development	25,200	26.00%	$6,500,316
Total	**96,917**	**100.00%**	**$25,000,000**

V. Allocation of New Development

Facility	Number of Projected EDUs	ost to New Developmer	Cost per EDU
Facilities Costs	25,200	$6,500,316	$258

VI. Calculated Fee

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	$0.13	20,462	$5,278,253
Commercial	$98	6,893,730	$673,338
Industrial	$27	20,599,049	$548,725
Total			**$6,500,316**

VII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.13
Commercial (per Sq. Ft.)	$0.10
Industrial (per Sq. Ft.)	$0.03

APPENDIX A
FONTANA, CALIFORNIA
LIBRARY FEE CALCULATION

I. Existing EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ ıer 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	214,223	3.63	1.00	58,993	58,993
Commercial	22,795	1.38	0.38	13,882,988	5,257
Industrial	18,077	0.38	0.10	72,309,782	7,467
Total	**255,096**				**71,717**

II. Projected EDU Calculation

Land Use Type	Number of Persons Served	Residents per Unit/ Persons Served per 1,000 Non-Res. SF	EDUs per Unit/ ıer 1,000 Non-Res. S	Number of Units/ Non-Res. SF	Total Number of EDUs
Residential	74,304	3.63	1.00	20,462	20,462
Commercial	5,773	1.38	0.38	6,893,730	2,610
Industrial	16,763	0.38	0.10	20,599,049	2,127
Total	**96,840**				**25,200**

III. Projected Facilities Costs

Facility	Facility Cost
Facilities Costs	$9,395,351
Offsetting Revenues	$1,464,571
Total Facilities Cost	**$7,930,780**

IV. Allocation of New Development to New and Existing Facilities

Development	EDU's	Percentage of Cost Allocated	Percentage of Cost Allocated
Existing Development	71,717	74.00%	$5,868,677
New Development	25,200	26.00%	$2,062,103
Total	**96,917**	**100.00%**	**$7,930,780**

V. Allocation of New Development

Facility	Number of Projected EDUs	:ost to New Developmer	Cost per EDU
Facilities Costs	25,200	$2,062,103	$82

VI. Calculated Fee

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed by DIF
Residential	$0.04	20,462	$1,674,427
Commercial	$31	6,893,730	$213,604
Industrial	$8	20,599,049	$174,073
Total			**$2,062,103**

VII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.04
Commercial (per Sq. Ft.)	$0.03
Industrial (per Sq. Ft.)	$0.01

APPENDIX A
FONTANA, CALIFORNIA
PARK FEE CALCULATION

I. Existing EDU Calcul

Land Use Typ	Number of Persons Serve	Residents per Unit/ Persons Served per 1,000 Non-Res.	EDUs per Unit/ per 1,000 Non-Res	Number of Units/ Non-Res. S	Total Number of EDUs
Residential	214,223	3.63	1.00	58,993	58,99
Commercial					
Industr:					
Tota:	214,22				58,99

II. Projected EDU Calcul

Land Use Typ	Number of Persons Serve	Residents per Unit/ Persons Served per 1,000 Non-Res.	EDUs per Unit/ per 1,000 Non-Res	Number of Units/ Non-Res. S	Total Number of EDUs
Residential	74,304	3.63	1.00	20,462	20,46
Commercial					
Industr:					
Tota:	74,30				20,46

III. Projected Facilitie

Facility		Facility Cost
Facilities Costs	$	204,000,000
Offsetting Revenu	$	9,323,18
Total Facilities	$	194,676,81

IV. Allocation of New Development to New and Existing

Development	EDU's	Percentage of Cost Allocated	Percentage of Co Allocated
Existing Development	58,993	74.25%	$144,541,776
New Development	20,46	25.75%	$50,135,03
Tota:	79,45	100.00%	$194,676,81

V. Allocation of New Develop

Facility	Number of Projected EDUs	ost to New Developme	Cost per EDU
Facilities (	20,46	$50,135,03	$2,45

VI. Calculated

Land Use Type	Sq. Ft/ 1,000 Sq. Ft.	Units/ Sq. Ft.	Costs Financed DIF
Residential	$1.26	20,462	$50,135,019
Commercial	$0	0	$0
Industr:	$0	0	$0
Tota:			$50,135,03

VI. Calculated Fee per S

Land Use	Fees
Residential (per Sq. Ft.)	$1.26
Commercial (per Sq. Ft.)	$0.00
Industrial (per Sq. Ft.)	$0.00

APPENDIX A-1
FONTANA, CALIFORNIA
LANDSCAPE MEDIAN FEE CALCULATION

I. Existing EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Average Daily EBUs (Per Unit/1,000 SF)
Residential	5.64	58,993		332,721
Commercial	15.28		13,882,988	212,097
Industrial	5.06		72,309,782	365,526
Total				**910,344**

II. Future EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Projected Units	Projected Non-Residential S.F.	Average Daily EBUs (Per Unit/1,000 SF)
Residential	5.64	20,462		115,406
Commercial	15.28		6,893,730	105,319
Industrial	5.06		20,599,049	104,128
Total				**324,853**

III. Proposed Facilities Cost

Facility	Facility Cost
Facilities Cost	**$32,607,600**
Offsetting Revenues	**$848,043**
Total Facilities Cost	**$31,759,557**

IV. Allocation of Facilities to Existing and New Development (based on Daily Trips)

Development	Average Daily Trips (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	910,344	73.70%	$23,406,892
New Development	324,853	26.30%	$8,352,665
Total Facilities Cost	**1,235,197**	**100.00%**	**$31,759,557**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Projected Daily Trips ew Development	Facility Cost Allocated to	Facilities Cost Per Daily Trip
Facilities Cost	324,853	$8,352,665	$26
Total Facilities Cost per Daily Trip	**324,853**		**$26**

VI. Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Estimated Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	5.64	$145		$2,967,330
Commercial	15.28		$393	$2,707,976
Industrial	5.06		$130	$2,677,359
Initial Allocation to New Development				**$8,352,665**
Total Allocated to Existing Development				$23,406,892
Total Facilities Costs				**$31,759,557**

VII. Fees

Land Use	Fees	Units / Sq. Ft	Costs Financed by DIF
Residential	$0.07	20,462	$2,967,330
Commercial	$393	6,893,730	$2,707,976
Industrial	$130	20,599,049	$2,677,359
Total			**$8,352,665**

VIII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.07
Commercial (per Sq. Ft.)	$0.393
Industrial (per Sq. Ft.)	$0.130

APPENDIX A-1
FONTANA, CALIFORNIA
LOCAL ARTERIALS FEE CALCULATION

I. Existing EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	5.64	58,993		332,721
Commercial	15.28		13,882,988	212,097
Industrial	5.06		72,309,782	365,526
Total				**910,344**

II. Future EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Projected Units	Projected Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	5.64	20,462		115,406
Commercial	15.28		6,893,730	105,319
Industrial	5.06		20,599,049	104,128
Total				**324,853**

III. Proposed Facilities Cost

Facility	Facility Cost
Facilities Cost	**$35,748,800**
Offsetting Revenues	**$97,229**
Total Facilities Cost	**$35,651,571**

IV. Allocation of Facilities to Existing and New Development (based on Daily Trips)

Development	Average Daily Trips (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	910,344	73.70%	$26,275,318
New Development	324,853	26.30%	$9,376,253
Total Facilities Cost	**1,235,197**	**100.00%**	**$35,651,571**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Projected Daily Trips ew Development	Facility Cost Allocated to	Facilities Cost Per Daily Trip
Facilities Cost	324,853	$9,376,253	$29
Total Facilities Cost per Daily Trip	**324,853**		**$29**

VI. Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Estimated Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	5.64	$163		$3,330,965
Commercial	15.28		$441	$3,039,829
Industrial	5.06		$146	$3,005,459
Initial Allocation to New Development				**$9,376,253**
Total Allocated to Existing Development				$26,275,318
Total Facilities Costs				**$35,651,571**

VII. Fees

Land Use	Fees	Units / Sq. Ft	Costs Financed by DIF
Residential	$0.08	20,462	$3,330,965
Commercial	$441	6,893,730	$3,039,829
Industrial	$146	20,599,049	$3,005,459
Total			**$9,376,253**

VIII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.08
Commercial (per Sq. Ft.)	$0.441
Industrial (per Sq. Ft.)	$0.146

APPENDIX A-1
FONTANA, CALIFORNIA
ACTIVE TRANSPORTATION FEE CALCULATION

I. Existing EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	5.64	58,993		332,721
Commercial	15.28		13,882,988	212,097
Industrial	5.06		72,309,782	365,526
Total				**910,344**

II. Future EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Projected Units	Projected Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	5.64	20,462		115,406
Commercial	15.28		6,893,730	105,319
Industrial	5.06		20,599,049	104,128
Total				**324,853**

III. Proposed Facilities Cost

Facility	Facility Cost
Facilities Cost	**$95,028,721**
Offsetting Revenues	**$173,776**
Total Facilities Cost	**$94,854,945**

IV. Allocation of Facilities to Existing and New Development (based on Daily Trips)

Development	Average Daily Trips (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	910,344	73.70%	$69,908,387
New Development	324,853	26.30%	$24,946,558
Total Facilities Cost	**1,235,197**	**100.00%**	**$94,854,945**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Projected Daily Trips ew Development	Facility Cost Allocated to	Facilities Cost Per Daily Trip
Facilities Costs	324,853	$24,946,558	$77
Total Facilities Cost per Daily Trip	**324,853**		**$77**

VI. Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Estimated Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	5.64	$433		$8,862,401
Commercial	15.28		$1,173	$8,087,800
Industrial	5.06		$388	$7,996,357
Initial Allocation to New Development				**$24,946,558**
Total Allocated to Existing Development				$69,908,387
Total Facilities Costs				**$94,854,945**

VII. Fees

Land Use	Fees	Units / Sq. Ft	Costs Financed by DIF
Residential	$0.22	20,462	$8,862,401
Commercial	$1,173	6,893,730	$8,087,800
Industrial	$388	20599048.73	$7,996,357
Total			**$24,946,558**

VIII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.22
Commercial (per Sq. Ft.)	$1.173
Industrial (per Sq. Ft.)	$0.388

APPENDIX A-1
FONTANA, CALIFORNIA
TRAFFIC SIGNALS FEE CALCULATION

I. Existing EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	5.64	58,993		332,721
Commercial	15.28		13,882,988	212,097
Industrial	5.06		72,309,782	365,526
Total				**910,344**

II. Future EBU Calculation

Land Use Type	Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Projected Units	Projected Non-Residential S.F.	Average Daily Trips EBUs (Per Unit/1,000 SF)
Residential	5.64	20,462		115,406
Commercial	15.28		6,893,730	105,319
Industrial	5.06		20,599,049	104,128
Total				**324,853**

III. Proposed Facilities Cost

Facility	Facility Cost
Facilities Cost	**$43,000,000**
Offsetting Revenues	**$45,315**
Total Facilities Cost	**$42,954,685**

IV. Allocation of Facilities to Existing and New Development (based on Daily Trips)

Development	Average Daily Trips (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	910,344	73.70%	$31,657,735
New Development	324,853	26.30%	$11,296,950
Total Facilities Cost	**1,235,197**	**100.00%**	**$42,954,685**

V. Allocation of Facilities to New Development (based on New EDUs)

Facility	Projected Daily Trips ew Development	Facility Cost Allocated to	Facilities Cost Per Daily Trip
Facilities Costs	324,853	$11,296,950	$35
Total Facilities Cost per Daily Trip	**324,853**		**$35**

VI. Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Estimated Trip Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	5.64	$196		$4,013,303
Commercial	15.28		$531	$3,662,528
Industrial	5.06		$176	$3,621,118
Initial Allocation to New Development				**$11,296,950**
Total Allocated to Existing Development				$31,657,735
Total Facilities Costs				**$42,954,685**

VII. Fees

Land Use	Fees	Units / Sq. Ft	Costs Financed by DIF
Residential	$0.10	20,462	$4,013,303
Commercial	$531	6,893,730	$3,662,528
Industrial	$176	20,599,049	$3,621,118
Total			**$11,296,950**

VIII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.10
Commercial (per Sq. Ft.)	$0.531
Industrial (per Sq. Ft.)	$0.176

APPENDIX A-1
FONTANA, CALIFORNIA
STORM DRAIN FEE CALCULATION

I. Existing EDU Calculation

Land Use Type	Units/Sq. Ft.	Units per Acre / FAR	Developed Acreage	Runoff Rate Coefficient "C"	Current Total Unit Runoff
Residential	58,993	20.0	2,950	0.60	1,770
Commercial	13,882,988	0.50	637.4	0.95	606
Industrial	72,309,782	0.30	5,533.3	0.80	4,427
Total					**6,802**

II. Projected EDU Calculation

Land Use Type	Units/Sq. Ft.	Units per Acre / FAR	Developed Acreage	Runoff Rate Coefficient "C"	Current Total Unit Runoff
Residential	20,462	20.0	1,023	0.60	614
Commercial	6,893,730	0.50	316.5	0.95	301
Industrial	20,599,049	0.30	1,576.3	0.80	1,261
Total					**2,176**

III. Projected Facilities Costs

Facility	Facility Cost
Facilities Costs	$1,168,063,000
Offsetting Revenues	$13,869,013
Total Facilities Cost	**$1,154,193,987**

IV. Allocation of New Development to New and Existing Facilities

Land Use Category	Allocation by Total Unit Runoff (EBUs)	Percentage	New Development Costs
Existing Development	6,802	75.77%	$874,492,265
New Development	2,176	24.23%	$279,701,722
Total	**8,978**	**100.00%**	**$1,154,193,987**

V. Allocation of New Development

Facility	Number of Projected EBUs	Cost to New Development	Cost per EBU
Facilities Costs	8,978	$1,154,193,987	$128,564

VI. Calculated Fee

Land Use Category	Rubinoff Rate Coefficient "C"	Cost per Unit Runoff Allocation Rate per Acre	Total Acres	Cost Financed
Residential	0.60	$77,138	1,023	$78,920,173
Commercial	0.95	$122,136	317	$38,657,907
Industrial	0.80	$102,851	1,576	$162,123,642
Total				**$279,701,722**

VII. Calculated Fee per Acre

Land Use Category	Fee
Residential (per Sq. Ft.)	$77,138
Commercial (per Sq. Ft.)	$122,136
Industrial (per Sq. Ft.)	$102,851

APPENDIX A-1
FONTANA, CALIFORNIA
SEWER FEE CALCULATION

I. Existing EBU Calculation

Land Use Type	Sewer Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Existing Units	Existing Non-Residential S.F.	Total GPD "EBUs" (Per Unit/1,000 SF)
Residential	208.81	58,993		12,318,358
Commercial	55.10		13,882,988	764,903
Industrial	38.26		72,309,782	2,766,674
Total				**15,849,935**

II. Future EBU Calculation

Land Use Type	Sewer Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Number of Projected Units	Projected Non-Residential S.F.	Total GPD "EBUs" (Per Unit/1,000 SF)
Residential	208.81	20,462		4,272,684
Commercial	55.10		6,893,730	379,820
Industrial	38.26		20,599,049	788,148
Total				**5,440,652**

III. Proposed Facilities Cost

Facility	Facility Cost
Facilities Cost	**$70,649,775**
Offsetting Revenues	**$0**
Total Facilities Cost	**$70,649,775**

IV. Allocation of Facilities to Existing and New Development

Development	Total GPDs (EBUs)	Percentage of Cost Allocated	Facility Cost
Existing Development	15,849,935	74.45%	$52,595,746
New Development	5,440,652	25.55%	$18,054,029
Total Facilities Cost	**21,290,587**	**100.00%**	**$70,649,775**

V. Allocation of Facilities to New Development

Facility	Projected GPDs	Facility Cost Allocated to New Development	Facilities Cost Per GPD
Facilities Costs	5,440,652	$18,054,029	$3.32
Total Facilities Cost per Daily Trip	**5,440,652**		**$3.32**

VI. Impact Fees and Cost Financed by Fees per Unit/per 1,000 Non-Res. S.F.

Land Use Type	Sewer Generation Rate per Unit/ per 1,000 Non-Res. S.F.	Fee per Unit	Fees per 1,000 Non-Res. S.F.	Cost Financed by Impact Fees
Residential	208.81	$693		$14,178,293
Commercial	55.10		$183	$1,260,378
Industrial	38.26		$127	$2,615,358
Initial Allocation to New Development				**$18,054,029**
Total Allocated to Existing Development				$52,595,746
Total Facilities Costs				**$70,649,775**

VII. Fees

Land Use	Fees per Unit / Per 1,000 Sq. Ft.	Units / Sq. Ft	Sq. Ft.	Costs Financed by DIF
Residential	$693	20,462	39,912,787	$14,178,293
Commercial	$183	6,893,730	6,893,730	$1,260,378
Industrial	$127	20,599,049	20,599,049	$2,615,358
Total				**$18,054,029**

VIII. Calculated Fee per Sq. Ft.

Land Use	Fees
Residential (per Sq. Ft.)	$0.36
Commercial (per Sq. Ft.)	$0.183
Industrial (per Sq. Ft.)	$0.127

Backup to Sewer Generation Rate - Residential

Metric	Calculation	Amount
Water Usage (Gallons per Day per Person)	[a]	123
Adjustment: 85% of Total Water Usage is Non-Irrigation	*[b]*	*0.85*
Adjustment: 55% Water becomes Wastewater	*[c]*	*0.55*
Sewage Flow per Person	**[d] = [a] x [b] x [c]**	**57.50**
Persons per Unit		3.63
GPD per Unit		**208.81**

Backup to Sewer Generation Rate - Non-Residential

Metric	Calculation	Commercial	Indusrial
GDP/Ac [1]	[a]	1,200	500
FAR [1]	[b]	0.50	0.30
Ac/Sq. Ft.	[c]	43,560	43,560
GDP/Sq. Ft.	[d] = [a] /([b] x [c])	0.055	0.038
GDP/1000 Sq. Ft.	**[e] = [d] x 1000**	**55.10**	**38.26**

[1] Fontana 2023 Sewer Master Plan

APPENDIX B

City of Fontana
DRAFT Development Impact Fee Justification Study

INVENTORY AND FACILITIES NEEDS LIST

APPENDIX I

DEVELOPMENT IMPACT FEES

FONTANA, CALIFORNIA

PUBLIC FACILITIES NEEDS LIST

Facility Name	Total Cost f Facility	Off-setti Revenues	Net Cost to City	Percent of Co Allocated to New Development	Cost Allocated to New Development	Policy Background Objective
Public Facilities (Projects over next 20 years)						
Corporate Yard Expansion (III phases of expansion)	$30,000,000	$0	$30,000,000	26.00%	$7,800,379	CIP - North Yard/Fleet and Facilities Building
Proposed Parking Structure (OmniTrans - 1,500 spaces)	$70,000,000	$0	$70,000,000	26.00%	$18,200,885	Future CIP - base the latest parking structure costs
City Hall Improvement (Phase III Expansion)	$10,000,000	$0	$10,000,000	26.00%	$2,600,126	City's General Pla 12, Goal 2
Offsetting Revenue	$0	**$1,915,624**	**($1,915,624)**	26.00%	($498,086)	
Tota	**$110,000,00**	**$1,915,62**	**$108,084,37**		**$28,103,30**	

Source: City of Fontana

APPENDIX B
DEVELOPMENT IMPACT FEES
FONTANA, CALIFORNIA
POLICE FACILITIES NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Police Facilities (Projects over next 20 years)						
Police Department - 12,000 sq ft. with furniture and fixtures ($3,300/sq ft)	$40,000,000	$0	$40,000,000	26.00%	$10,400,506	CIP
Police Department Secure Parking Structure	$40,000,000	$0	$40,000,000	26.00%	$10,400,506	CIP
Police Sub Station - North end of town 2000 sq ft	$5,000,000	$0	$5,000,000	26.00%	$1,300,063	CIP
Police Hangar for Helicopter storage	$6,000,000	$0	$6,000,000	26.00%	$1,560,076	CIP
Command Post 50 ft motor home increase the size	$650,000	$0	$650,000	26.00%	$169,008	CIP
Police Black & White Vehicles - Fleet increase 1 vehicle per every 3 officers (30 officer)	$1,000,000	$0	$1,000,000	26.00%	$260,013	CIP
Armored Vehicle	$400,000	$0	$400,000	26.00%	$104,005	CIP
Helicopter (need to have a better one due to high wind, the existing doesn't work)	$5,000,000	$0	$5,000,000	26.00%	$1,300,063	CIP
Motorcycles ($45,000 each x 10)	$450,000	$0	$450,000	26.00%	$117,006	CIP
Property Office Site Storage facility 2500 sq ft		$0	$0	26.00%	$0	CIP
Police Substation (Metrolink)	$10,000,000	$0	$10,000,000			
Offsetting Revenue		$4,079,433	($4,079,433)	26.00%	($1,060,704)	
Total	**$108,500,000**	**$4,079,433**	**$104,420,567**		**$24,550,542**	

Source: City of Fontana

APPENDIX B
DEVELOPMENT IMPACT FEES
FONTANA, CALIFORNIA
FIRE FACILITIES NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Fire Facilities (Projects over next 20 years)						
Station 77 Expansion to the neighboring lot with addition of apparatus bays and dorm rooms.	$5,000,000		$5,000,000	26.00%	$1,300,063	To assist needs for new residents based on the GP
Construction of Phase 2 station 80 fire station once development begins in Westgate Specific Plan area	$15,000,000		$15,000,000	26.00%	$3,900,190	GP zoning - will serve the future residents based on the GP
Two High-End Ladder Fire Trucks $2 mil each total $4 mil	$4,000,000		$4,000,000	26.00%	$1,040,051	Fire Department's projection to fight fire
Purchase Firecat Swat Vehicle for fire fighting	$1,000,000		$1,000,000	26.00%	$260,013	Fire Department's projection to fight fire
Offsetting Revenue		**$0**	**$0**	26.00%	**$0**	
Total	**$25,000,000**	**$0**	**$25,000,000**		**$6,500,316**	

Source: City of Fontana

APPENDIX B

DEVELOPMENT IMPACT FEES

FONTANA, CALIFORNIA

LIBRARY FACILITIES NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Library Service Facilities (Projects over next 20 years)						
Library Facility Modernization and Expansion	$1,004,936	$0	$1,004,936	26.00%	$261,296	
Facility Improvements and Reconfiguration	$797,568	$0	$797,568	26.00%	$207,378	
Site Circulation	$103,684	$0	$103,684	26.00%	$26,959	
Technology, Infrastructure, and Building enhancements	$7,178,112	$0	$7,178,112	26.00%	$1,866,400	
Growth-servicing library facilities	$311,052	$0	$311,052	26.00%	$80,877	
Offsetting Revenue		**$1,464,571**	**($1,464,571)**	26.00%	**($380,807)**	
Total	**$9,395,351**	**$1,464,571**	**$7,930,780**		**$2,062,103**	

Source: City of Fontana

APPENDIX B

DEVELOPMENT IMPACT FEES

FONTANA, CALIFORNIA

PARK FACILITIES NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Park Facilities (Projects over next 20 years)						
New South Fontana Community Center (Don Day)	$35,000,000	$0	$35,000,000	25.75%	$9,013,535	Parks and Trail Master Plan
Park Improvements	$35,000,000	$0	$35,000,000	25.75%	$9,013,535	Parks and Trail Master Plan
Recreational Trails	$35,000,000	$0	$35,000,000	25.75%	$9,013,535	Parks and Trail Master Plan
Fontana Commons	$30,000,000	$0	$30,000,000	25.75%	$7,725,887	Parks and Trail Master Plan
New Community Center in Core of City (Miller)	$30,000,000	$0	$30,000,000	25.75%	$7,725,887	Parks and Trail Master Plan
Action Park	$7,500,000	$0	$7,500,000	25.75%	$1,931,472	Parks and Trail Master Plan
Security Camera Upgrades	$6,500,000	$0	$6,500,000	25.75%	$1,673,942	Parks and Trail Master Plan
Action Park - Martin Tudor	$10,000,000	$0	$10,000,000	25.75%	$2,575,296	Parks and Trail Master Plan
Miller Amphitheater	$15,000,000		$15,000,000	25.75%	$3,862,944	Parks and Trail Master Plan
Offsetting Revenue		**$9,323,185**	**($9,323,185)**	25.75%		
Total	**$204,000,000**	**$9,323,185**	**$194,676,815**		**$52,536,035**	

Source: City of Fontana

APPENDIX B

DEVELOPMENT IMPACT FEES

FONTANA, CALIFORNIA

LANDSCAPE MEDIANS NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Landscape Medians						
S Highland Ave - 600' Past Citrus to Auto Center Drive Heading East: Construct Raised Landscape Median	$2,400,000	$0	$2,400,000	26.30%	$631,193	Capital Improvement Plan
Valley Blvd. from Bananah Ave. to Cherry Ave.	$1,500,000	$0	$1,500,000	26.30%	$394,495	Capital Improvement Plan
Mulberry Ave. from Santa Ana Ave. to Slover Ave.	$1,500,000	$0	$1,500,000	26.30%	$394,495	Capital Improvement Plan
Arrow Blvd. from Citrus Ave. to Jurupa Ave.	$2,400,000	$0	$2,400,000	26.30%	$631,193	Capital Improvement Plan
Arrow Blvd. from Palmetto Ave. to Alder Ave.	$1,500,000	$0	$1,500,000	26.30%	$394,495	Capital Improvement Plan
Slover Ave. from Jasmine St to Sierra Ave	$14,889,600	$0	$14,889,600	26.30%	$3,915,919	Capital Improvement Plan
Beech Ave. from Slover to Jurupa Ave.	$3,168,000	$0	$3,168,000	26.30%	$833,174	Capital Improvement Plan
Beech Ave. from Baseline Ave. to Miller Ave.	$1,500,000	$0	$1,500,000	26.30%	$394,495	Capital Improvement Plan
Beech Ave. from PE Trail to Foothill Blvd	$630,000	$0	$630,000	26.30%	$165,688	Capital Improvement Plan
Sierra Lakes from San Sevaine to Beach	$1,560,000	$0	$1,560,000	26.30%	$410,275	Capital Improvement Plan
Sierra Lakes from Lytle Creek to Catawba	$1,560,000	$0	$1,560,000	26.30%	$410,275	Capital Improvement Plan
Offsetting Revenue		**$848,043**	**($848,043)**	26.30%	**($223,033)**	
Total	**$32,607,600**	**$848,043**	**$31,759,557**		**$8,352,665**	

Source: City of Fontana

APPENDIX B
DEVELOPMENT IMPACT FEES
FONTANA, CALIFORNIA
LOCAL ARTERIALS NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Local Arterials						
Alder Ave - from 650 feet north of Miller Ave to Miller Ave	$338,000	$0	$338,000	26.30%	$88,893	Capital Improvement Plan
Alder Ave - from 460 feet south of Marygold Ave to Valley Blvd (West Side)	$405,600	$0	$405,600	26.30%	$106,672	Capital Improvement Plan
Fontana Ave from Merrill Ave to Randall Ave	$5,168,000	$0	$5,168,000	26.30%	$1,359,168	Capital Improvement Plan
Fontana Ave from Poplar Ave to San Bernardino Ave	$3,600,000	$0	$3,600,000	26.30%	$946,789	Capital Improvement Plan
Fontana Ave from San Bernardino Ave to Valley Ave	$4,586,000	$0	$4,586,000	26.30%	$1,206,104	Capital Improvement Plan
Knox Ave - from Sierra Lakes Pkwy to S. Highland Ave	$2,448,000	$0	$2,448,000	26.30%	$643,816	Capital Improvement Plan
Locust Ave - from San Jacinto to 320 feet north of Miller Ave	$496,400	$0	$496,400	26.30%	$130,552	Capital Improvement Plan
Locust Ave - from Miller Ave to Foothill Blvd	$1,346,400	$0	$1,346,400	26.30%	$354,099	Capital Improvement Plan
Locust Ave - from Foothill Blvd to 275 feet north of PE Trail	$3,300,000	$0	$3,300,000	26.30%	$867,890	Capital Improvement Plan
Locust Ave - from Arrow Blvd to Metrolink RR	$1,950,000	$0	$1,950,000	26.30%	$512,844	Capital Improvement Plan
Locust Ave - from Metrolink RR to Merrill Ave	$770,000	$0	$770,000	26.30%	$202,508	Capital Improvement Plan
Locust Ave - from Merrill Ave to Randall Ave	$4,080,000	$0	$4,080,000	26.30%	$1,073,027	Capital Improvement Plan
Miller Ave - Date Ave to Cypress Ave	$306,000	$0	$306,000	26.30%	$80,477	Capital Improvement Plan
Miller Ave - 230 feet west of Laurel Ave to Laurel Ave	$156,400	$0	$156,400	26.30%	$41,133	Capital Improvement Plan
Miller Ave - 150 feet east of Laurel Ave to Texas Way	$210,000	$0	$210,000	26.30%	$55,229	Capital Improvement Plan
Miller Ave - Locust Ave to Maple Ave	$980,000	$0	$980,000	26.30%	$257,737	Capital Improvement Plan
Randall Ave. from Lime Ave. to Fontana Ave.	$2,590,000	$0	$2,590,000	26.30%	$681,162	Capital Improvement Plan
Randall Ave from Laurel Ave to Locust Ave (North side)	$1,280,000	$0	$1,280,000	26.30%	$336,636	Capital Improvement Plan
Randall Ave from 650 feet east of Locust Ave to Maple Ave (North side)	$650,000	$0	$650,000	26.30%	$170,948	Capital Improvement Plan
Valley Blvd. Banana to Almond	$1,088,000	$0	$1,088,000	26.30%	$286,141	Capital Improvement Plan
Offsetting Revenue		**$97,229**	**($97,229)**	26.30%	**($25,571)**	
Subtotal	**$35,748,800**	**$97,229**	**$35,651,571**		**$9,376,253**	

Source: City of Fontana

APPENDIX B
DEVELOPMENT IMPACT FEES
FONTANA, CALIFORNIA
ACTIVE TRANSPORTATION NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Local Arterials						
CLASS I SHARED-USE PATHS						
San Bernardino County Parcel from Southern California Edison Utility North to Riverside Ave	$10,240,112	$0	$10,240,112	26.30%	$2,693,118	Capital Improvement Plan
Southern California Edison Utility North Spur I from Bridlepath Dr to SCE Utility North Spur II	$5,217,850	$0	$5,217,850	26.30%	$1,372,279	Capital Improvement Plan
Connector Path from Wilson Ave to Southern California Edison Utility North Spur I	$1,630,542	$0	$1,630,542	26.30%	$428,827	Capital Improvement Plan
Southern California Edison Utility North from East Ave to Sierra Ave	$21,197,626	$0	$21,197,626	26.30%	$5,574,910	Capital Improvement Plan
SR-210 Drainage (South) from Victoria Ave to Knox Ave	$8,087,756	$0	$8,087,756	26.30%	$2,127,055	Capital Improvement Plan
SR-210 Drainage (North) from San Sevaine Rd to Knox Ave	$3,261,230	$0	$3,261,230	26.30%	$857,693	Capital Improvement Plan
San Sevaine Trail Extension from Pacific Electric Trail to Victoria Ave	$1,630,542	$0	$1,630,542	26.30%	$428,827	Capital Improvement Plan
Metrolink Trail from Catawba Ave to Maple Ave	$9,881,264	$0	$9,881,264	26.30%	$2,598,742	Capital Improvement Plan
San Sevaine Trail (South) from Philadelphia Ave to 1-10 Freeway	$8,152,854	$0	$8,152,854	26.30%	$2,144,176	Capital Improvement Plan
Southern California Edison Utility South I from San Sevaine Trail to Rancherias Dr	$2,608,925	$0	$2,608,925	26.30%	$686,139	Capital Improvement Plan
Southern California Edison Utility South II from Live Oak Ave to Poplar Ave	$3,587,309	$0	$3,587,309	26.30%	$943,451	Capital Improvement Plan
Southern California Edison Utility South III form Catawba Park to Locust Av	$9,783,542	$0	$9,783,542	26.30%	$2,573,041	Capital Improvement Plan
Subtotal	**$85,279,551**					
CLASS II BIKE LANES						
Sierra Ave (Central) from Foothill Blvd to Merrill Ave	$347,437	$0	$347,437	26.30%	$91,375	Capital Improvement Plan
Valley Blvd from Banana Ave to Alder Ave	$781,771	$0	$781,771	26.30%	$205,603	Capital Improvement Plan
Alder Ave (North) from Shamrock to Randall Ave	$437,844	$0	$437,844	26.30%	$115,152	Capital Improvement Plan
Cypress Ave (South) from Slover Ave to Southern California Edison Utility P	$86,896	$0	$86,896	26.30%	$22,853	Capital Improvement Plan
Juniper Ave (Central) from Foothill Ave to Merrill Ave	$173,792	$0	$173,792	26.30%	$45,707	Capital Improvement Plan
Jurupa Ave from Etiwanda Ave to Like Oak Ave	$564,677	$0	$564,677	26.30%	$148,508	Capital Improvement Plan
Merrill Ave from Catawba Ave to Maple Ave	$521,229	$0	$521,229	26.30%	$137,082	Capital Improvement Plan
Miller Ave from Beech Ave to Maple Ave	$654,938	$0	$654,938	26.30%	$172,247	Capital Improvement Plan
Fontana Ave from Athol Ave to Randall Ave	$65,977	$0	$65,977	26.30%	$17,352	Capital Improvement Plan
Live Oak Ave from Jurupa Ave to Fernwood Way	$52,079	$0	$52,079	26.30%	$13,697	Capital Improvement Plan
Mulberry Ave from Jurupa Ave to Philadelphia Ave	$175,547	$0	$175,547	26.30%	$46,168	Capital Improvement Plan
Poplar Ave (South) from Boyle St to Beech Ave	$303,989	$0	$303,989	26.30%	$79,948	Capital Improvement Plan
Randall Ave from Lime Ave to Catawba Ave	$477,781	$0	$477,781	26.30%	$125,655	Capital Improvement Plan
Randall Ave from Juniper Ave to Palmetto Ave	$955,658	$0	$955,658	26.30%	$251,335	Capital Improvement Plan
San Bernardino Ave from Fontana Ave to Catawba Ave	$483,048	$0	$483,048	26.30%	$127,040	Capital Improvement Plan
San Bernardino Ave from Juniper Ave to Alder Ave	$1,209,723	$0	$1,209,723	26.30%	$318,153	Capital Improvement Plan
Sierra Ave from Jurupa Ave to South City Border	$172,036	$0	$172,036	26.30%	$45,245	Capital Improvement Plan
Slover Ave from San Sevaine Trail to Sierra Ave	$781,771	$0	$781,771	26.30%	$205,603	Capital Improvement Plan
Mango Ave (Central) from Foothill Blvd to Merrill Ave	$173,792	$0	$173,792	26.30%	$45,707	Capital Improvement Plan
Subtotal	**$8,419,984**					
CLASS IV SEPARATED BIKEWAY CONSTRUCTION						
Slover Ave from Sierra Ave to Tamarind Ave	$151,995	$0	$151,995	26.30%	$39,974	Capital Improvement Plan
Sierra Ave (South) from Slover Ave to Jurupa Ave	$407,270	$0	$407,270	26.30%	$107,111	Capital Improvement Plan
Jurupa Ave from Live Oak Ave to Sierra Ave	$526,788	$0	$526,788	26.30%	$138,544	Capital Improvement Plan
Citrus Ave (South) from Slover Ave to Jurupa Ave	$243,133	$0	$243,133	26.30%	$63,943	Capital Improvement Plan
Subtotal	**$1,329,185**					
Offsetting Revenue		**$173,776**	**($173,776)**	26.30%	**($45,703)**	
Total	**$95,028,721**	**$173,776**	**$94,854,945**		**$24,946,558**	

Source: City of Fontana

APPENDIX B
DEVELOPMENT IMPACT FEES
FONTANA, CALIFORNIA
TRAFFIC SIGNALS NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Traffic Signals						
SIERRA RIVERSIDE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
MERRILL AVE CYPRESS AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
VALLEY BLVD BEECH AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
BASELINE AVE TAMARIND AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
VALLEY BLVD ELM AVENUE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SLOVER AVE HEMLOCK AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
LIVE OAK AVE VILLAGE DR	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
FOOTHILL BLVD BEECH AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
BEECH AVE SR-210	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
CHERRY AVE BANANA AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
BEECH AVE MILLER AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
ARROW BLVD LAUREL AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
ALDER AVE MARYGOLD AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SANTA ANA AVEALMOND AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SAN BERNARDINO OLEANDER AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SAN BERNARDINO MANGO AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SAN BERNARDINO CATAWBA AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
CHERRY AVE VILLAGE DR	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SOUTH HIGHLAND JUNIPER AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SLOVER AVE POPLAR AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
MILLER AVE LOCUST AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SLOVER AVE BANANA AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
CHERRY AVE SUMMIT AVENUE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
RANDALL AVE MANGO AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
RANDALL AVE FONTANA AVE/CATAWBA	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
JUNIPER AVE VALENCIA AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
MILLER AVE MANGO AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SLOVER AVE ELM AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SOUTH HIGHLAND ALMERIA AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SOUTH HIGHLAND KNOX AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
MILLER AVE JUNIPER AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
RANDALL AVE CYPRESS AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
BEECH AVE WALNUT AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
WALNUT AVE JUNIPER AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
RANDALL AVE OLEANDER AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
BEECH AVE KRISTINE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SUMMIT AVE CYPRESS AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SANTA ANA AVE ALMOND AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
MARLAY AVE PACIFIC AVE	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
CYPRESS AVE WALNUT STREET	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SOUTH HERITAGE WEST LIBERTY PKWY	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
SOUTH HERITAGE EAST LIBERTY PKWY	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
RANDALL AVE PEPPER ST	$1,000,000	$0	$1,000,000	26.30%	$262,997	Future Traffic Signals Master Plan
Offsetting Revenue		**$45,315**	**($45,315)**	26.30%	**($11,918)**	Future Traffic Signals Master Plan
Total	**$43,000,000**	**$45,315**	**$42,954,685**		**$11,296,950**	

Source: City of Fontana

APPENDIX B

DEVELOPMENT IMPACT FEES

FONTANA, CALIFORNIA

STORM DRAIN FACILITIES NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Storm Drain Facilities						
AOS 1	$898,928,000	$0	$898,928,000	24.23%	$217,841,812	
AOS 2	$131,702,000	$0	$131,702,000	24.23%	$31,916,018	
AOS 3	$137,433,000	$0	$137,433,000	24.23%	$33,304,841	
Offsetting Revenue		$13,869,013	($13,869,013)	24.23%	($3,360,949)	
Total	**$1,168,063,000**	**$13,869,013**	**$1,154,193,987**		**$279,701,722**	

Source: City of Fontana

APPENDIX B
DEVELOPMENT IMPACT FEES
FONTANA, CALIFORNIA
SEWER NEEDS LIST THROUGH 2043

Facility Name		Total Cost for Facility [1]	Off-setting Revenues	Net Cost to City	Percent of Cost Allocated to New Development	Cost Allocated to New Development	Policy Background or Objective
Sewer Facilities							
Diversion Structures							
San Bernardino Ave and Citrus Ave		$0	$0	$0	26.30%	$0	
San Bernardino Ave and Poplar Ave		$0	$0	$0	26.30%	$0	
Cypress Ave and Baseline Ave		$0	$0	$0	26.30%	$0	
Palmetto Ave and Valley Blvd		$148,800	$0	$148,800	26.30%	$39,134	
Alder Ave and Hawthorne Ave		$148,800	$0	$148,800	26.30%	$39,134	
	Subtotal	**$297,600**					
Pipelines							
Alder Ave. and Hawthorne Ave		$777,713	$0	$777,713	26.30%	$204,536	
Granada Ave. and Alder Ave.		$2,831,850	$0	$2,831,850	26.30%	$744,768	
Marygold Ave. and Palmetto Ave.		$906,750	$0	$906,750	26.30%	$238,472	
Juniper Ave. and Randall Ave.		$2,480,775	$0	$2,480,775	26.30%	$652,436	
Oleander Ave. and Orange Way		$830,025	$0	$830,025	26.30%	$218,294	
Gravity Collectors and Local Street Sewer Improvements		$13,078,125	$0	$13,078,125	26.30%	$3,439,506	
Downtown Core		$9,150,038	$0	$9,150,038	26.30%	$2,406,432	
Westgate SP Phase 1		$2,501,700	$0	$2,501,700	26.30%	$657,939	
Westgate SP Phase 2		$1,970,438	$0	$1,970,438	26.30%	$518,219	
Arboretum SP		$754,463	$0	$754,463	26.30%	$198,421	
Tamarind Ave. and Grevillea St.		$1,479,863	$0	$1,479,863	26.30%	$389,199	
Alder Ave. and Pine Ave.		$1,499,625	$0	$1,499,625	26.30%	$394,397	
Maple Ave		$7,387,688	$0	$7,387,688	26.30%	$1,942,939	
Gravity Collectors and Local Street Sewer Improvements		$13,078,125	$0	$13,078,125	26.30%	$3,439,506	
	Subtotal	**$58,727,175**					
Lift Stations							
Southridge Lift Station		$4,650,000	$0	$4,650,000	26.30%	$1,222,936	
Tamarind		$3,487,500	$0	$3,487,500	26.30%	$917,202	
11th St and Linden Lift Station		$3,487,500	$0	$3,487,500	26.30%	$917,202	
	Subtotal	**$11,625,000**					
Offsetting Revenue			**$0**	**$0**	26.30%	**$0**	
Total		**$70,649,775**	**$0**	**$70,649,775**		**$18,580,673**	

Source: City of Fontana
[1] Includes 6.25% to account for cost increase from Dec 2023 to Dec 2025 per California Construction Cost Index, and 10% to account for Administration and Environmental costs related to the project.

APPENDIX C

City of Fontana
DRAFT Development Impact Fee Justification Study

CITY OF FONTANA CAPITAL IMPROVEMENT LIST

City of Fontana Capital Improvement List

2026-2027

The City's Capital Improvement Program (CIP) identifies the public infrastructure necessary to accommodate future growth while maintaining the level of service established by the City Council. The CIP serves as the planning and implementation framework for the City's Development Impact Fee (DIF) Program and identifies the public facilities reasonably required to mitigate the impacts generated by future development.

The projects included in this Capital Improvement Program (CIP) have been evaluated to determine whether they are reasonably related to the anticipated growth identified in the City's General Plan, Specific Plans, Housing Element, Transportation Plans, Storm Drain and Sewer Master Plans, Parks Master Plan, and other adopted planning documents. The CIP also incorporates recommendations derived from engineering studies, traffic analyses, utility and infrastructure assessments, and other technical and administrative information developed by City staff and professional consultants. Following review and consideration by the City Council, this CIP serves as the City's official long-range planning document for identifying public infrastructure improvements needed to accommodate future growth, maintain adopted levels of service, preserve public assets, enhance public safety, and support the community's long-term development objectives.

The Capital Improvement Program (CIP) is intended to serve as the technical foundation supporting the City's Development Impact Fee Nexus Study and will be periodically reviewed and updated to reflect changes in development projections, construction costs, adopted planning documents, completed projects, funding availability, and applicable legal requirements. Because future development patterns, travel demand, funding opportunities, and infrastructure needs are inherently uncertain, the CIP does not identify specific construction schedules or anticipated completion dates for individual projects. Project implementation will be prioritized and scheduled based on development activity, available funding, operational needs, engineering evaluations, and City Council direction.

The inclusion of a project in this CIP does not constitute a determination that the project currently satisfies all applicable engineering criteria, operational thresholds, regulatory requirements, or warrants for construction. Rather, the CIP identifies public infrastructure improvements that may become necessary to accommodate future growth and maintain the City's adopted level-of-service objectives. Individual projects—including, but not limited to, traffic signals, intersection improvements, roadway widenings, and other transportation facilities—will be subject to separate engineering analyses, warrant evaluations, environmental review, funding availability, and all applicable federal, state, and local approval requirements before design or construction is authorized.

PUBLIC FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
Corporate Yard Expansion (Public Works North yard)	$30,000,000
Proposed Parking Structure (Metro Station - 1,500 spaces)	$70,000,000
City Hall (Phase III Expansion – Energy Efficiency & Sustainability Project)	$10,000,000

POLICE FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
Police Department – add 3,300/sq ft TI work for additional PDs	$40,000
Police Department Secure Parking Structure	$40,000
Police Sub Station - North end of town 2000 sq ft	$5,000,000
Police Hangar for Helicopter storage	$6,000,000
Command Post 50 ft motor home increase the size	$650,000
Police Black & White Vehicles - Fleet increase 1 vehicle per every 3 officers (30 officers)	$1,000,000
Armored Vehicle	$400,000
Helicopter (for high wind situation)	$5,000,000
Motorcycles ($45,000 each x 10)	$450,000
Property Office Site Storage facility 2500 sq ft	$0
Police Substation (Metrolink)	$10,000,000

FIRE FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
Station 77 Expansion to the neighboring lot with addition of apparatus bays and dorm rooms	$5,000,000

Construction of Phase 2 station 80 fire station once development begins in Westgate Specific Plan area	$12,000,000
Two High-End Ladder Fire Trucks $2 mil each total $4 mil to support additional population	$4,000,000
Purchase Firecat Swat Vehicle for fire fighting	$1,000,000

LIBRARY FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
Library Facility Modernization and Expansion (STEAM Learning Center)	$1,004,936
Facility Improvements and Reconfiguration (STEAM Learning Center)	$797,568
Site Circulation	$103,684
Technology, Infrastructure, and Building enhancements (STEAM Learning Center)	$7,178,112
Growth-servicing library facilities	$311,052

PARKS FACILITIES NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
New South Fontana Community Center (Don Day)	$35,000,000
Park Improvements – See Park and Recreational Trail Master Plan	$35,000,000
Recreational Trails – See Park and Recreational Trail Master Plan	$35,000,000
New Community Center in Core of City (Miller)	$30,000,000
Action Park - North or Mid portion of Fontana	$7,500,000
Security Camera Upgrades	$6,500,000
Action Park – Martin Tudor	$10,000,000
Millar Amphitheater	$15,000,000

LANDSCAPE MEDIANS NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
S Highland Ave - 600' Past Citrus to Auto Center Drive Heading East: Construct Raised Landscape Median	$2,400,000
Valley Blvd. from Banana Ave. to Cherry Ave.	$1,500,000
Mulberry Ave. from Santa Ana Ave. to Slover Ave.	$1,500,000
Arrow Blvd. from Citrus Ave. to Jurupa Ave.	$2,400,000
Arrow Blvd. from Palmetto Ave. to Alder Ave.	$1,500,000
Slover Ave. from Jasmine St to Sierra Ave	$14,889,600
Beech Ave. from Slover to Jurupa Ave.	$3,168,000
Beech Ave. from Baseline Ave. to Miller Ave.	$1,500,000
Beech Ave. from PE Trail to Foothill Blvd	$630,000
Sierra Lakes from San Sevaine to Beach	$1,560,000
Sierra Lakes from Lytle Creek to Catawba	$1,560,000

LOCAL ARTERIALS NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility
Alder Ave - from 650 feet north of Miller Ave to Miller Ave	$338,000
Alder Ave - from 460 feet south of Marygold Ave to Valley Blvd (West Side)	$405,600
Fontana Ave from Merrill Ave to Randall Ave	$5,168,000
Fontana Ave from Poplar Ave to San Bernardino Ave	$3,600,000
Fontana Ave from San Bernardino Ave to Valley Ave	$4,586,000
Knox Ave - from Sierra Lakes Pkwy to S. Highland Ave	$2,448,000
Locust Ave - from San Jacinto to 320 feet north of Miller Ave	$496,400

Locust Ave - from Miller Ave to Foothill Blvd	$1,346,400
Locust Ave - from Foothill Blvd to 275 feet north of PE Trail	$3,300,000
Locust Ave - from Arrow Blvd to Metrolink RR	$1,950,000
Locust Ave - from Metrolink RR to Merrill Ave	$770,000
Locust Ave - from Merrill Ave to Randall Ave	$4,080,000
Miller Ave - Date Ave to Cypress Ave	$306,000
Miller Ave - 230 feet west of Laurel Ave to Laurel Ave	$156,400
Miller Ave - 150 feet east of Laurel Ave to Texas Way	$210,000
Miller Ave - Locust Ave to Maple Ave	$980,000
Randall Ave. from Lime Ave. to Fontana Ave.	$2,590,000
Randall Ave from Laurel Ave to Locust Ave (North side)	$1,280,000
Randall Ave from 650 feet east of Locust Ave to Maple Ave (North side)	$650,000
Valley Blvd. Banana to Almond	$1,088,000

ACTIVE TRANSPORTATION NEEDS LIST THROUGH 2043

Facility Name (Projects over next 20 yrs)	Total Cost for Facility
CLASS I SHARED-USE PATHS	
San Bernardino County Parcel from Southern California Edison Utility North to Riverside Ave	$10,240,112
Southern California Edison Utility North Spur I from Bridlepath Dr to SCE Utility North Spur II	$5,217,850
Connector Path from Wilson Ave to Southern California Edison Utility North Spur I	$1,630,542
Southern California Edison Utility North from East Ave to Sierra Ave	$21,197,626
SR-210 Drainage (South) from Victoria Ave to Knox Ave	$8,087,756
SR-210 Drainage (North) from San Sevaine Rd to Knox Ave	$3,261,230
San Sevaine Trail Extension from Pacific Electric Trail to Victoria Ave	$1,630,542

Metrolink Trail from Catawba Ave to Maple Ave	$9,881,264
San Sevaine Trail (South) from Philadelphia Ave to 1-10 Freeway	$8,152,854
Southern California Edison Utility South I from San Sevaine Trail to Rancherias Dr	$2,608,925
Southern California Edison Utility South II from Live Oak Ave to Poplar Ave	$3,587,309
Southern California Edison Utility South III from Catawba Park to Locust Ave	$9,783,542

CLASS II BIKE LANES

Sierra Ave (Central) from Foothill Blvd to Merrill Ave	$347,437
Valley Blvd from Banana Ave to Alder Ave	$781,771
Alder Ave (North) from Shamrock to Randall Ave	$437,844
Cypress Ave (South) from Slover Ave to Southern California Edison Utility Path	$86,896
Juniper Ave (Central) from Foothill Ave to Merrill Ave	$173,792
Jurupa Ave from Etiwanda Ave to Live Oak Ave	$564,677
Merrill Ave from Catawba Ave to Maple Ave	$521,229
Miller Ave from Beech Ave to Maple Ave	$654,938
Fontana Ave from Athol Ave to Randall Ave	$65,977
Live Oak Ave from Jurupa Ave to Fernwood Way	$52,079
Mulberry Ave from Jurupa Ave to Philadelphia Ave	$175,547
Poplar Ave (South) from Boyle St to Beech Ave	$303,989
Randall Ave from Lime Ave to Catawba Ave	$477,781
Randall Ave from Juniper Ave to Palmetto Ave	$955,658
San Bernardino Ave from Fontana Ave to Catawba Ave	$483,048
San Bernardino Ave from Juniper Ave to Alder Ave	$1,209,723
Sierra Ave from Jurupa Ave to South City Border	$172,036

Slover Ave from San Sevaine Trail to Sierra Ave	$781,771
Mango Ave (Central) from Foothill Blvd to Merrill Ave	$173,792

CLASS IV SEPARATED BIKEWAY CONSTRUCTION

Slover Ave from Sierra Ave to Tamarind Ave	$151,995
Sierra Ave (South) from Slover Ave to Jurupa Ave	$407,270
Jurupa Ave from Live Oak Ave to Sierra Ave	$526,788
Citrus Ave (South) from Slover Ave to Jurupa Ave	$243,133

TRAFFIC SIGNALS NEEDS LIST THROUGH 2043

Facility Name	Total Cost for Facility
SIERRA RIVERSIDE	$1,000,000
MERRILL AVE CYPRESS AVE	$1,000,000
VALLEY BLVD BEECH AVE	$1,000,000
BASELINE AVE TAMARIND AVE	$1,000,000
VALLEY BLVD ELM AVENUE	$1,000,000
SLOVER AVE HEMLOCK AVE	$1,000,000
LIVE OAK AVE VILLAGE DR	$1,000,000
FOOTHILL BLVD BEECH AVE	$1,000,000
BEECH AVE SR-210	$1,000,000
CHERRY AVE BANANA AVE	$1,000,000
BEECH AVE MILLER AVE	$1,000,000
ARROW BLVD LAUREL AVE	$1,000,000
ALDER AVE MARYGOLD AVE	$1,000,000

SANTA ANA AVE ALMOND AVE	$1,000,000
SAN BERNARDINO OLEANDER AVE	$1,000,000
SAN BERNARDINO MANGO AVE	$1,000,000
SAN BERNARDINO CATAWBA AVE	$1,000,000
CHERRY AVE VILLAGE DR	$1,000,000
SOUTH HIGHLAND JUNIPER AVE	$1,000,000
SLOVER AVE POPLAR AVE	$1,000,000
MILLER AVE LOCUST AVE	$1,000,000
SLOVER AVE BANANA AVE	$1,000,000
CHERRY AVE SUMMIT AVENUE	$1,000,000
RANDALL AVE MANGO AVE	$1,000,000
RANDALL AVE FONTANA AVE/CATAWBA	$1,000,000
JUNIPER AVE VALENCIA AVE	$1,000,000
MILLER AVE MANGO AVE	$1,000,000
SLOVER AVE ELM AVE	$1,000,000
SOUTH HIGHLAND ALMERIA AVE	$1,000,000
SOUTH HIGHLAND KNOX AVE	$1,000,000
MILLER AVE JUNIPER AVE	$1,000,000
RANDALL AVE CYPRESS AVE	$1,000,000
BEECH AVE WALNUT AVE	$1,000,000
WALNUT AVE JUNIPER AVE	$1,000,000
RANDALL AVE OLEANDER AVE	$1,000,000
BEECH AVE KRISTINE	$1,000,000
SUMMIT AVE CYPRESS AVE	$1,000,000

SANTA ANA AVE ALMOND AVE	$1,000,000
MARLAY AVE PACIFIC AVE	$1,000,000
CYPRESS AVE WALNUT STREET	$1,000,000
SOUTH HERITAGE WEST LIBERTY PKWY	$1,000,000
SOUTH HERITAGE EAST LIBERTY PKWY	$1,000,000
RANDALL AVE PEPPER ST	$1,000,000

SEWER NEEDS LIST THROUGH 2043

YEAR 0 TO YEAR 5

Facility Name	Proj. ID	Description of Improvement	Est. Proj. Cost
Diversion Structures			
San Bernardino Ave and Citrus Ave (1)	-	Change diversion of splitter box. Reconfigure flow direction westerly (MH ID: I24_70)	$0
San Bernardino Ave and Poplar Ave (1)	-	Change diversion of splitter box. Reconfigure flow direction westerly (MH ID: H24_88)	$0
Cypress Ave and Baseline Ave (1)	-	Change diversion of splitter box. Reconfigure flow direction westerly (MH ID: I26_28)	$0
Palmetto Ave and Valley Blvd	H-1	Install diversion stop plate to divert flow into southerly parallel line	$128,000
Alder Ave and Hawthorne Ave	H-3	Install diversion structure to split half flow into Hawthorne Ave and half into Alder Ave	$128,000
Pipelines			
Alder Ave and Hawthorne Ave	H-2	Replace ±1,350 LF of 6" dia. pipe with 10" dia. pipe	$669,000
Granada Ave and Alder Ave	H-4	Replace ±2,400 LF of 8"-12" dia. pipe with 12" and 15" dia. pipe	$2,436,000
Marygold Ave and Palmetto Ave	H-5	Replace ±1,300 LF of 10" dia. pipe with 15" dia. pipe	$780,000
Juniper Ave and Randall Ave	H-6	Replace ±2,650 LF of 18" dia. pipe with 24" dia. pipe	$2,134,000
Oleander Ave and Orange Way	H-7	Lower invert elevation of manhole L21_22 to increase slope and maximize pipe capacity prior to RR crossing. Replace ±1,000 LF of 12"	$714,000

		dia. pipe and ±300 LF of 10" dia. pipe.	
Gravity Collectors and Local Street Sewer Imprv.	-	Proposed 25,000 LF of 8" dia. Pipe	$11,250,000
Downtown Core	-	Refer to Appendix A	$7,871,000

* Apply 10% of Admin and Env Cost to the project

* Apply 6.25% of cost increase from Dec 2023 to Dec 2025 per California Construction Cost Index

SEWER NEEDS LIST THROUGH 2043

YEAR 6 TO YEAR 20

Facility Name	Proj. ID	Description of Improvement	Est. Proj. Cost
Pipelines			
Westgate SP Phase 1	H-8	Proposed ±2,520 of 10" dia. and 1,600± of 12" dia. backbone piping for Westgate SP	$2,152,000
Westgate SP Phase 2	H-9	Proposed ±3,000 of 12" dia. backbone piping for Westgate SP	$1,695,000
Arboretum SP	H-10	Proposed ±1,310 of 10" dia. backbone piping for Arboretum Specific Plan	$649,000
Tamarind Ave. and Grevillea St.	H-11	Replace ±1,900 LF of 15" dia. pipe with 18" dia. pipe	$1,273,000
Alder Ave and Pine Ave	H-12	Replace ±2,150 LF of 12" dia. pipe with 15" dia. pipe	$1,290,000
Maple Ave	S-2	Proposed ±2,650 LF of 15" dia. pipe, ±2,650 LF of 12" dia. pipe, and ±6,600 of 10" dia. pipe	$6,355,000
Gravity Collectors and Local Street Sewer Improv.	-	Proposed 25,000 LF of 8" dia. Pipe	$11,250,000
Lift Stations			
Southridge Lift Station	-	Proposed 2.0 MGD LS (1.7 MGD firm capacity)	$4,000,000
Tamarind	L-1	Proposed 1.7 MGD LS (1.3 MGD firm capacity)	$3,000,000
11th St and Linden Lift Station	IDI development	Treating IDI development Sewer - Lift Station	$3,000,000

* Apply 10% of Admin and Env Cost to the project

* Apply 6.25% of cost increase from Dec 2023 to Dec 2025 per California Construction Cost Index

PARKS FACILITIES NEEDS LIST THROUGH 2043

I. Park Improvements (Existing Parks)

	Construction Costs	A&E Costs	Total Costs	Priority Level
Almeria Park			**$385,000**	
2 new ADA inclusive Playground Structures	$350,000	$35,000		High
Cambria Park			**$605,000**	
Playground Shade Structure	$150,000	$15,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
New Park Gazebo	$150,000	$15,000		Low
Catawba Park			**$440,000**	
New Restrooms	$300,000	$30,000		High
Resurface Parking	$100,000	$10,000		Low
Chaparral Park			**$753,500**	
Shelter Roof Renovation	$85,000	$8,500		Moderate
New Restroom	$300,000	$30,000		High
New ADA Inclusive Playground w/ shade Structure	$300,000	$30,000		Moderate
Condor Park			**$165,000**	
Full coverage playground shade structure	$150,000	$15,000		Moderate
Coyote Canyon Park			**$1,419,000**	
Add shade at ballfield dugouts (6)	$150,000	$15,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
Replace rubber playground safety surfacing	$80,000	$8,000		Low
Add shade for ballfield spectator areas (6)	$360,000	$36,000		Low
Ballfield Score Boards (3)	$450,000	$45,000		Moderate
Fiesta Park			**$412,500**	
Playground Shade Structure	$100,000	$10,000		High
Replace rubber playground safety surfacing	$75,000	$7,500		High
New ADA Inclusive Playground Structure	$200,000	$20,000		Low
Fontana Park			**$330,000**	
Shaded spectator areas for the pool deck (2)	$300,000	$30,000		Low
Dr. Charles Koehler Park			**$572,000**	
ADA Playground w/ shade & Improvements	$400,000	$40,000		Moderate
Resurface Parking Lot	$120,000	$12,000		Low
Heritage Circle Park			**$731,000**	
Security Lighting	$200,000	$20,000		High
Renovate Restroom	$150,000	$15,000		High
Fitness Trail	$200,000	$36,000		Moderaate
New Park Gazebo	$100,000	$10,000		High
Heritage Tot Lot West			**$385,000**	
Playground Shade Structure	$100,000	$10,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
Hunter's Ridge			**$632,500**	
Snack Bar Roof Improvement	$100,000	$10,000		Moderate
Resurface Parking Lot	$120,000	$12,000		Low
Add Shade at Ballfield Dugouts (2)	$30,000	$3,000		High
Full Coverage Playground Shade Structure	$150,000	$15,000		Low
Add shade for ballfield spectator areas (2)	$175,000	$17,500		Low
Martin Tudor Regional Park			**$3,135,000**	
Park Rehabilitation	$450,000	$45,000		High
Resurface Parking Lot	$100,000	$10,000		High
Sewer Extension	$300,000	$30,000		High
Playground Shade Structure	$150,000	$15,000		High
Replace rubber playground safety surfacing	$100,000	$10,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		High
Bicycle Pump Track Action Park	$1,500,000	$150,000		High
Jurupa Hills Open space Park			**$330,000**	
Hillside Stabilization above the splash Pad	$200,000	$20,000		Low
Wilderness Trails	$100,000	$10,000		Moderate

PARKS FACILITIES NEEDS LIST THROUGH 2043

Mary Vagle Museum and Nature Center			**$165,000**	
Resurface Existing Parking Lot	$150,000	$15,000		High
McDermott Sports Park			**$385,000**	
Playground Shade Structure	$150,000	$15,000		High
ADA Playground Structure	$200,000	$20,000		High
McDermott Soccer Park			**$2,787,500**	
Replace Fence	$225,000	$22,500		High
Resurface Parking Lot	$150,000	$15,000		Low
Shade Structures	$250,000	$25,000		Moderate
Artifical Turf	$2,000,000	$100,000		Low
Miller Park			**$20,460,000**	
New outdoor pool facility	$2,500,000	$250,000		Low
New Indoor Pool Facility	$400,000	$40,000		Low
Gymnasium with two indoor basketball courts Courts	$15,000,000	$1,500,000		Low
Indoor racketball courts	$300,000	$30,000		Low
Amphitheature seating with Dance Area	$400,000	$40,000		Low
North Heritage Park			**$687,500**	
Playground Shade Structure	$150,000	$15,000		High
Replace rubber playground safety surfacing	$75,000	$7,500		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
Lighting	$150,000	$15,000		High
North Tamarind Park			**$110,000**	
ADA sidewalk improvements	$100,000	$10,000		High
Oak Park			**$825,000**	
Restroom Improvement	$150,000	$15,000		High
Security Lights	$150,000	$15,000		High
Shelter Roof	$50,000	$5,000		Moderate
Playground Shade Structure	$150,000	$15,000		Moderate
New ADA Inclusive Playground Structure	$250,000	$25,000		Moderate
Patricia Marrujo Park			**$770,000**	
Playground Shade Structures (2)	$200,000	$20,000		Moderate
New ADA Inclusive Playground Structure	$250,000	$25,000		Moderate
New Park Gazebos (2)	$250,000	$25,000		Moderate
Patricia Murry Park			**$550,000**	
Playground Shade Structure	$100,000	$10,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Moderate
New Park Gazebo (2)	$150,000	$15,000		Moderate
Ralph M. Lewis Park			**$704,000**	
New Football Goal Posts with Catch Net Systems(8)	$640,000	$64,000		High
Rosena East Park			**$1,210,000**	
Playground Shade Structures (2)	$400,000	$40,000		High
New Park Gazebo	$100,000	$10,000		Low
New ADA Inclusive Playground Structures (2)	$600,000	$60,000		Low
Rosena West Park			**$528,000**	
Playground Shade Structure	$150,000	$15,000		High
Replace rubber playground safety surfacing	$80,000	$8,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
San Sevaine			**$715,000**	
Resurface Parking Lot	$200,000	$20,000		Low
Full Coverage Playground Shade Structure	$150,000	$15,000		Low
Upgrade Existing Park Exercise Equipment	$150,000	$15,000		Low
New Park Gazebo	$150,000	$15,000		Low
Seville Park			**$880,000**	
Resurface Parking Lot	$100,000	$10,000		Low
Remove the old amphitheater and stage	$150,000	$15,000		Low
New Pickle Ball Courts (4)	$400,000	$40,000		Low
ADA sidewalk improvements	$150,000	$15,000		Low
Shadow Park			**$440,000**	
Playground Shade Structure	$150,000	$15,000		Moderate
New ADA Playground Improvements	$250,000	$25,000		Moderate

PARKS FACILITIES NEEDS LIST
THROUGH 2043

Southridge Park and Don Day Community Center			**$715,000**	
Resurface Existing Parking Lot	$100,000	$10,000		Low
Shade for Ballfield Spectator Areas (4)	$300,000	$30,000		Low
New ADA Inclusive Playground Structure	$250,000	$25,000		Low
Sycamore Hills Park			**$605,000**	
Playground Shade Structure (2)	$300,000	$30,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		High
Village Park			**$1,630,000**	
Playground Shade Structure	$150,000	$15,000		High
Replace roof on Park Gazebo	$100,000	$10,000		High
Shade for Ballfield Spectator Areas (4)	$250,000	$25,000		High
New ADA Inclusive Playground Structure	$250,000	$25,000		Moderate
Expand Parking	$250,000	$25,000		Moderate
ADA sidewalk improvements	$50,000	$150,000		Moderate
Ballfield Score Boards(3)	$300,000	$30,000		Moderate
VOH Pool Facility			**$330,000**	
Spectator Shade Structure (2)	$300,000	$30,000		High
General Park Camera Based Security for Parks			**$165,000**	
Annual Security up grades to parks	$150,000	$15,000		High
	$40,815,000	**$4,142,500**	**$44,957,500**	

II. New Community Facilities

	Sq. Ft.	Construction Costs	A&E Costs	Total Costs	Priority Level
		$650.00 /SF			
Renovated Don Day Community Center				**$28,080,000**	
	40,000	$26,000,000	$2,080,000		Moderate
				$28,080,000	

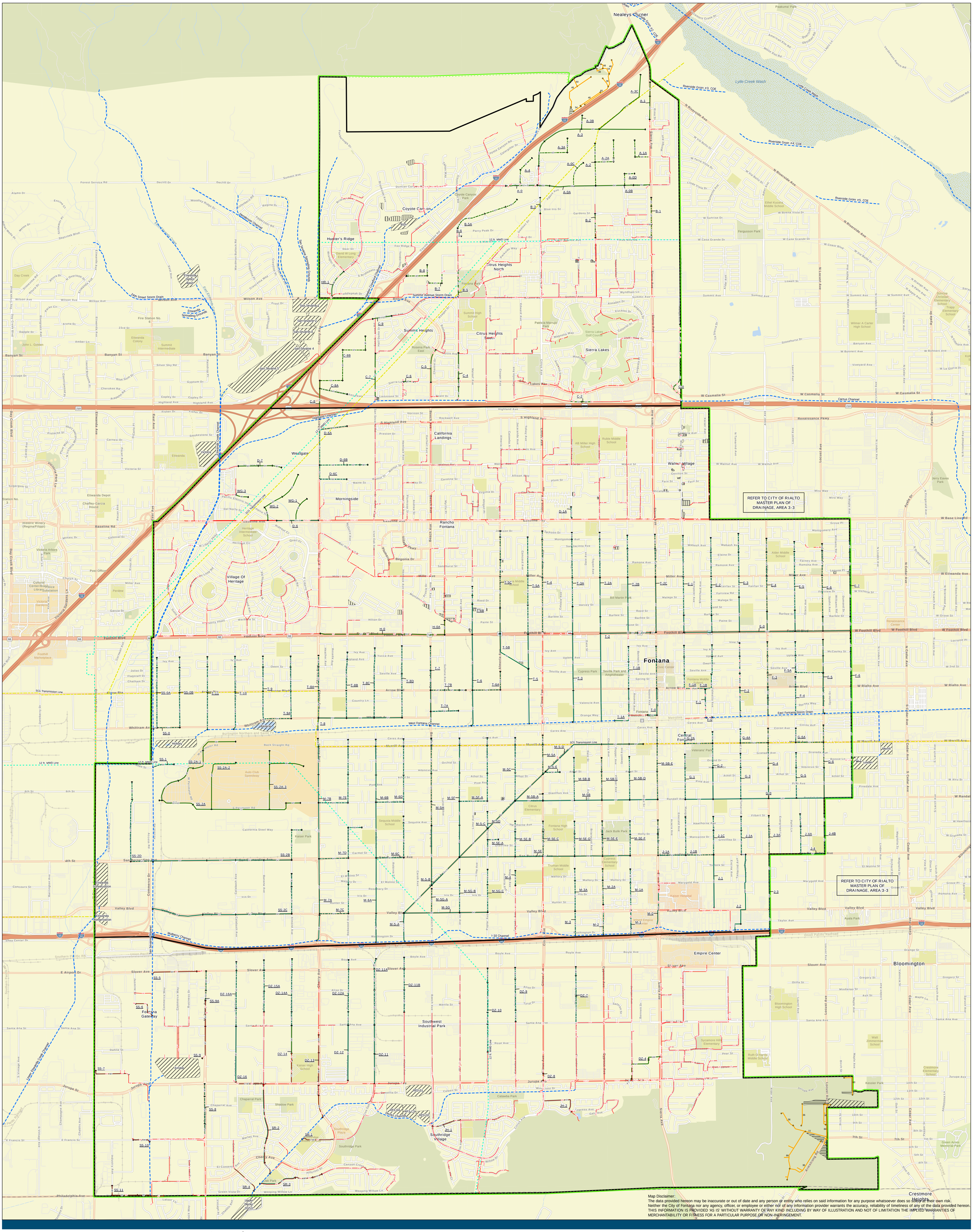
III. Recreation Trails

	Acres	Construction Costs	A&E Costs	Total Costs	Priority Level
		$450,000 /Acre			
Hiking and Biking Trails (12" Wide)					
Sec Utility Corridor	8.73	$3,928,500	$392,850	**$4,321,350**	Low
Joint Use Trail (27' Wide)					
San Sevaine Creek Channel	33.71	$15,169,500	$758,475	**$15,927,975**	Low
				$20,249,325	

IV. New Parks

	Acres	Land Costs	Construction Costs	A&E Costs	Total Costs	Priority Level
		$600,000 /Acre	$750,000 /Acre			
Arboretum Parks					**$7,722,000**	
	13		$7,150,000	$572,000		Moderate
Downtown Linear Park on P.E. Trail					**$1,603,800**	
	2.7		$1,485,000	$118,800		Moderate
Sierra Lakes Sports Park					**$35,820,000**	
	30	$18,000,000	$16,500,000	$1,320,000		Moderate
Westgate Parks					**$11,309,760**	
	19.04		$10,472,000	$837,760		Moderate
					$56,455,560	

STORM DRAIN FACILITIES NEEDS LIST THROUGH 2043



Map Disclaimer:
The data provided hereon may be inaccurate or out of date and any person or entity who relies on said information for any purpose whatsoever does so solely at their own risk. Neither the City of Fontana nor any agency, officer, or employee or either nor of any information provider warrants the accuracy, reliability of timeliness of any of the data provided hereon. THIS INFORMATION IS PROVIDED 'AS IS' WITHOUT WARRANTY OF ANY KIND INCLUDING BY WAY OF ILLUSTRATION AND NOT OF LIMITATION THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OR NON-INFRINGEMENT.

Legend

- AOS Boundary
- Fontana Sphere of Influence
- Existing Pipes (36-inch diameter and larger)
- Regional Flood Control Channels
- Metropolitan Water District Feeders
- Gas Transmission Lines

Proposed Projects

- 100-Year
- 25-Year
- Proposed Pipe Sizes (inches or feet)
- Proposed Projects on Regional Facilities
- Proposed Private Development Projects

- Proposed Detention Basins
- Existing Detention Basins
- Existing Recharge Basins

N

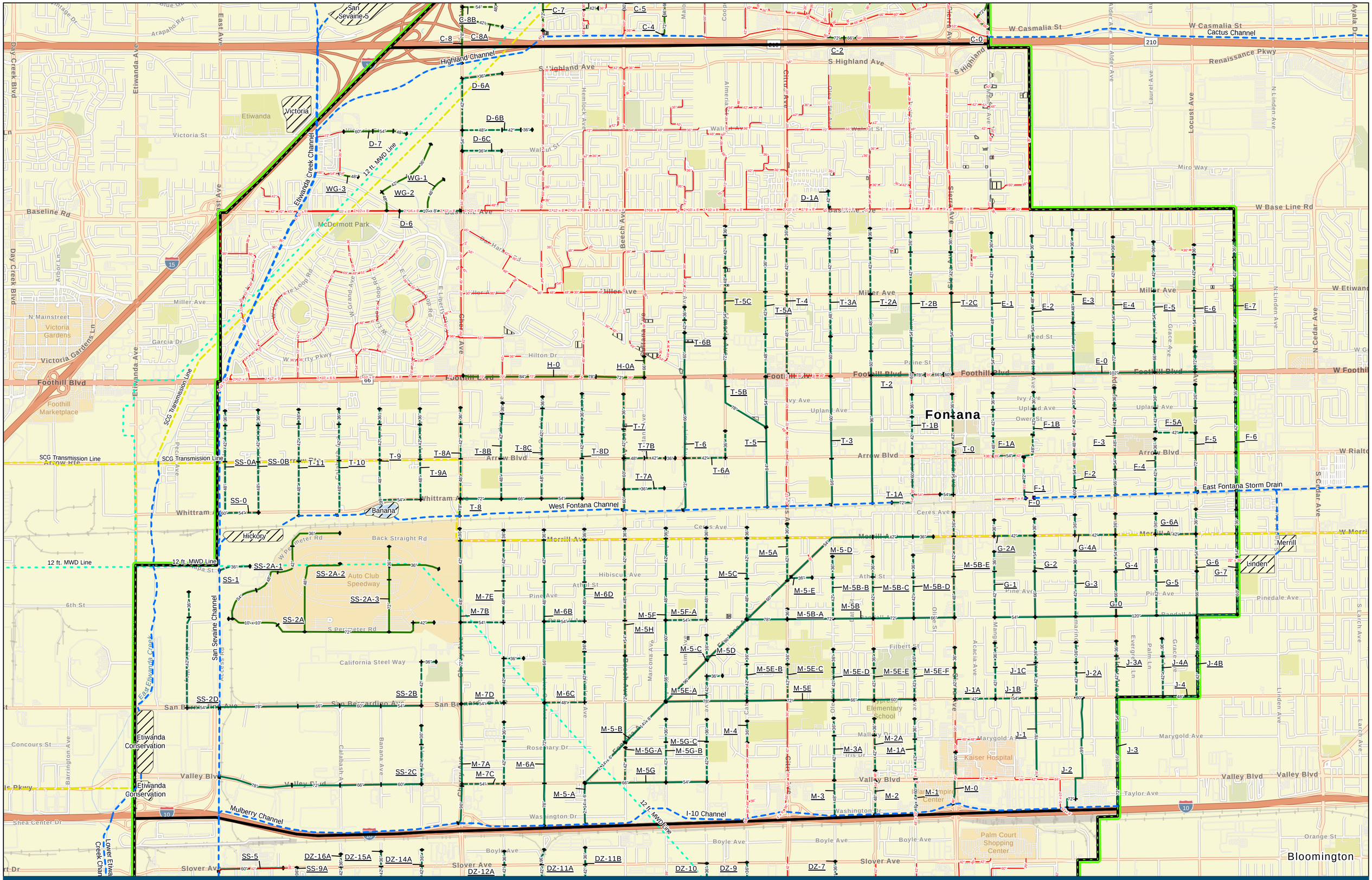
0 1,500 3,000 6,000 Feet

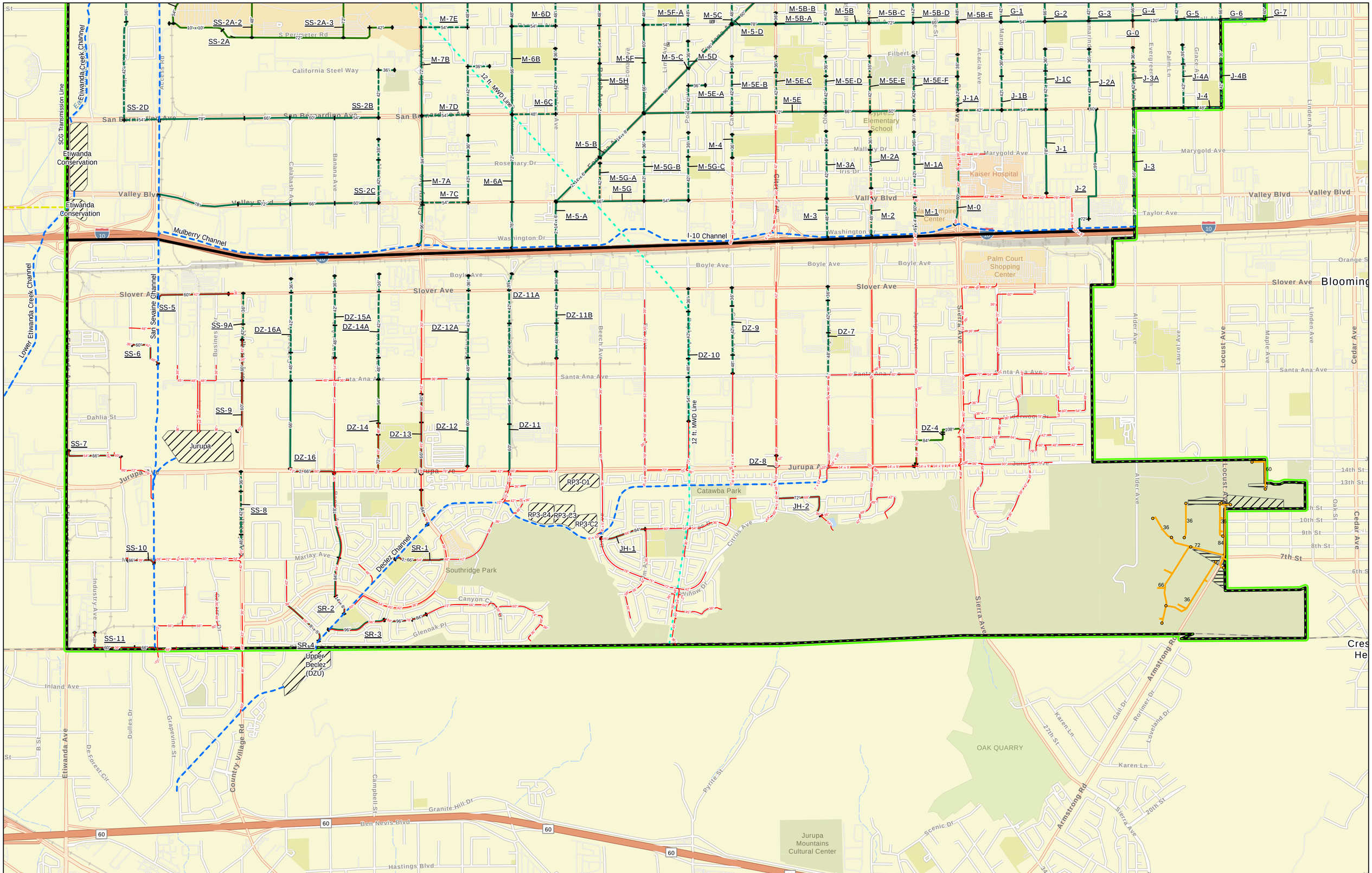
Capital Improvement Project Prioritization Scores

All Areas of Study

FONTANA CALIFORNIA

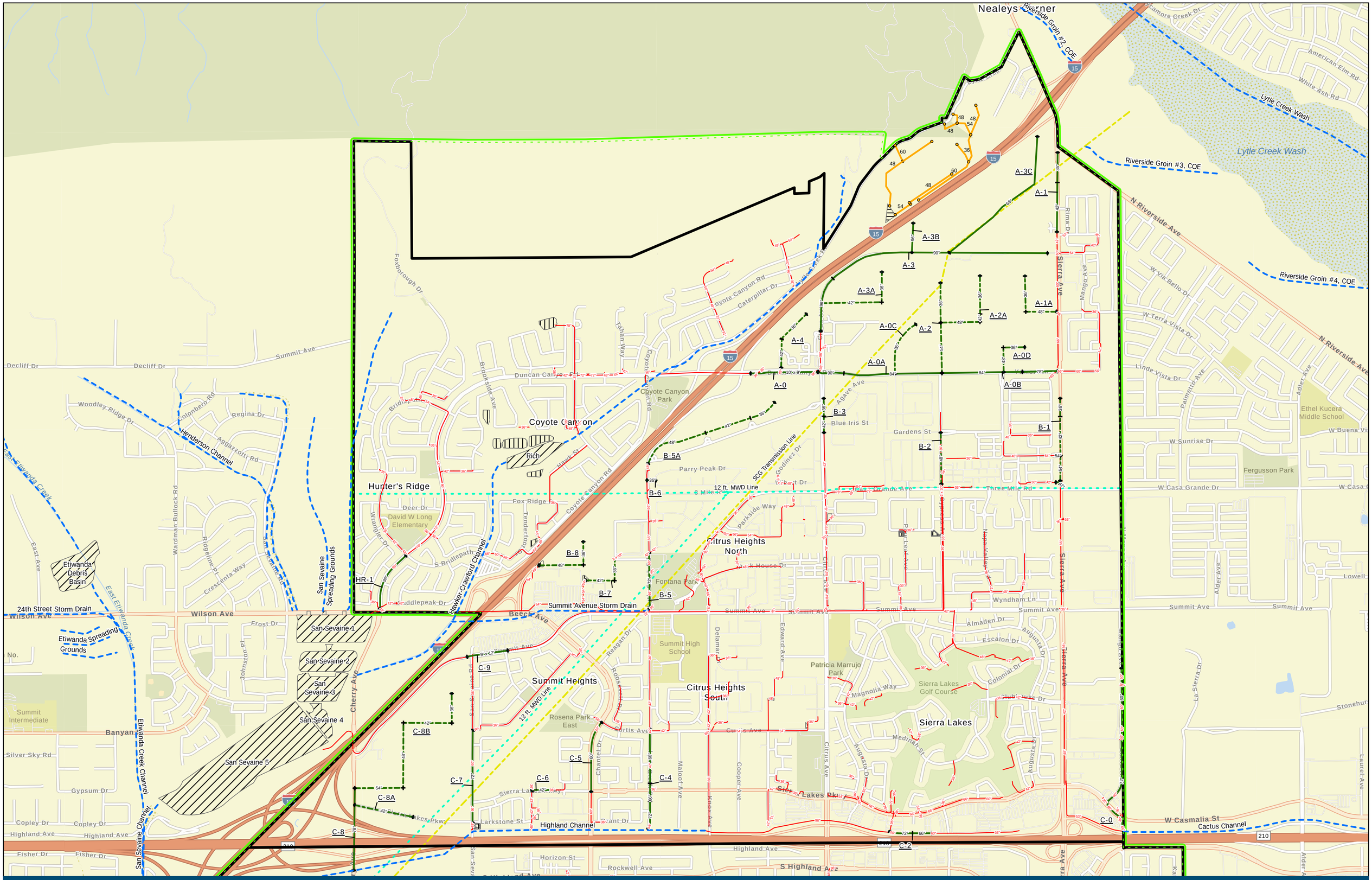
Path: P:\F\FONT00000121\0600\INFO\GS\Maps\ProposedCapitalImprovementProjects.aprx


San Sevaine-5
Victoria
Etiwanda
Highland Channel
Etiwanda Creek Channel
12 ft. MWD Line
San Sevaine Channel
East Etiwanda Creek
West Fontana Channel
East Fontana Storm Drain
Cactus Channel
Mulberry Channel
I-10 Channel
Fontana
Bloomington
Linden
Banana
Hickory
Etiwanda Conservation
Auto Club Speedway
McDermott Park
Victoria Gardens
Foothill Marketplace
Kaiser Hospital
Palm Court Shopping Center
Orange Show Empire Center
Hyde Elementary School
SCG Transmission Line
Baseline Rd
Foothill Blvd
Arrow Blvd
Valley Blvd
Slover Ave
Whittram Ave
Miller Ave
W Base Line Rd
W Casmalia St
S Highland Ave
Renaissance Pkwy
Miro Way
Ceres Ave
Merrill Ave
Pinedale Ave
Marygold Ave
Taylor Ave
Orange St
Boyle Ave
Washington Dr
Valley Blvd
Shea Center Dr
Concours St
Back Straight Rd
California Steel Way
Rosemary Dr
Hilton Dr
Ivy Ave
Uplands Ave
Owen St
Palm Ave
Randall Ave
Filbert
Athol St
Hibiscus Ave
Pine Ave
Walnut St
Elm Ave
Oleander Ave
Almeria Ave
Cherry Ave
Beech Ave
Hemlock Ave
Juniper Ave
Maple Ave
Sierra Ave
Citrus Ave
Acacia Ave
Locust Ave
Laurel Ave
Alder Ave
Linden Ave
Cedar Ave
Larch Ave
Grace Ave
Evergreen Ln
Palm Ln
Marmion Ln
Oleander Ln
Date St
Olive St
Mango Ave
Lilac Ave
Juniper Ln
Maple Ln
Elm Ln
Walnut Ln
Hemlock Ln
Beech Ln
Cherry Ln
Almeria Ln
Citrus Ln
Sierra Ln
Alder Ln
Laurel Ln
Locust Ln
Linden Ln
Cedar Ln
Larch Ln
Grace Ln



AOS 2 Capital Projects

City of Fontana Storm Drain Master Plan



AOS Boundary
Fontana Sphere of Influence
Existing Pipes (36-inch diameter and larger)
Regional Flood Control Channels

Proposed Projects
100-Year
25-Year
Proposed Pipe Sizes (inches or feet)

Proposed Private Development Projects
Proposed Detention Basins
Existing Detention Basins
Existing Recharge Basins

Metropolitan Water District Feeders
Gas Transmission Lines

N

0 2,000 4,000 8,000 Feet

AOS 3 Capital Projects

City of Fontana Storm Drain Master Plan

AOS 1 Capital Project Cost Estimates

FONTANA
CALIFORNIA

DAVID EVANS
AND ASSOCIATES INC.

Project	Cost
D-1A	$638,000.00
D-6	$20,519,000.00
D-6A	$4,675,000.00
D-6B	$3,028,000.00
D-6C	$1,459,000.00
D-7	$3,131,000.00
E-0	$27,459,000.00
E-1	$10,120,000.00
E-2	$6,511,000.00
E-3	$6,394,000.00
E-4	$6,764,000.00
E-5	$6,409,000.00
E-6	$6,249,000.00
E-7	$6,321,000.00
F-1	$2,821,000.00
F-1A	$4,093,000.00
F-1B	$2,986,000.00
F-2	$4,982,000.00
F-3	$4,898,000.00
F-4	$2,134,000.00
F-5	$5,824,000.00
F-5A	$3,272,000.00
F-6	$4,530,000.00
G-0	$31,966,000.00
G-1	$2,509,000.00
G-2	$5,221,000.00
G-2A	$2,275,000.00
G-3	$2,518,000.00
G-4	$5,360,000.00
G-4A	$2,411,000.00
G-5	$2,514,000.00
G-6	$5,496,000.00
G-6A	$2,435,000.00
G-7	$5,223,000.00

Project	Cost
H-0	$16,558,000.00
H-0A	$1,376,000.00
J-1	$5,558,000.00
J-1A	$3,660,000.00
J-1B	$4,074,000.00
J-1C	$2,140,000.00
J-2	$7,918,000.00
J-2A	$2,425,000.00
J-3	$6,428,000.00
J-3A	$2,178,000.00
J-4	$1,528,000.00
J-4A	$2,248,000.00
J-4B	$2,255,000.00
M-0	$3,064,000.00
M-1	$2,254,000.00
M-1A	$2,228,000.00
M-2	$1,528,000.00
M-2A	$1,980,000.00
M-3	$1,604,000.00
M-3A	$2,490,000.00
M-4	$775,000.00
M-5-A	$42,209,000.00
M-5-B	$87,343,000.00
M-5-C	$11,275,000.00
M-5-D	$10,714,000.00
M-5-E	$807,000.00
M-5A	$2,295,000.00
M-5B	$13,584,000.00
M-5B-A	$377,000.00
M-5B-B	$2,380,000.00
M-5B-C	$2,359,000.00
M-5B-D	$2,398,000.00
M-5B-E	$4,419,000.00
M-5C	$3,936,000.00

Project	Cost
M-5D	$883,000.00
M-5E	$27,493,000.00
M-5E-A	$1,543,000.00
M-5E-B	$1,985,000.00
M-5E-C	$1,960,000.00
M-5E-D	$1,931,000.00
M-5E-E	$1,936,000.00
M-5E-F	$1,914,000.00
M-5F	$8,724,000.00
M-5F-A	$5,968,000.00
M-5G	$7,041,000.00
M-5G-A	$1,450,000.00
M-5G-B	$2,428,000.00
M-5G-C	$2,473,000.00
M-5H	$11,553,000.00
M-6A	$8,300,000.00
M-6B	$8,904,000.00
M-6C	$4,254,000.00
M-6D	$6,021,000.00
M-7A	$10,749,000.00
M-7B	$9,501,000.00
M-7C	$4,550,000.00
M-7D	$4,736,000.00
M-7E	$6,074,000.00
SS-0	$3,850,000.00
SS-0A	$3,800,000.00
SS-0B	$4,371,000.00
SS-1	$1,130,000.00
SS-2A-1	$7,183,000.00
SS-2A	$28,483,000.00
SS-2A-2	$4,513,000.00
SS-2A-3	$6,658,000.00
SS-2B	$15,071,000.00
SS-2C	$16,093,000.00

Project	Cost
SS-2D	$4,625,000.00
T-0	$6,570,000.00
T-10	$4,439,000.00
T-11	$4,489,000.00
T-1A	$3,929,000.00
T-1B	$2,342,000.00
T-2	$20,035,000.00
T-2A	$7,649,000.00
T-2B	$6,375,000.00
T-2C	$6,388,000.00
T-3	$9,259,000.00
T-3A	$11,376,000.00
T-4	$5,880,000.00
T-5	$8,995,000.00
T-5A	$5,790,000.00
T-5B	$5,614,000.00
T-5C	$7,346,000.00
T-6	$7,250,000.00
T-6A	$2,584,000.00
T-6B	$3,350,000.00
T-7	$12,064,000.00
T-7A	$1,434,000.00
T-7B	$2,069,000.00
T-8	$10,190,000.00
T-8A	$3,685,000.00
T-8B	$3,920,000.00
T-8C	$3,768,000.00
T-8D	$5,920,000.00
T-9	$4,593,000.00
T-9A	$5,871,000.00
WG-1	$1,625,000.00
WG-2	$3,643,000.00
WG-3	$828,000.00

Name	D-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	540	$588	$ 318,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Sawcut and Remove Existing AC Pavement	SF	3,180	$2.66	$ 8,000
4	Crushed Miscellaneous Base	SF	3,180	$4	$ 13,000
5	Replace Asphalt Concrete Pavement	SF	3,180	$2	$ 6,000
6	Traffic Control	%	5%		$ 18,000
7	Erosion Control	%	1%		$ 4,000
8	Moblilization/Demobilization	%	10%		$ 39,000
			SUBTOTAL (CONSTRUCTION)		$ 426,000
	Engineering and Design	%	10%		$ 42,600
	Surveying & Staking & Geotechnical	%	5%		$ 21,000
	Construction Management/Staff	%	10%		$ 42,600
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 106,000
			SUBTOTAL COST		$ 532,000
			CONTINGENCY	20%	$ 106,000
			TOTAL PROJECT		$ 638,000

* All unit prices reflect 2024 costs.

Name	D-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 10' x 8' RCB	FT	1,990	$4,491	$ 8,937,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Remove 14' x 8' RCB	FT	850	$910	$ 773,000
4	Remove 12' x 8' RCB	FT	1,990	$639	$ 1,272,000
5	Sawcut and Remove Existing AC Pavement	SF	19,900	$2.66	$ 53,000
6	Crushed Miscellaneous Base	SF	19,900	$4	$ 80,000
7	Replace Asphalt Concrete Pavement	SF	19,900	$2	$ 40,000
8	Traffic Control	%	5%		$ 563,000
9	Erosion Control	%	1%		$ 118,000
10	Moblilization/Demobilization	%	10%		$ 1,194,000
			SUBTOTAL (CONSTRUCTION)		$ 13,132,000
	Engineering and Design	%	10%		$ 1,313,000
	Surveying & Staking & Geotechnical	%	5%		$ 657,000
	Construction Management/Staff	%	10%		$ 1,313,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 3,283,000
			SUBTOTAL COST		$ 16,415,000
			CONTINGENCY +	25%	$ 4,104,000
			TOTAL PROJECT		$ 20,519,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	D-6A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,320	$527	$ 696,000
2	Install 42" RCP	FT	1,700	$588	$ 1,000,000
3	Install 54" RCP	FT	680	$732	$ 498,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	21,740	$2.66	$ 58,000
6	Crushed Miscellaneous Base	SF	21,740	$4	$ 87,000
7	Replace Asphalt Concrete Pavement	SF	21,740	$2	$ 43,000
8	Traffic Control	%	5%		$ 128,000
9	Erosion Control	%	1%		$ 27,000
10	Moblilization/Demobilization	%	10%		$ 272,000
			SUBTOTAL (CONSTRUCTION)		$ 2,992,000
	Engineering and Design	%	10%		$ 299,000
	Surveying & Staking & Geotechnical	%	5%		$ 150,000
	Construction Management/Staff	%	10%		$ 299,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 748,000
			SUBTOTAL COST		$ 3,740,000
			CONTINGENCY +	25%	$ 935,000
			TOTAL PROJECT		$ 4,675,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway, 12' water main, and SCG transmisson line conflict

Name	D-6B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	380	$527	$ 200,000
2	Install 42" RCP	FT	620	$588	$ 365,000
3	Install 48" RCP	FT	1,300	$656	$ 853,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	14,020	$2.66	$ 37,000
6	Crushed Miscellaneous Base	SF	14,020	$4	$ 56,000
7	Replace Asphalt Concrete Pavement	SF	14,020	$2	$ 28,000
8	Traffic Control	%	5%		$ 83,000
9	Erosion Control	%	1%		$ 17,000
10	Moblilization/Demobilization	%	10%		$ 176,000
			SUBTOTAL (CONSTRUCTION)		$ 1,937,000
	Engineering and Design	%	10%		$ 194,000
	Surveying & Staking & Geotechnical	%	5%		$ 97,000
	Construction Management/Staff	%	10%		$ 194,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 485,000
			SUBTOTAL COST		$ 2,422,000
			CONTINGENCY +	25%	$ 606,000
			TOTAL PROJECT		$ 3,028,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	D-6C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,290	$527	$ 680,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	6,880	$2.66	$ 18,000
4	Crushed Miscellaneous Base	SF	6,880	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	6,880	$2	$ 14,000
6	Traffic Control	%	5%		$ 40,000
7	Erosion Control	%	1%		$ 8,000
8	Moblilization/Demobilization	%	10%		$ 85,000
			SUBTOTAL (CONSTRUCTION)		$ 934,000
	Engineering and Design	%	10%		$ 93,000
	Surveying & Staking & Geotechnical	%	5%		$ 47,000
	Construction Management/Staff	%	10%		$ 93,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 233,000
			SUBTOTAL COST		$ 1,167,000
			CONTINGENCY +	25%	$ 292,000
			TOTAL PROJECT		$ 1,459,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	D-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	450	$656	$ 295,000
2	Install 54" RCP	FT	670	$732	$ 490,000
3	Install 60" RCP	FT	950	$816	$ 775,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	14,680	$2.66	$ 39,000
6	Crushed Miscellaneous Base	SF	14,680	$4	$ 59,000
7	Replace Asphalt Concrete Pavement	SF	14,680	$2	$ 29,000
8	Traffic Control	%	5%		$ 89,000
9	Erosion Control	%	1%		$ 19,000
10	Moblilization/Demobilization	%	10%		$ 190,000
			SUBTOTAL (CONSTRUCTION)		$ 2,087,000
	Engineering and Design	%	10%		$ 209,000
	Surveying & Staking & Geotechnical	%	5%		$ 104,000
	Construction Management/Staff	%	10%		$ 209,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 522,000
			SUBTOTAL COST		$ 2,609,000
			CONTINGENCY	20%	$ 522,000
			TOTAL PROJECT		$ 3,131,000

* All unit prices reflect 2024 costs.

Name	E-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 102" RCP	FT	7,920	$1,753	$ 13,884,000
2	Manhole	EA	20	$20,322	$ 406,000
3	Sawcut and Remove Existing AC Pavement	SF	89,430	$2.66	$ 238,000
4	Crushed Miscellaneous Base	SF	89,430	$4	$ 358,000
5	Replace Asphalt Concrete Pavement	SF	89,430	$2	$ 179,000
6	Traffic Control	%	5%		$ 753,000
7	Erosion Control	%	1%		$ 158,000
8	Moblilization/Demobilization	%	10%		$ 1,598,000
			SUBTOTAL (CONSTRUCTION)		$ 17,574,000
	Engineering and Design	%	10%		$ 1,757,000
	Surveying & Staking & Geotechnical	%	5%		$ 879,000
	Construction Management/Staff	%	10%		$ 1,757,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 4,393,000
			SUBTOTAL COST		$ 21,967,000
			CONTINGENCY +	25%	$ 5,492,000
			TOTAL PROJECT		$ 27,459,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	790	$527	$ 416,000
2	Install 42" RCP	FT	1,170	$588	$ 688,000
3	Install 48" RCP	FT	2,650	$656	$ 1,738,000
4	Install 54" RCP	FT	2,650	$732	$ 1,940,000
5	Manhole	EA	18	$20,322	$ 366,000
6	Sawcut and Remove Existing AC Pavement	SF	46,540	$2.66	$ 124,000
7	Crushed Miscellaneous Base	SF	46,540	$4	$ 186,000
8	Replace Asphalt Concrete Pavement	SF	46,540	$2	$ 93,000
9	Traffic Control	%	5%		$ 278,000
10	Erosion Control	%	1%		$ 58,000
11	Moblilization/Demobilization	%	10%		$ 589,000
			SUBTOTAL (CONSTRUCTION)		$ 6,476,000
	Engineering and Design	%	10%		$ 648,000
	Surveying & Staking & Geotechnical	%	5%		$ 324,000
	Construction Management/Staff	%	10%		$ 648,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,620,000
			SUBTOTAL COST		$ 8,096,000
			CONTINGENCY +	25%	$ 2,024,000
			TOTAL PROJECT		$ 10,120,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	690	$527	$ 364,000
2	Install 42" RCP	FT	1,150	$588	$ 676,000
3	Install 48" RCP	FT	520	$656	$ 341,000
4	Install 54" RCP	FT	1,340	$732	$ 981,000
5	Install 66" RCP	FT	800	$911	$ 729,000
6	Manhole	EA	11	$20,322	$ 224,000
7	Sawcut and Remove Existing AC Pavement	SF	29,540	$2.66	$ 79,000
8	Crushed Miscellaneous Base	SF	29,540	$4	$ 118,000
9	Replace Asphalt Concrete Pavement	SF	29,540	$2	$ 59,000
10	Traffic Control	%	5%		$ 179,000
11	Erosion Control	%	1%		$ 38,000
12	Moblilization/Demobilization	%	10%		$ 379,000
			SUBTOTAL (CONSTRUCTION)		$ 4,167,000
	Engineering and Design	%	10%		$ 417,000
	Surveying & Staking & Geotechnical	%	5%		$ 208,000
	Construction Management/Staff	%	10%		$ 417,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,042,000
			SUBTOTAL COST		$ 5,209,000
			CONTINGENCY +	25%	$ 1,302,000
			TOTAL PROJECT		$ 6,511,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	890	$527	$ 469,000
2	Install 42" RCP	FT	1,150	$588	$ 676,000
3	Install 48" RCP	FT	1,000	$656	$ 656,000
4	Install 54" RCP	FT	1,650	$732	$ 1,208,000
5	Manhole	EA	12	$20,322	$ 244,000
6	Sawcut and Remove Existing AC Pavement	SF	29,410	$2.66	$ 78,000
7	Crushed Miscellaneous Base	SF	29,410	$4	$ 118,000
8	Replace Asphalt Concrete Pavement	SF	29,410	$2	$ 59,000
9	Traffic Control	%	5%		$ 175,000
10	Erosion Control	%	1%		$ 37,000
11	Moblilization/Demobilization	%	10%		$ 372,000
			SUBTOTAL (CONSTRUCTION)		$ 4,092,000
	Engineering and Design	%	10%		$ 409,000
	Surveying & Staking & Geotechnical	%	5%		$ 205,000
	Construction Management/Staff	%	10%		$ 409,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,023,000
			SUBTOTAL COST		$ 5,115,000
			CONTINGENCY +	25%	$ 1,279,000
			TOTAL PROJECT		$ 6,394,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	650	$527	$ 343,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 54" RCP	FT	1,690	$732	$ 1,237,000
4	Install 72" RCP	FT	960	$1,016	$ 975,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	30,170	$2.66	$ 80,000
7	Crushed Miscellaneous Base	SF	30,170	$4	$ 121,000
8	Replace Asphalt Concrete Pavement	SF	30,170	$2	$ 60,000
9	Traffic Control	%	5%		$ 186,000
10	Erosion Control	%	1%		$ 39,000
11	Moblilization/Demobilization	%	10%		$ 394,000
			SUBTOTAL (CONSTRUCTION)		$ 4,329,000
	Engineering and Design	%	10%		$ 433,000
	Surveying & Staking & Geotechnical	%	5%		$ 216,000
	Construction Management/Staff	%	10%		$ 433,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,082,000
			SUBTOTAL COST		$ 5,411,000
			CONTINGENCY +	25%	$ 1,353,000
			TOTAL PROJECT		$ 6,764,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	480	$527	$ 253,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 54" RCP	FT	1,650	$732	$ 1,208,000
4	Install 66" RCP	FT	1,000	$911	$ 911,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	28,790	$2.66	$ 77,000
7	Crushed Miscellaneous Base	SF	28,790	$4	$ 115,000
8	Replace Asphalt Concrete Pavement	SF	28,790	$2	$ 58,000
9	Traffic Control	%	5%		$ 176,000
10	Erosion Control	%	1%		$ 37,000
11	Moblilization/Demobilization	%	10%		$ 373,000
			SUBTOTAL (CONSTRUCTION)		$ 4,102,000
	Engineering and Design	%	10%		$ 410,000
	Surveying & Staking & Geotechnical	%	5%		$ 205,000
	Construction Management/Staff	%	10%		$ 410,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,025,000
			SUBTOTAL COST		$ 5,127,000
			CONTINGENCY +	25%	$ 1,282,000
			TOTAL PROJECT		$ 6,409,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	320	$527	$ 169,000
2	Install 42" RCP	FT	1,180	$588	$ 694,000
3	Install 54" RCP	FT	1,970	$732	$ 1,442,000
4	Install 72" RCP	FT	680	$1,016	$ 691,000
5	Manhole	EA	10	$20,322	$ 203,000
6	Sawcut and Remove Existing AC Pavement	SF	26,450	$2.66	$ 70,000
7	Crushed Miscellaneous Base	SF	26,450	$4	$ 106,000
8	Replace Asphalt Concrete Pavement	SF	26,450	$2	$ 53,000
9	Traffic Control	%	5%		$ 171,000
10	Erosion Control	%	1%		$ 36,000
11	Moblilization/Demobilization	%	10%		$ 364,000
			SUBTOTAL (CONSTRUCTION)		$ 3,999,000
	Engineering and Design	%	10%		$ 400,000
	Surveying & Staking & Geotechnical	%	5%		$ 200,000
	Construction Management/Staff	%	10%		$ 400,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,000,000
			SUBTOTAL COST		$ 4,999,000
			CONTINGENCY +	25%	$ 1,250,000
			TOTAL PROJECT		$ 6,249,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	E-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	560	$527	$ 295,000
2	Install 42" RCP	FT	1,070	$588	$ 629,000
3	Install 54" RCP	FT	1,990	$732	$ 1,457,000
4	Install 66" RCP	FT	670	$911	$ 610,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	29,240	$2.66	$ 78,000
7	Crushed Miscellaneous Base	SF	29,240	$4	$ 117,000
8	Replace Asphalt Concrete Pavement	SF	29,240	$2	$ 58,000
9	Traffic Control	%	5%		$ 173,000
10	Erosion Control	%	1%		$ 36,000
11	Moblilization/Demobilization	%	10%		$ 368,000
			SUBTOTAL (CONSTRUCTION)		$ 4,045,000
	Engineering and Design	%	10%		$ 405,000
	Surveying & Staking & Geotechnical	%	5%		$ 202,000
	Construction Management/Staff	%	10%		$ 405,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,012,000
			SUBTOTAL COST		$ 5,057,000
			CONTINGENCY +	25%	$ 1,264,000
			TOTAL PROJECT		$ 6,321,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	F-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	1,340	$1,016	$ 1,361,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 48" RCP	FT	530	$71	$ 38,000
4	Remove 54" RCP	FT	650	$80	$ 52,000
5	Sawcut and Remove Existing AC Pavement	SF	11,510	$2.66	$ 31,000
6	Crushed Miscellaneous Base	SF	11,510	$4	$ 46,000
7	Replace Asphalt Concrete Pavement	SF	11,510	$2	$ 23,000
8	Traffic Control	%	5%		$ 81,000
9	Erosion Control	%	1%		$ 17,000
10	Moblilization/Demobilization	%	10%		$ 171,000
			SUBTOTAL (CONSTRUCTION)		$ 1,881,000
	Engineering and Design	%	10%		$ 188,000
	Surveying & Staking & Geotechnical	%	5%		$ 94,000
	Construction Management/Staff	%	10%		$ 188,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 470,000
			SUBTOTAL COST		$ 2,351,000
			CONTINGENCY	20%	$ 470,000
			TOTAL PROJECT		$ 2,821,000

* All unit prices reflect 2024 costs.

Name	F-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	730	$527	$ 385,000
2	Install 42" RCP	FT	690	$588	$ 406,000
3	Install 48" RCP	FT	650	$656	$ 426,000
4	Install 54" RCP	FT	1,000	$732	$ 732,000
5	Manhole	EA	8	$20,322	$ 163,000
6	Remove 42" RCP	FT	980	$62	$ 61,000
7	Sawcut and Remove Existing AC Pavement	SF	19,210	$2.66	$ 51,000
8	Crushed Miscellaneous Base	SF	19,210	$4	$ 77,000
9	Replace Asphalt Concrete Pavement	SF	19,210	$2	$ 38,000
10	Traffic Control	%	5%		$ 117,000
11	Erosion Control	%	1%		$ 25,000
12	Moblilization/Demobilization	%	10%		$ 248,000
			SUBTOTAL (CONSTRUCTION)		$ 2,729,000
	Engineering and Design	%	10%		$ 273,000
	Surveying & Staking & Geotechnical	%	5%		$ 136,000
	Construction Management/Staff	%	10%		$ 273,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 682,000
			SUBTOTAL COST		$ 3,411,000
			CONTINGENCY	20%	$ 682,000
			TOTAL PROJECT		$ 4,093,000

* All unit prices reflect 2024 costs.

Name	F-1B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	710	$527	$ 374,000
2	Install 42" RCP	FT	690	$588	$ 406,000
3	Install 48" RCP	FT	970	$656	$ 636,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Remove 24" RCP	FT	200	$35	$ 7,000
6	Remove 30" RCP	FT	920	$44	$ 40,000
7	Sawcut and Remove Existing AC Pavement	SF	14,070	$2.66	$ 37,000
8	Crushed Miscellaneous Base	SF	14,070	$4	$ 56,000
9	Replace Asphalt Concrete Pavement	SF	14,070	$2	$ 28,000
10	Traffic Control	%	5%		$ 85,000
11	Erosion Control	%	1%		$ 18,000
12	Moblilization/Demobilization	%	10%		$ 181,000
			SUBTOTAL (CONSTRUCTION)		$ 1,990,000
	Engineering and Design	%	10%		$ 199,000
	Surveying & Staking & Geotechnical	%	5%		$ 100,000
	Construction Management/Staff	%	10%		$ 199,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 498,000
			SUBTOTAL COST		$ 2,488,000
			CONTINGENCY	20%	$ 498,000
			TOTAL PROJECT		$ 2,986,000

* All unit prices reflect 2024 costs.

Name	F-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	820	$527	$ 432,000
2	Install 42" RCP	FT	650	$588	$ 382,000
3	Install 48" RCP	FT	660	$656	$ 433,000
4	Install 54" RCP	FT	1,110	$732	$ 813,000
5	Install 60" RCP	FT	280	$816	$ 228,000
6	Manhole	EA	9	$20,322	$ 183,000
7	Remove 36" RCP	FT	720	$53	$ 38,000
8	Remove 39" RCP	FT	850	$58	$ 49,000
9	Remove 42" RCP	FT	320	$62	$ 20,000
10	Remove 48" RCP	FT	1,080	$71	$ 77,000
11	Sawcut and Remove Existing AC Pavement	SF	22,260	$2.66	$ 59,000
12	Crushed Miscellaneous Base	SF	22,260	$4	$ 89,000
13	Replace Asphalt Concrete Pavement	SF	22,260	$2	$ 45,000
14	Traffic Control	%	5%		$ 142,000
15	Erosion Control	%	1%		$ 30,000
16	Moblilization/Demobilization	%	10%		$ 302,000
	SUBTOTAL (CONSTRUCTION)				$ 3,322,000
	Engineering and Design	%	10%		$ 332,000
	Surveying & Staking & Geotechnical	%	5%		$ 166,000
	Construction Management/Staff	%	10%		$ 332,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 830,000
	SUBTOTAL COST				$ 4,152,000
	CONTINGENCY			20%	$ 830,000
	TOTAL PROJECT				$ 4,982,000

* All unit prices reflect 2024 costs.

Name	F-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	850	$527	$ 448,000
2	Install 42" RCP	FT	640	$588	$ 376,000
3	Install 48" RCP	FT	670	$656	$ 440,000
4	Install 54" RCP	FT	530	$732	$ 388,000
5	Install 66" RCP	FT	840	$911	$ 765,000
6	Manhole	EA	9	$20,322	$ 183,000
7	Sawcut and Remove Existing AC Pavement	SF	23,040	$2.66	$ 61,000
8	Crushed Miscellaneous Base	SF	23,040	$4	$ 92,000
9	Replace Asphalt Concrete Pavement	SF	23,040	$2	$ 46,000
10	Traffic Control	%	5%		$ 140,000
11	Erosion Control	%	1%		$ 29,000
12	Moblilization/Demobilization	%	10%		$ 297,000
			SUBTOTAL (CONSTRUCTION)		$ 3,265,000
	Engineering and Design	%	10%		$ 327,000
	Surveying & Staking & Geotechnical	%	5%		$ 163,000
	Construction Management/Staff	%	10%		$ 327,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 817,000
			SUBTOTAL COST		$ 4,082,000
			CONTINGENCY	20%	$ 816,000
			TOTAL PROJECT		$ 4,898,000

* All unit prices reflect 2024 costs.

Name	F-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	480	$527	$ 253,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,320	$2.66	$ 27,000
5	Crushed Miscellaneous Base	SF	10,320	$4	$ 41,000
6	Replace Asphalt Concrete Pavement	SF	10,320	$2	$ 21,000
7	Traffic Control	%	5%		$ 61,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 129,000
			SUBTOTAL (CONSTRUCTION)		$ 1,423,000
	Engineering and Design	%	10%		$ 142,000
	Surveying & Staking & Geotechnical	%	5%		$ 71,000
	Construction Management/Staff	%	10%		$ 142,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 355,000
			SUBTOTAL COST		$ 1,778,000
			CONTINGENCY	20%	$ 356,000
			TOTAL PROJECT		$ 2,134,000

* All unit prices reflect 2024 costs.

Name	F-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	890	$527	$ 469,000
2	Install 42" RCP	FT	710	$588	$ 417,000
3	Install 72" RCP	FT	1,970	$1,016	$ 2,002,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Remove 39" RCP	FT	590	$58	$ 34,000
6	Sawcut and Remove Existing AC Pavement	SF	25,830	$2.66	$ 69,000
7	Crushed Miscellaneous Base	SF	25,830	$4	$ 103,000
8	Replace Asphalt Concrete Pavement	SF	25,830	$2	$ 52,000
9	Traffic Control	%	5%		$ 166,000
10	Erosion Control	%	1%		$ 35,000
11	Moblilization/Demobilization	%	10%		$ 353,000
			SUBTOTAL (CONSTRUCTION)		$ 3,883,000
	Engineering and Design	%	10%		$ 388,000
	Surveying & Staking & Geotechnical	%	5%		$ 194,000
	Construction Management/Staff	%	10%		$ 388,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 970,000
			SUBTOTAL COST		$ 4,853,000
			CONTINGENCY	20%	$ 971,000
			TOTAL PROJECT		$ 5,824,000

* All unit prices reflect 2024 costs.

Name	F-5A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	830	$527	$ 437,000
2	Install 42" RCP	FT	610	$588	$ 359,000
3	Install 42" RCP	FT	1,330	$588	$ 782,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Sawcut and Remove Existing AC Pavement	SF	17,270	$2.66	$ 46,000
6	Crushed Miscellaneous Base	SF	17,270	$4	$ 69,000
7	Replace Asphalt Concrete Pavement	SF	17,270	$2	$ 35,000
8	Traffic Control	%	5%		$ 94,000
9	Erosion Control	%	1%		$ 20,000
10	Moblilization/Demobilization	%	10%		$ 198,000
			SUBTOTAL (CONSTRUCTION)		$ 2,182,000
	Engineering and Design	%	10%		$ 218,000
	Surveying & Staking & Geotechnical	%	5%		$ 109,000
	Construction Management/Staff	%	10%		$ 218,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 545,000
			SUBTOTAL COST		$ 2,727,000
			CONTINGENCY	20%	$ 545,000
			TOTAL PROJECT		$ 3,272,000

* All unit prices reflect 2024 costs.

Name	F-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	630	$527	$ 332,000
2	Install 42" RCP	FT	1,650	$588	$ 970,000
3	Install 54" RCP	FT	1,250	$732	$ 915,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	21,760	$2.66	$ 58,000
6	Crushed Miscellaneous Base	SF	21,760	$4	$ 87,000
7	Replace Asphalt Concrete Pavement	SF	21,760	$2	$ 44,000
8	Traffic Control	%	5%		$ 129,000
9	Erosion Control	%	1%		$ 27,000
10	Moblilization/Demobilization	%	10%		$ 275,000
			SUBTOTAL (CONSTRUCTION)		$ 3,020,000
	Engineering and Design	%	10%		$ 302,000
	Surveying & Staking & Geotechnical	%	5%		$ 151,000
	Construction Management/Staff	%	10%		$ 302,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 755,000
			SUBTOTAL COST		$ 3,775,000
			CONTINGENCY	20%	$ 755,000
			TOTAL PROJECT		$ 4,530,000

* All unit prices reflect 2024 costs.

Name	G-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,320	$732	$ 966,000
2	Install 120" RCP	FT	6,610	$2,433	$ 16,082,000
3	Manhole	EA	20	$20,322	$ 406,000
4	Sawcut and Remove Existing AC Pavement	SF	94,020	$2.66	$ 250,000
5	Crushed Miscellaneous Base	SF	94,020	$4	$ 376,000
6	Replace Asphalt Concrete Pavement	SF	94,020	$2	$ 188,000
7	Traffic Control	%	5%		$ 913,000
8	Erosion Control	%	1%		$ 192,000
9	Moblilization/Demobilization	%	10%		$ 1,937,000
			SUBTOTAL (CONSTRUCTION)		$ 21,310,000
	Engineering and Design	%	10%		$ 2,131,000
	Surveying & Staking & Geotechnical	%	5%		$ 1,066,000
	Construction Management/Staff	%	10%		$ 2,131,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 5,328,000
			SUBTOTAL COST		$ 26,638,000
			CONTINGENCY	20%	$ 5,328,000
			TOTAL PROJECT		$ 31,966,000

* All unit prices reflect 2024 costs.

Name	G-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	650	$527	$ 343,000
2	Install 42" RCP	FT	1,500	$588	$ 882,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	12,280	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,280	$4	$ 49,000
6	Replace Asphalt Concrete Pavement	SF	12,280	$2	$ 25,000
7	Traffic Control	%	5%		$ 72,000
8	Erosion Control	%	1%		$ 15,000
9	Moblilization/Demobilization	%	10%		$ 152,000
			SUBTOTAL (CONSTRUCTION)		$ 1,673,000
	Engineering and Design	%	10%		$ 167,000
	Surveying & Staking & Geotechnical	%	5%		$ 84,000
	Construction Management/Staff	%	10%		$ 167,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 418,000
			SUBTOTAL COST		$ 2,091,000
			CONTINGENCY	20%	$ 418,000
			TOTAL PROJECT		$ 2,509,000

* All unit prices reflect 2024 costs.

Name	G-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	550	$527	$ 290,000
2	Install 54" RCP	FT	1,170	$732	$ 856,000
3	Install 66" RCP	FT	1,490	$911	$ 1,357,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	23,060	$2.66	$ 61,000
6	Crushed Miscellaneous Base	SF	23,060	$4	$ 92,000
7	Replace Asphalt Concrete Pavement	SF	23,060	$2	$ 46,000
8	Traffic Control	%	5%		$ 143,000
9	Erosion Control	%	1%		$ 30,000
10	Moblilization/Demobilization	%	10%		$ 304,000
			SUBTOTAL (CONSTRUCTION)		$ 3,342,000
	Engineering and Design	%	10%		$ 334,000
	Surveying & Staking & Geotechnical	%	5%		$ 167,000
	Construction Management/Staff	%	10%		$ 334,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 835,000
			SUBTOTAL COST		$ 4,177,000
			CONTINGENCY +	25%	$ 1,044,000
			TOTAL PROJECT		$ 5,221,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	530	$527	$ 279,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,590	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,590	$4	$ 42,000
6	Replace Asphalt Concrete Pavement	SF	10,590	$2	$ 21,000
7	Traffic Control	%	5%		$ 62,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 132,000
			SUBTOTAL (CONSTRUCTION)		$ 1,455,000
	Engineering and Design	%	10%		$ 146,000
	Surveying & Staking & Geotechnical	%	5%		$ 73,000
	Construction Management/Staff	%	10%		$ 146,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 365,000
			SUBTOTAL COST		$ 1,820,000
			CONTINGENCY +	25%	$ 455,000
			TOTAL PROJECT		$ 2,275,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,490	$588	$ 876,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	12,330	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,330	$4	$ 49,000
6	Replace Asphalt Concrete Pavement	SF	12,330	$2	$ 25,000
7	Traffic Control	%	5%		$ 72,000
8	Erosion Control	%	1%		$ 15,000
9	Moblilization/Demobilization	%	10%		$ 153,000
			SUBTOTAL (CONSTRUCTION)		$ 1,678,000
	Engineering and Design	%	10%		$ 168,000
	Surveying & Staking & Geotechnical	%	5%		$ 84,000
	Construction Management/Staff	%	10%		$ 168,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 420,000
			SUBTOTAL COST		$ 2,098,000
			CONTINGENCY	20%	$ 420,000
			TOTAL PROJECT		$ 2,518,000

* All unit prices reflect 2024 costs.

Name	G-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	690	$527	$ 364,000
2	Install 54" RCP	FT	1,210	$732	$ 886,000
3	Install 66" RCP	FT	1,450	$911	$ 1,321,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	23,760	$2.66	$ 63,000
6	Crushed Miscellaneous Base	SF	23,760	$4	$ 95,000
7	Replace Asphalt Concrete Pavement	SF	23,760	$2	$ 48,000
8	Traffic Control	%	5%		$ 147,000
9	Erosion Control	%	1%		$ 31,000
10	Moblilization/Demobilization	%	10%		$ 312,000
			SUBTOTAL (CONSTRUCTION)		$ 3,430,000
	Engineering and Design	%	10%		$ 343,000
	Surveying & Staking & Geotechnical	%	5%		$ 172,000
	Construction Management/Staff	%	10%		$ 343,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 858,000
			SUBTOTAL COST		$ 4,288,000
			CONTINGENCY +	25%	$ 1,072,000
			TOTAL PROJECT		$ 5,360,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-4A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,280	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,280	$4	$ 45,000
6	Replace Asphalt Concrete Pavement	SF	11,280	$2	$ 23,000
7	Traffic Control	%	5%		$ 66,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 140,000
			SUBTOTAL (CONSTRUCTION)		$ 1,544,000
	Engineering and Design	%	10%		$ 154,000
	Surveying & Staking & Geotechnical	%	5%		$ 77,000
	Construction Management/Staff	%	10%		$ 154,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 385,000
			SUBTOTAL COST		$ 1,929,000
			CONTINGENCY +	25%	$ 482,000
			TOTAL PROJECT		$ 2,411,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	710	$527	$ 374,000
2	Install 42" RCP	FT	1,450	$588	$ 853,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	12,310	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,310	$4	$ 49,000
6	Replace Asphalt Concrete Pavement	SF	12,310	$2	$ 25,000
7	Traffic Control	%	5%		$ 72,000
8	Erosion Control	%	1%		$ 15,000
9	Moblilization/Demobilization	%	10%		$ 152,000
			SUBTOTAL (CONSTRUCTION)		$ 1,675,000
	Engineering and Design	%	10%		$ 168,000
	Surveying & Staking & Geotechnical	%	5%		$ 84,000
	Construction Management/Staff	%	10%		$ 168,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 420,000
			SUBTOTAL COST		$ 2,095,000
			CONTINGENCY	20%	$ 419,000
			TOTAL PROJECT		$ 2,514,000

* All unit prices reflect 2024 costs.

Name	G-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	810	$527	$ 427,000
2	Install 54" RCP	FT	1,220	$732	$ 893,000
3	Install 66" RCP	FT	1,440	$911	$ 1,312,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	23,050	$2.66	$ 61,000
6	Crushed Miscellaneous Base	SF	23,050	$4	$ 92,000
7	Replace Asphalt Concrete Pavement	SF	23,050	$2	$ 46,000
8	Traffic Control	%	5%		$ 151,000
9	Erosion Control	%	1%		$ 32,000
10	Moblilization/Demobilization	%	10%		$ 320,000
			SUBTOTAL (CONSTRUCTION)		$ 3,517,000
	Engineering and Design	%	10%		$ 352,000
	Surveying & Staking & Geotechnical	%	5%		$ 176,000
	Construction Management/Staff	%	10%		$ 352,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 880,000
			SUBTOTAL COST		$ 4,397,000
			CONTINGENCY +	25%	$ 1,099,000
			TOTAL PROJECT		$ 5,496,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-6A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	680	$527	$ 358,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,390	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,390	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,390	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 142,000
			SUBTOTAL (CONSTRUCTION)		$ 1,558,000
	Engineering and Design	%	10%		$ 156,000
	Surveying & Staking & Geotechnical	%	5%		$ 78,000
	Construction Management/Staff	%	10%		$ 156,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 390,000
			SUBTOTAL COST		$ 1,948,000
			CONTINGENCY +	25%	$ 487,000
			TOTAL PROJECT		$ 2,435,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	G-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	780	$527	$ 411,000
2	Install 54" RCP	FT	1,200	$732	$ 878,000
3	Install 60" RCP	FT	1,460	$816	$ 1,191,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	23,460	$2.66	$ 62,000
6	Crushed Miscellaneous Base	SF	23,460	$4	$ 94,000
7	Replace Asphalt Concrete Pavement	SF	23,460	$2	$ 47,000
8	Traffic Control	%	5%		$ 143,000
9	Erosion Control	%	1%		$ 30,000
10	Moblilization/Demobilization	%	10%		$ 304,000
			SUBTOTAL (CONSTRUCTION)		$ 3,343,000
	Engineering and Design	%	10%		$ 334,000
	Surveying & Staking & Geotechnical	%	5%		$ 167,000
	Construction Management/Staff	%	10%		$ 334,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 835,000
			SUBTOTAL COST		$ 4,178,000
			CONTINGENCY +	25%	$ 1,045,000
			TOTAL PROJECT		$ 5,223,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	H-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	1,330	$1,016	$ 1,351,000
2	Install 78" RCP	FT	1,330	$1,133	$ 1,507,000
3	Install 84" RCP	FT	3,900	$1,264	$ 4,930,000
4	Manhole	EA	16	$20,322	$ 325,000
5	Remove 42" RCP	FT	420	$62	$ 26,000
6	Remove 66" RCP	FT	730	$99	$ 72,000
7	Remove 72" RCP	FT	3,170	$108	$ 342,000
8	Sawcut and Remove Existing AC Pavement	SF	61,260	$2.66	$ 163,000
9	Crushed Miscellaneous Base	SF	61,260	$4	$ 245,000
10	Replace Asphalt Concrete Pavement	SF	61,260	$2	$ 123,000
11	Traffic Control	%	5%		$ 454,000
12	Erosion Control	%	1%		$ 95,000
13	Moblilization/Demobilization	%	10%		$ 963,000
			SUBTOTAL (CONSTRUCTION)		$ 10,596,000
	Engineering and Design	%	10%		$ 1,060,000
	Surveying & Staking & Geotechnical	%	5%		$ 530,000
	Construction Management/Staff	%	10%		$ 1,060,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,650,000
			SUBTOTAL COST		$ 13,246,000
			CONTINGENCY +	25%	$ 3,312,000
			TOTAL PROJECT		$ 16,558,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	H-0A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	690	$911	$ 629,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Remove 36" RCP	FT	690	$53	$ 37,000
4	Sawcut and Remove Existing AC Pavement	SF	5,550	$2.66	$ 15,000
5	Crushed Miscellaneous Base	SF	5,550	$4	$ 22,000
6	Replace Asphalt Concrete Pavement	SF	5,550	$2	$ 11,000
7	Traffic Control	%	5%		$ 38,000
8	Erosion Control	%	1%		$ 8,000
9	Moblilization/Demobilization	%	10%		$ 80,000
			SUBTOTAL (CONSTRUCTION)		$ 881,000
	Engineering and Design	%	10%		$ 88,000
	Surveying & Staking & Geotechnical	%	5%		$ 44,000
	Construction Management/Staff	%	10%		$ 88,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 220,000
			SUBTOTAL COST		$ 1,101,000
			CONTINGENCY +	25%	$ 275,000
			TOTAL PROJECT		$ 1,376,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	J-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	2,520	$1,133	$ 2,855,000
2	Manhole	EA	6	$20,322	$ 122,000
3	Sawcut and Remove Existing AC Pavement	SF	23,000	$2.66	$ 61,000
4	Crushed Miscellaneous Base	SF	23,000	$4	$ 92,000
5	Replace Asphalt Concrete Pavement	SF	23,000	$2	$ 46,000
6	Traffic Control	%	5%		$ 159,000
7	Erosion Control	%	1%		$ 33,000
8	Moblilization/Demobilization	%	10%		$ 337,000
			SUBTOTAL (CONSTRUCTION)		$ 3,705,000
	Engineering and Design	%	10%		$ 371,000
	Surveying & Staking & Geotechnical	%	5%		$ 185,000
	Construction Management/Staff	%	10%		$ 371,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 927,000
			SUBTOTAL COST		$ 4,632,000
			CONTINGENCY	20%	$ 926,000
			TOTAL PROJECT		$ 5,558,000

* All unit prices reflect 2024 costs.

Name	J-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	2,330	$588	$ 1,370,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Sawcut and Remove Existing AC Pavement	SF	17,210	$2.66	$ 46,000
5	Crushed Miscellaneous Base	SF	17,210	$4	$ 69,000
6	Replace Asphalt Concrete Pavement	SF	17,210	$2	$ 34,000
7	Traffic Control	%	5%		$ 100,000
8	Erosion Control	%	1%		$ 21,000
9	Moblilization/Demobilization	%	10%		$ 213,000
			SUBTOTAL (CONSTRUCTION)		$ 2,343,000
	Engineering and Design	%	10%		$ 234,000
	Surveying & Staking & Geotechnical	%	5%		$ 117,000
	Construction Management/Staff	%	10%		$ 234,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 585,000
			SUBTOTAL COST		$ 2,928,000
			CONTINGENCY +	25%	$ 732,000
			TOTAL PROJECT		$ 3,660,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	J-1B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	800	$527	$ 422,000
2	Install 42" RCP	FT	1,020	$588	$ 600,000
3	Install 54" RCP	FT	1,330	$732	$ 974,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	19,520	$2.66	$ 52,000
6	Crushed Miscellaneous Base	SF	19,520	$4	$ 78,000
7	Replace Asphalt Concrete Pavement	SF	19,520	$2	$ 39,000
8	Traffic Control	%	5%		$ 116,000
9	Erosion Control	%	1%		$ 24,000
10	Moblilization/Demobilization	%	10%		$ 247,000
			SUBTOTAL (CONSTRUCTION)		$ 2,715,000
	Engineering and Design	%	10%		$ 272,000
	Surveying & Staking & Geotechnical	%	5%		$ 136,000
	Construction Management/Staff	%	10%		$ 272,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 680,000
			SUBTOTAL COST		$ 3,395,000
			CONTINGENCY	20%	$ 679,000
			TOTAL PROJECT		$ 4,074,000

* All unit prices reflect 2024 costs.

Name	J-1C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,160	$588	$ 682,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,340	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,340	$4	$ 41,000
6	Replace Asphalt Concrete Pavement	SF	10,340	$2	$ 21,000
7	Traffic Control	%	5%		$ 61,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 130,000
			SUBTOTAL (CONSTRUCTION)		$ 1,426,000
	Engineering and Design	%	10%		$ 143,000
	Surveying & Staking & Geotechnical	%	5%		$ 71,000
	Construction Management/Staff	%	10%		$ 143,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 357,000
			SUBTOTAL COST		$ 1,783,000
			CONTINGENCY	20%	$ 357,000
			TOTAL PROJECT		$ 2,140,000

* All unit prices reflect 2024 costs.

Name	J-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	3,570	$911	$ 3,252,000
2	Install 72" RCP	FT	560	$1,016	$ 569,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Remove 24" RCP	FT	400	$35	$ 14,000
5	Remove 30" RCP	FT	340	$44	$ 15,000
6	Sawcut and Remove Existing AC Pavement	SF	33,520	$2.66	$ 89,000
7	Crushed Miscellaneous Base	SF	33,520	$4	$ 134,000
8	Replace Asphalt Concrete Pavement	SF	33,520	$2	$ 67,000
9	Traffic Control	%	5%		$ 217,000
10	Erosion Control	%	1%		$ 46,000
11	Moblilization/Demobilization	%	10%		$ 461,000
			SUBTOTAL (CONSTRUCTION)		$ 5,067,000
	Engineering and Design	%	10%		$ 507,000
	Surveying & Staking & Geotechnical	%	5%		$ 253,000
	Construction Management/Staff	%	10%		$ 507,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,267,000
			SUBTOTAL COST		$ 6,334,000
			CONTINGENCY +	25%	$ 1,584,000
			TOTAL PROJECT		$ 7,918,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	J-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	650	$527	$ 343,000
2	Install 42" RCP	FT	1,150	$588	$ 676,000
3	Install 60" RCP	FT	200	$816	$ 163,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	11,730	$2.66	$ 31,000
6	Crushed Miscellaneous Base	SF	11,730	$4	$ 47,000
7	Replace Asphalt Concrete Pavement	SF	11,730	$2	$ 23,000
8	Traffic Control	%	5%		$ 69,000
9	Erosion Control	%	1%		$ 15,000
10	Moblilization/Demobilization	%	10%		$ 147,000
			SUBTOTAL (CONSTRUCTION)		$ 1,616,000
	Engineering and Design	%	10%		$ 162,000
	Surveying & Staking & Geotechnical	%	5%		$ 81,000
	Construction Management/Staff	%	10%		$ 162,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 405,000
			SUBTOTAL COST		$ 2,021,000
			CONTINGENCY	20%	$ 404,000
			TOTAL PROJECT		$ 2,425,000

* All unit prices reflect 2024 costs.

Name	J-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,320	$732	$ 966,000
2	Install 66" RCP	FT	1,310	$911	$ 1,193,000
3	Install 72" RCP	FT	930	$1,016	$ 945,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	27,670	$2.66	$ 74,000
6	Crushed Miscellaneous Base	SF	27,670	$4	$ 111,000
7	Replace Asphalt Concrete Pavement	SF	27,670	$2	$ 55,000
8	Traffic Control	%	5%		$ 176,000
9	Erosion Control	%	1%		$ 37,000
10	Moblilization/Demobilization	%	10%		$ 374,000
			SUBTOTAL (CONSTRUCTION)		$ 4,114,000
	Engineering and Design	%	10%		$ 411,000
	Surveying & Staking & Geotechnical	%	5%		$ 206,000
	Construction Management/Staff	%	10%		$ 411,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,028,000
			SUBTOTAL COST		$ 5,142,000
			CONTINGENCY +	25%	$ 1,286,000
			TOTAL PROJECT		$ 6,428,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	J-3A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	490	$527	$ 258,000
2	Install 42" RCP	FT	1,350	$588	$ 794,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,550	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,550	$4	$ 42,000
6	Replace Asphalt Concrete Pavement	SF	10,550	$2	$ 21,000
7	Traffic Control	%	5%		$ 62,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 132,000
			SUBTOTAL (CONSTRUCTION)		$ 1,452,000
	Engineering and Design	%	10%		$ 145,000
	Surveying & Staking & Geotechnical	%	5%		$ 73,000
	Construction Management/Staff	%	10%		$ 145,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 363,000
			SUBTOTAL COST		$ 1,815,000
			CONTINGENCY	20%	$ 363,000
			TOTAL PROJECT		$ 2,178,000

* All unit prices reflect 2024 costs.

Name	J-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,140	$656	$ 748,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,320	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,320	$4	$ 29,000
5	Replace Asphalt Concrete Pavement	SF	7,320	$2	$ 15,000
6	Traffic Control	%	5%		$ 44,000
7	Erosion Control	%	1%		$ 9,000
8	Moblilization/Demobilization	%	10%		$ 93,000
			SUBTOTAL (CONSTRUCTION)		$ 1,018,000
	Engineering and Design	%	10%		$ 102,000
	Surveying & Staking & Geotechnical	%	5%		$ 51,000
	Construction Management/Staff	%	10%		$ 102,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 255,000
			SUBTOTAL COST		$ 1,273,000
			CONTINGENCY	20%	$ 255,000
			TOTAL PROJECT		$ 1,528,000

* All unit prices reflect 2024 costs.

Name	J-4A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	580	$527	$ 306,000
2	Install 42" RCP	FT	1,330	$588	$ 782,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,910	$2.66	$ 29,000
5	Crushed Miscellaneous Base	SF	10,910	$4	$ 44,000
6	Replace Asphalt Concrete Pavement	SF	10,910	$2	$ 22,000
7	Traffic Control	%	5%		$ 64,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 136,000
			SUBTOTAL (CONSTRUCTION)		$ 1,498,000
	Engineering and Design	%	10%		$ 150,000
	Surveying & Staking & Geotechnical	%	5%		$ 75,000
	Construction Management/Staff	%	10%		$ 150,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 375,000
			SUBTOTAL COST		$ 1,873,000
			CONTINGENCY	20%	$ 375,000
			TOTAL PROJECT		$ 2,248,000

* All unit prices reflect 2024 costs.

Name	J-4B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	600	$527	$ 316,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,960	$2.66	$ 29,000
5	Crushed Miscellaneous Base	SF	10,960	$4	$ 44,000
6	Replace Asphalt Concrete Pavement	SF	10,960	$2	$ 22,000
7	Traffic Control	%	5%		$ 64,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 137,000
			SUBTOTAL (CONSTRUCTION)		$ 1,504,000
	Engineering and Design	%	10%		$ 150,000
	Surveying & Staking & Geotechnical	%	5%		$ 75,000
	Construction Management/Staff	%	10%		$ 150,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 375,000
			SUBTOTAL COST		$ 1,879,000
			CONTINGENCY	20%	$ 376,000
			TOTAL PROJECT		$ 2,255,000

* All unit prices reflect 2024 costs.

Name	M-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,700	$816	$ 1,387,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 42" RCP	FT	910	$62	$ 56,000
4	Remove 48" RCP	FT	650	$71	$ 46,000
5	Sawcut and Remove Existing AC Pavement	SF	12,750	$2.66	$ 34,000
6	Crushed Miscellaneous Base	SF	12,750	$4	$ 51,000
7	Replace Asphalt Concrete Pavement	SF	12,750	$2	$ 26,000
8	Traffic Control	%	5%		$ 84,000
9	Erosion Control	%	1%		$ 18,000
10	Moblilization/Demobilization	%	10%		$ 178,000
			SUBTOTAL (CONSTRUCTION)		$ 1,961,000
	Engineering and Design	%	10%		$ 196,000
	Surveying & Staking & Geotechnical	%	5%		$ 98,000
	Construction Management/Staff	%	10%		$ 196,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 490,000
			SUBTOTAL COST		$ 2,451,000
			CONTINGENCY +	25%	$ 613,000
			TOTAL PROJECT		$ 3,064,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	870	$816	$ 710,000
2	Install 6' x 4' RCB	FT	250	$1,323	$ 331,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Remove 48" RCP	FT	840	$71	$ 60,000
5	Sawcut and Remove Existing AC Pavement	SF	8,680	$2.66	$ 23,000
6	Crushed Miscellaneous Base	SF	8,680	$4	$ 35,000
7	Replace Asphalt Concrete Pavement	SF	8,680	$2	$ 17,000
8	Traffic Control	%	5%		$ 62,000
9	Erosion Control	%	1%		$ 13,000
10	Moblilization/Demobilization	%	10%		$ 131,000
			SUBTOTAL (CONSTRUCTION)		$ 1,443,000
	Engineering and Design	%	10%		$ 144,000
	Surveying & Staking & Geotechnical	%	5%		$ 72,000
	Construction Management/Staff	%	10%		$ 144,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 360,000
			SUBTOTAL COST		$ 1,803,000
			CONTINGENCY +	25%	$ 451,000
			TOTAL PROJECT		$ 2,254,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,240	$588	$ 729,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,810	$2.66	$ 29,000
5	Crushed Miscellaneous Base	SF	10,810	$4	$ 43,000
6	Replace Asphalt Concrete Pavement	SF	10,810	$2	$ 22,000
7	Traffic Control	%	5%		$ 64,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 135,000
			SUBTOTAL (CONSTRUCTION)		$ 1,485,000
	Engineering and Design	%	10%		$ 149,000
	Surveying & Staking & Geotechnical	%	5%		$ 74,000
	Construction Management/Staff	%	10%		$ 149,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 372,000
			SUBTOTAL COST		$ 1,857,000
			CONTINGENCY	20%	$ 371,000
			TOTAL PROJECT		$ 2,228,000

* All unit prices reflect 2024 costs.

Name	M-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,090	$656	$ 715,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,000	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,000	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	7,000	$2	$ 14,000
6	Traffic Control	%	5%		$ 42,000
7	Erosion Control	%	1%		$ 9,000
8	Moblilization/Demobilization	%	10%		$ 89,000
			SUBTOTAL (CONSTRUCTION)		$ 977,000
	Engineering and Design	%	10%		$ 98,000
	Surveying & Staking & Geotechnical	%	5%		$ 49,000
	Construction Management/Staff	%	10%		$ 98,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 245,000
			SUBTOTAL COST		$ 1,222,000
			CONTINGENCY +	25%	$ 306,000
			TOTAL PROJECT		$ 1,528,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	550	$527	$ 290,000
2	Install 42" RCP	FT	1,150	$588	$ 676,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,690	$2.66	$ 26,000
5	Crushed Miscellaneous Base	SF	9,690	$4	$ 39,000
6	Replace Asphalt Concrete Pavement	SF	9,690	$2	$ 19,000
7	Traffic Control	%	5%		$ 57,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 120,000
			SUBTOTAL (CONSTRUCTION)		$ 1,320,000
	Engineering and Design	%	10%		$ 132,000
	Surveying & Staking & Geotechnical	%	5%		$ 66,000
	Construction Management/Staff	%	10%		$ 132,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 330,000
			SUBTOTAL COST		$ 1,650,000
			CONTINGENCY	20%	$ 330,000
			TOTAL PROJECT		$ 1,980,000

* All unit prices reflect 2024 costs.

Name	M-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,150	$656	$ 754,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,380	$2.66	$ 20,000
4	Crushed Miscellaneous Base	SF	7,380	$4	$ 30,000
5	Replace Asphalt Concrete Pavement	SF	7,380	$2	$ 15,000
6	Traffic Control	%	5%		$ 44,000
7	Erosion Control	%	1%		$ 9,000
8	Moblilization/Demobilization	%	10%		$ 93,000
			SUBTOTAL (CONSTRUCTION)		$ 1,026,000
	Engineering and Design	%	10%		$ 103,000
	Surveying & Staking & Geotechnical	%	5%		$ 51,000
	Construction Management/Staff	%	10%		$ 103,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 257,000
			SUBTOTAL COST		$ 1,283,000
			CONTINGENCY +	25%	$ 321,000
			TOTAL PROJECT		$ 1,604,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-3A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	580	$527	$ 306,000
2	Install 42" RCP	FT	1,460	$588	$ 858,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,680	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,680	$4	$ 47,000
6	Replace Asphalt Concrete Pavement	SF	11,680	$2	$ 23,000
7	Traffic Control	%	5%		$ 68,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 145,000
			SUBTOTAL (CONSTRUCTION)		$ 1,594,000
	Engineering and Design	%	10%		$ 159,000
	Surveying & Staking & Geotechnical	%	5%		$ 80,000
	Construction Management/Staff	%	10%		$ 159,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 398,000
			SUBTOTAL COST		$ 1,992,000
			CONTINGENCY +	25%	$ 498,000
			TOTAL PROJECT		$ 2,490,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	700	$527	$ 369,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	3,740	$2.66	$ 10,000
4	Crushed Miscellaneous Base	SF	3,740	$4	$ 15,000
5	Replace Asphalt Concrete Pavement	SF	3,740	$2	$ 7,000
6	Traffic Control	%	5%		$ 22,000
7	Erosion Control	%	1%		$ 5,000
8	Moblilization/Demobilization	%	10%		$ 47,000
			SUBTOTAL (CONSTRUCTION)		$ 516,000
	Engineering and Design	%	10%		$ 51,600
	Surveying & Staking & Geotechnical	%	5%		$ 26,000
	Construction Management/Staff	%	10%		$ 52,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 129,600
			SUBTOTAL COST		$ 645,600
			CONTINGENCY	20%	$ 129,000
			TOTAL PROJECT		$ 774,600

* All unit prices reflect 2024 costs.

Name	M-5-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install Double 14' x 6' RCB	FT	1,360	$16,722	$ 22,742,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	40,800	$2.66	$ 109,000
4	Crushed Miscellaneous Base	SF	40,800	$4	$ 163,000
5	Replace Asphalt Concrete Pavement	SF	40,800	$2	$ 82,000
6	Traffic Control	%	5%		$ 1,158,000
7	Erosion Control	%	1%		$ 243,000
8	Moblilization/Demobilization	%	10%		$ 2,456,000
			SUBTOTAL (CONSTRUCTION)		$ 27,014,000
	Engineering and Design	%	10%		$ 2,701,000
	Surveying & Staking & Geotechnical	%	5%		$ 1,351,000
	Construction Management/Staff	%	10%		$ 2,701,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 6,753,000
			SUBTOTAL COST		$ 33,767,000
			CONTINGENCY +	25%	$ 8,442,000
			TOTAL PROJECT		$ 42,209,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-5-B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 14' x 8' RCB	FT	1,880	$8,361	$ 15,719,000
2	Install Double 14' x 6' RCB	FT	1,870	$16,722	$ 31,270,000
3	Manhole	EA	9	$20,322	$ 183,000
4	Sawcut and Remove Existing AC Pavement	SF	86,180	$2.66	$ 229,000
5	Crushed Miscellaneous Base	SF	86,180	$4	$ 345,000
6	Replace Asphalt Concrete Pavement	SF	86,180	$2	$ 172,000
7	Traffic Control	%	5%		$ 2,396,000
8	Erosion Control	%	1%		$ 503,000
9	Moblilization/Demobilization	%	10%		$ 5,082,000
			SUBTOTAL (CONSTRUCTION)		$ 55,899,000
	Engineering and Design	%	10%		$ 5,590,000
	Surveying & Staking & Geotechnical	%	5%		$ 2,795,000
	Construction Management/Staff	%	10%		$ 5,590,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 13,975,000
			SUBTOTAL COST		$ 69,874,000
			CONTINGENCY +	25%	$ 17,469,000
			TOTAL PROJECT		$ 87,343,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	M-5-C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 96" RCP	FT	3,760	$1,572	$ 5,911,000
2	Manhole	EA	9	$20,322	$ 183,000
3	Sawcut and Remove Existing AC Pavement	SF	40,270	$2.66	$ 107,000
4	Crushed Miscellaneous Base	SF	40,270	$4	$ 161,000
5	Replace Asphalt Concrete Pavement	SF	40,270	$2	$ 81,000
6	Traffic Control	%	5%		$ 322,000
7	Erosion Control	%	1%		$ 68,000
8	Moblilization/Demobilization	%	10%		$ 683,000
			SUBTOTAL (CONSTRUCTION)		$ 7,516,000
	Engineering and Design	%	10%		$ 752,000
	Surveying & Staking & Geotechnical	%	5%		$ 376,000
	Construction Management/Staff	%	10%		$ 752,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,880,000
			SUBTOTAL COST		$ 9,396,000
			CONTINGENCY	20%	$ 1,879,000
			TOTAL PROJECT		$ 11,275,000

* All unit prices reflect 2024 costs.

Name	M-5-D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,310	$588	$ 770,000
3	Install 54" RCP	FT	3,180	$732	$ 2,328,000
4	Install 60" RCP	FT	2,010	$816	$ 1,640,000
5	Manhole	EA	18	$20,322	$ 366,000
6	Sawcut and Remove Existing AC Pavement	SF	48,560	$2.66	$ 129,000
7	Crushed Miscellaneous Base	SF	48,560	$4	$ 194,000
8	Replace Asphalt Concrete Pavement	SF	48,560	$2	$ 97,000
9	Traffic Control	%	5%		$ 294,000
10	Erosion Control	%	1%		$ 62,000
11	Moblilization/Demobilization	%	10%		$ 623,000
			SUBTOTAL (CONSTRUCTION)		$ 6,856,000
	Engineering and Design	%	10%		$ 686,000
	Surveying & Staking & Geotechnical	%	5%		$ 343,000
	Construction Management/Staff	%	10%		$ 686,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,715,000
			SUBTOTAL COST		$ 8,571,000
			CONTINGENCY +	25%	$ 2,143,000
			TOTAL PROJECT		$ 10,714,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5-E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	700	$527	$ 369,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	3,740	$2.66	$ 10,000
4	Crushed Miscellaneous Base	SF	3,740	$4	$ 15,000
5	Replace Asphalt Concrete Pavement	SF	3,740	$2	$ 7,000
6	Traffic Control	%	5%		$ 22,000
7	Erosion Control	%	1%		$ 5,000
8	Moblilization/Demobilization	%	10%		$ 47,000
			SUBTOTAL (CONSTRUCTION)		$ 516,000
	Engineering and Design	%	10%		$ 51,600
	Surveying & Staking & Geotechnical	%	5%		$ 26,000
	Construction Management/Staff	%	10%		$ 52,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 129,600
			SUBTOTAL COST		$ 645,600
			CONTINGENCY +	25%	$ 161,000
			TOTAL PROJECT		$ 806,600

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	460	$527	$ 242,000
2	Install 42" RCP	FT	1,400	$588	$ 823,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	10,680	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,680	$4	$ 43,000
6	Replace Asphalt Concrete Pavement	SF	10,680	$2	$ 21,000
7	Traffic Control	%	5%		$ 63,000
8	Erosion Control	%	1%		$ 13,000
9	Moblilization/Demobilization	%	10%		$ 134,000
			SUBTOTAL (CONSTRUCTION)		$ 1,469,000
	Engineering and Design	%	10%		$ 147,000
	Surveying & Staking & Geotechnical	%	5%		$ 73,000
	Construction Management/Staff	%	10%		$ 147,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 367,000
			SUBTOTAL COST		$ 1,836,000
			CONTINGENCY +	25%	$ 459,000
			TOTAL PROJECT		$ 2,295,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	1,330	$911	$ 1,212,000
2	Install 72" RCP	FT	4,130	$1,016	$ 4,196,000
3	Install 78" RCP	FT	1,330	$1,133	$ 1,507,000
4	Manhole	EA	17	$20,322	$ 345,000
5	Sawcut and Remove Existing AC Pavement	SF	58,000	$2.66	$ 154,000
6	Crushed Miscellaneous Base	SF	58,000	$4	$ 232,000
7	Replace Asphalt Concrete Pavement	SF	58,000	$2	$ 116,000
8	Traffic Control	%	5%		$ 388,000
9	Erosion Control	%	1%		$ 82,000
10	Moblilization/Demobilization	%	10%		$ 823,000
			SUBTOTAL (CONSTRUCTION)		$ 9,055,000
	Engineering and Design	%	10%		$ 906,000
	Surveying & Staking & Geotechnical	%	5%		$ 453,000
	Construction Management/Staff	%	10%		$ 906,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,265,000
			SUBTOTAL COST		$ 11,320,000
			CONTINGENCY	20%	$ 2,264,000
			TOTAL PROJECT		$ 13,584,000

* All unit prices reflect 2024 costs.

Name	M-5B-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Sawcut and Remove Existing AC Pavement	SF	1,820	$2.66	$ 5,000
4	Crushed Miscellaneous Base	SF	1,820	$4	$ 7,000
5	Replace Asphalt Concrete Pavement	SF	1,820	$2	$ 4,000
6	Traffic Control	%	5%		$ 11,000
7	Erosion Control	%	1%		$ 2,000
8	Moblilization/Demobilization	%	10%		$ 23,000
			SUBTOTAL (CONSTRUCTION)		$ 251,000
	Engineering and Design	%	10%		$ 25,100
	Surveying & Staking & Geotechnical	%	5%		$ 13,000
	Construction Management/Staff	%	10%		$ 25,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 63,100
			SUBTOTAL COST		$ 314,100
			CONTINGENCY	20%	$ 63,000
			TOTAL PROJECT		$ 377,100

* All unit prices reflect 2024 costs.

Name	M-5B-B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	690	$527	$ 364,000
2	Install 42" RCP	FT	1,350	$588	$ 794,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,620	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,620	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,620	$2	$ 23,000
7	Traffic Control	%	5%		$ 68,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 144,000
			SUBTOTAL (CONSTRUCTION)		$ 1,586,000
	Engineering and Design	%	10%		$ 159,000
	Surveying & Staking & Geotechnical	%	5%		$ 79,000
	Construction Management/Staff	%	10%		$ 159,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 397,000
			SUBTOTAL COST		$ 1,983,000
			CONTINGENCY	20%	$ 397,000
			TOTAL PROJECT		$ 2,380,000

* All unit prices reflect 2024 costs.

Name	M-5B-C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,350	$588	$ 794,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,510	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,510	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,510	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 143,000
			SUBTOTAL (CONSTRUCTION)		$ 1,573,000
	Engineering and Design	%	10%		$ 157,000
	Surveying & Staking & Geotechnical	%	5%		$ 79,000
	Construction Management/Staff	%	10%		$ 157,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 393,000
			SUBTOTAL COST		$ 1,966,000
			CONTINGENCY	20%	$ 393,000
			TOTAL PROJECT		$ 2,359,000

* All unit prices reflect 2024 costs.

Name	M-5B-D	100			
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	730	$527	$ 385,000
2	Install 42" RCP	FT	1,330	$588	$ 782,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,710	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,710	$4	$ 47,000
6	Replace Asphalt Concrete Pavement	SF	11,710	$2	$ 23,000
7	Traffic Control	%	5%		$ 69,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 145,000
			SUBTOTAL (CONSTRUCTION)		$ 1,598,000
	Engineering and Design	%	10%		$ 160,000
	Surveying & Staking & Geotechnical	%	5%		$ 80,000
	Construction Management/Staff	%	10%		$ 160,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 400,000
			SUBTOTAL COST		$ 1,998,000
			CONTINGENCY	20%	$ 400,000
			TOTAL PROJECT		$ 2,398,000

* All unit prices reflect 2024 costs.

Name	M-5B-E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	790	$527	$ 416,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,330	$656	$ 872,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	20,510	$2.66	$ 55,000
6	Crushed Miscellaneous Base	SF	20,510	$4	$ 82,000
7	Replace Asphalt Concrete Pavement	SF	20,510	$2	$ 41,000
8	Traffic Control	%	5%		$ 121,000
9	Erosion Control	%	1%		$ 25,000
10	Moblilization/Demobilization	%	10%		$ 257,000
			SUBTOTAL (CONSTRUCTION)		$ 2,828,000
	Engineering and Design	%	10%		$ 283,000
	Surveying & Staking & Geotechnical	%	5%		$ 141,000
	Construction Management/Staff	%	10%		$ 283,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 707,000
			SUBTOTAL COST		$ 3,535,000
			CONTINGENCY +	25%	$ 884,000
			TOTAL PROJECT		$ 4,419,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway and SCG transmisson line conflict

Name	M-5C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	350	$527	$ 184,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,340	$656	$ 879,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	18,220	$2.66	$ 48,000
6	Crushed Miscellaneous Base	SF	18,220	$4	$ 73,000
7	Replace Asphalt Concrete Pavement	SF	18,220	$2	$ 36,000
8	Traffic Control	%	5%		$ 108,000
9	Erosion Control	%	1%		$ 23,000
10	Moblilization/Demobilization	%	10%		$ 229,000
			SUBTOTAL (CONSTRUCTION)		$ 2,519,000
	Engineering and Design	%	10%		$ 252,000
	Surveying & Staking & Geotechnical	%	5%		$ 126,000
	Construction Management/Staff	%	10%		$ 252,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 630,000
			SUBTOTAL COST		$ 3,149,000
			CONTINGENCY +	25%	$ 787,000
			TOTAL PROJECT		$ 3,936,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	810	$527	$ 427,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	4,320	$2.66	$ 11,000
4	Crushed Miscellaneous Base	SF	4,320	$4	$ 17,000
5	Replace Asphalt Concrete Pavement	SF	4,320	$2	$ 9,000
6	Traffic Control	%	5%		$ 25,000
7	Erosion Control	%	1%		$ 5,000
8	Moblilization/Demobilization	%	10%		$ 54,000
			SUBTOTAL (CONSTRUCTION)		$ 589,000
	Engineering and Design	%	10%		$ 58,900
	Surveying & Staking & Geotechnical	%	5%		$ 29,000
	Construction Management/Staff	%	10%		$ 59,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 146,900
			SUBTOTAL COST		$ 735,900
			CONTINGENCY	20%	$ 147,000
			TOTAL PROJECT		$ 882,900

* All unit prices reflect 2024 costs.

Name	M-5E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,320	$816	$ 1,077,000
2	Install 66" RCP	FT	1,330	$911	$ 1,212,000
3	Install 72" RCP	FT	5,480	$1,016	$ 5,568,000
4	Install 78" RCP	FT	5,480	$1,133	$ 6,209,000
5	Manhole	EA	34	$20,322	$ 691,000
6	Sawcut and Remove Existing AC Pavement	SF	110,270	$2.66	$ 293,000
7	Crushed Miscellaneous Base	SF	110,270	$4	$ 441,000
8	Replace Asphalt Concrete Pavement	SF	110,270	$2	$ 221,000
9	Traffic Control	%	5%		$ 786,000
10	Erosion Control	%	1%		$ 165,000
11	Moblilization/Demobilization	%	10%		$ 1,666,000
			SUBTOTAL (CONSTRUCTION)		$ 18,329,000
	Engineering and Design	%	10%		$ 1,833,000
	Surveying & Staking & Geotechnical	%	5%		$ 916,000
	Construction Management/Staff	%	10%		$ 1,833,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 4,582,000
			SUBTOTAL COST		$ 22,911,000
			CONTINGENCY	20%	$ 4,582,000
			TOTAL PROJECT		$ 27,493,000

* All unit prices reflect 2024 costs.

Name	M-5E-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	820	$588	$ 482,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	7,600	$2.66	$ 20,000
5	Crushed Miscellaneous Base	SF	7,600	$4	$ 30,000
6	Replace Asphalt Concrete Pavement	SF	7,600	$2	$ 15,000
7	Traffic Control	%	5%		$ 44,000
8	Erosion Control	%	1%		$ 9,000
9	Moblilization/Demobilization	%	10%		$ 94,000
			SUBTOTAL (CONSTRUCTION)		$ 1,029,000
	Engineering and Design	%	10%		$ 103,000
	Surveying & Staking & Geotechnical	%	5%		$ 51,000
	Construction Management/Staff	%	10%		$ 103,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 257,000
			SUBTOTAL COST		$ 1,286,000
			CONTINGENCY	20%	$ 257,000
			TOTAL PROJECT		$ 1,543,000

* All unit prices reflect 2024 costs.

Name	M-5E-B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	500	$527	$ 264,000
2	Install 42" RCP	FT	1,200	$588	$ 706,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,720	$2.66	$ 26,000
5	Crushed Miscellaneous Base	SF	9,720	$4	$ 39,000
6	Replace Asphalt Concrete Pavement	SF	9,720	$2	$ 19,000
7	Traffic Control	%	5%		$ 57,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 120,000
			SUBTOTAL (CONSTRUCTION)		$ 1,324,000
	Engineering and Design	%	10%		$ 132,000
	Surveying & Staking & Geotechnical	%	5%		$ 66,000
	Construction Management/Staff	%	10%		$ 132,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 330,000
			SUBTOTAL COST		$ 1,654,000
			CONTINGENCY	20%	$ 331,000
			TOTAL PROJECT		$ 1,985,000

* All unit prices reflect 2024 costs.

Name	M-5E-C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	490	$527	$ 258,000
2	Install 42" RCP	FT	1,180	$588	$ 694,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Remove 36" RCP	FT	70	$53	$ 4,000
5	Sawcut and Remove Existing AC Pavement	SF	9,550	$2.66	$ 25,000
6	Crushed Miscellaneous Base	SF	9,550	$4	$ 38,000
7	Replace Asphalt Concrete Pavement	SF	9,550	$2	$ 19,000
8	Traffic Control	%	5%		$ 56,000
9	Erosion Control	%	1%		$ 12,000
10	Moblilization/Demobilization	%	10%		$ 119,000
			SUBTOTAL (CONSTRUCTION)		$ 1,306,000
	Engineering and Design	%	10%		$ 131,000
	Surveying & Staking & Geotechnical	%	5%		$ 65,000
	Construction Management/Staff	%	10%		$ 131,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 327,000
			SUBTOTAL COST		$ 1,633,000
			CONTINGENCY	20%	$ 327,000
			TOTAL PROJECT		$ 1,960,000

* All unit prices reflect 2024 costs.

Name	M-5E-D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	590	$527	$ 311,000
2	Install 42" RCP	FT	1,070	$588	$ 629,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,440	$2.66	$ 25,000
5	Crushed Miscellaneous Base	SF	9,440	$4	$ 38,000
6	Replace Asphalt Concrete Pavement	SF	9,440	$2	$ 19,000
7	Traffic Control	%	5%		$ 55,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 117,000
			SUBTOTAL (CONSTRUCTION)		$ 1,287,000
	Engineering and Design	%	10%		$ 129,000
	Surveying & Staking & Geotechnical	%	5%		$ 64,000
	Construction Management/Staff	%	10%		$ 129,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 322,000
			SUBTOTAL COST		$ 1,609,000
			CONTINGENCY	20%	$ 322,000
			TOTAL PROJECT		$ 1,931,000

* All unit prices reflect 2024 costs.

Name	M-5E-E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	640	$527	$ 337,000
2	Install 42" RCP	FT	1,030	$588	$ 606,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,470	$2.66	$ 25,000
5	Crushed Miscellaneous Base	SF	9,470	$4	$ 38,000
6	Replace Asphalt Concrete Pavement	SF	9,470	$2	$ 19,000
7	Traffic Control	%	5%		$ 55,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 117,000
			SUBTOTAL (CONSTRUCTION)		$ 1,290,000
	Engineering and Design	%	10%		$ 129,000
	Surveying & Staking & Geotechnical	%	5%		$ 65,000
	Construction Management/Staff	%	10%		$ 129,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 323,000
			SUBTOTAL COST		$ 1,613,000
			CONTINGENCY	20%	$ 323,000
			TOTAL PROJECT		$ 1,936,000

* All unit prices reflect 2024 costs.

Name	M-5E-F				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	650	$527	$ 343,000
2	Install 42" RCP	FT	1,000	$588	$ 588,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	9,350	$2.66	$ 25,000
5	Crushed Miscellaneous Base	SF	9,350	$4	$ 37,000
6	Replace Asphalt Concrete Pavement	SF	9,350	$2	$ 19,000
7	Traffic Control	%	5%		$ 55,000
8	Erosion Control	%	1%		$ 11,000
9	Moblilization/Demobilization	%	10%		$ 116,000
			SUBTOTAL (CONSTRUCTION)		$ 1,275,000
	Engineering and Design	%	10%		$ 128,000
	Surveying & Staking & Geotechnical	%	5%		$ 64,000
	Construction Management/Staff	%	10%		$ 128,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 320,000
			SUBTOTAL COST		$ 1,595,000
			CONTINGENCY	20%	$ 319,000
			TOTAL PROJECT		$ 1,914,000

* All unit prices reflect 2024 costs.

Name	M-5F				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	350	$527	$ 184,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,350	$656	$ 886,000
4	Install 60" RCP	FT	1,140	$816	$ 930,000
5	Install 66" RCP	FT	1,520	$911	$ 1,385,000
6	Manhole	EA	14	$20,322	$ 285,000
7	Sawcut and Remove Existing AC Pavement	SF	39,320	$2.66	$ 105,000
8	Crushed Miscellaneous Base	SF	39,320	$4	$ 157,000
9	Replace Asphalt Concrete Pavement	SF	39,320	$2	$ 79,000
10	Traffic Control	%	5%		$ 239,000
11	Erosion Control	%	1%		$ 50,000
12	Moblilization/Demobilization	%	10%		$ 508,000
			SUBTOTAL (CONSTRUCTION)		$ 5,584,000
	Engineering and Design	%	10%		$ 558,000
	Surveying & Staking & Geotechnical	%	5%		$ 279,000
	Construction Management/Staff	%	10%		$ 558,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,395,000
			SUBTOTAL COST		$ 6,979,000
			CONTINGENCY +	25%	$ 1,745,000
			TOTAL PROJECT		$ 8,724,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5F-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	360	$527	$ 190,000
2	Install 42" RCP	FT	1,330	$588	$ 782,000
3	Install 48" RCP	FT	1,320	$656	$ 866,000
4	Install 54" RCP	FT	1,330	$732	$ 974,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,460	$2.66	$ 73,000
7	Crushed Miscellaneous Base	SF	27,460	$4	$ 110,000
8	Replace Asphalt Concrete Pavement	SF	27,460	$2	$ 55,000
9	Traffic Control	%	5%		$ 164,000
10	Erosion Control	%	1%		$ 34,000
11	Moblilization/Demobilization	%	10%		$ 347,000
			SUBTOTAL (CONSTRUCTION)		$ 3,819,000
	Engineering and Design	%	10%		$ 382,000
	Surveying & Staking & Geotechnical	%	5%		$ 191,000
	Construction Management/Staff	%	10%		$ 382,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 955,000
			SUBTOTAL COST		$ 4,774,000
			CONTINGENCY +	25%	$ 1,194,000
			TOTAL PROJECT		$ 5,968,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-5G				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,340	$732	$ 981,000
2	Install 66" RCP	FT	2,650	$911	$ 2,414,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Sawcut and Remove Existing AC Pavement	SF	30,530	$2.66	$ 81,000
5	Crushed Miscellaneous Base	SF	30,530	$4	$ 122,000
6	Replace Asphalt Concrete Pavement	SF	30,530	$2	$ 61,000
7	Traffic Control	%	5%		$ 193,000
8	Erosion Control	%	1%		$ 41,000
9	Moblilization/Demobilization	%	10%		$ 410,000
			SUBTOTAL (CONSTRUCTION)		$ 4,506,000
	Engineering and Design	%	10%		$ 451,000
	Surveying & Staking & Geotechnical	%	5%		$ 225,000
	Construction Management/Staff	%	10%		$ 451,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,127,000
			SUBTOTAL COST		$ 5,633,000
			CONTINGENCY +	25%	$ 1,408,000
			TOTAL PROJECT		$ 7,041,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway and 12' water main conflict

Name	M-5G-A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	1,150	$588	$ 676,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	6,760	$2.66	$ 18,000
4	Crushed Miscellaneous Base	SF	6,760	$4	$ 27,000
5	Replace Asphalt Concrete Pavement	SF	6,760	$2	$ 14,000
6	Traffic Control	%	5%		$ 40,000
7	Erosion Control	%	1%		$ 8,000
8	Moblilization/Demobilization	%	10%		$ 84,000
			SUBTOTAL (CONSTRUCTION)		$ 928,000
	Engineering and Design	%	10%		$ 93,000
	Surveying & Staking & Geotechnical	%	5%		$ 46,000
	Construction Management/Staff	%	10%		$ 93,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 232,000
			SUBTOTAL COST		$ 1,160,000
			CONTINGENCY +	25%	$ 290,000
			TOTAL PROJECT		$ 1,450,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-5G-B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,310	$527	$ 690,000
2	Install 42" RCP	FT	750	$588	$ 441,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,400	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,400	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,400	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 141,000
			SUBTOTAL (CONSTRUCTION)		$ 1,554,000
	Engineering and Design	%	10%		$ 155,000
	Surveying & Staking & Geotechnical	%	5%		$ 78,000
	Construction Management/Staff	%	10%		$ 155,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 388,000
			SUBTOTAL COST		$ 1,942,000
			CONTINGENCY +	25%	$ 486,000
			TOTAL PROJECT		$ 2,428,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-5G-C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	730	$527	$ 385,000
2	Install 42" RCP	FT	1,310	$588	$ 770,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,590	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,590	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,590	$2	$ 23,000
7	Traffic Control	%	5%		$ 68,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 144,000
			SUBTOTAL (CONSTRUCTION)		$ 1,583,000
	Engineering and Design	%	10%		$ 158,000
	Surveying & Staking & Geotechnical	%	5%		$ 79,000
	Construction Management/Staff	%	10%		$ 158,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 395,000
			SUBTOTAL COST		$ 1,978,000
			CONTINGENCY +	25%	$ 495,000
			TOTAL PROJECT		$ 2,473,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-5H				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	350	$527	$ 184,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,340	$656	$ 879,000
4	Install 54" RCP	FT	1,150	$732	$ 842,000
5	Install 72" RCP	FT	2,830	$1,016	$ 2,875,000
6	Manhole	EA	17	$20,322	$ 345,000
7	Sawcut and Remove Existing AC Pavement	SF	50,520	$2.66	$ 134,000
8	Crushed Miscellaneous Base	SF	50,520	$4	$ 202,000
9	Replace Asphalt Concrete Pavement	SF	50,520	$2	$ 101,000
10	Traffic Control	%	5%		$ 317,000
11	Erosion Control	%	1%		$ 67,000
12	Moblilization/Demobilization	%	10%		$ 672,000
			SUBTOTAL (CONSTRUCTION)		$ 7,394,000
	Engineering and Design	%	10%		$ 739,000
	Surveying & Staking & Geotechnical	%	5%		$ 370,000
	Construction Management/Staff	%	10%		$ 739,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,848,000
			SUBTOTAL COST		$ 9,242,000
			CONTINGENCY +	25%	$ 2,311,000
			TOTAL PROJECT		$ 11,553,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-6A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	2,630	$1,016	$ 2,672,000
2	Install 78" RCP	FT	1,380	$1,133	$ 1,564,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Sawcut and Remove Existing AC Pavement	SF	35,170	$2.66	$ 94,000
5	Crushed Miscellaneous Base	SF	35,170	$4	$ 141,000
6	Replace Asphalt Concrete Pavement	SF	35,170	$2	$ 70,000
7	Traffic Control	%	5%		$ 237,000
8	Erosion Control	%	1%		$ 50,000
9	Moblilization/Demobilization	%	10%		$ 503,000
			SUBTOTAL (CONSTRUCTION)		$ 5,534,000
	Engineering and Design	%	10%		$ 553,000
	Surveying & Staking & Geotechnical	%	5%		$ 277,000
	Construction Management/Staff	%	10%		$ 553,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,383,000
			SUBTOTAL COST		$ 6,917,000
			CONTINGENCY	20%	$ 1,383,000
			TOTAL PROJECT		$ 8,300,000

* All unit prices reflect 2024 costs.

Name	M-6B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Install 42" RCP	FT	1,370	$588	$ 806,000
3	Install 48" RCP	FT	1,290	$656	$ 846,000
4	Install 66" RCP	FT	2,650	$911	$ 2,414,000
5	Manhole	EA	14	$20,322	$ 285,000
6	Sawcut and Remove Existing AC Pavement	SF	40,890	$2.66	$ 109,000
7	Crushed Miscellaneous Base	SF	40,890	$4	$ 164,000
8	Replace Asphalt Concrete Pavement	SF	40,890	$2	$ 82,000
9	Traffic Control	%	5%		$ 244,000
10	Erosion Control	%	1%		$ 51,000
11	Moblilization/Demobilization	%	10%		$ 518,000
			SUBTOTAL (CONSTRUCTION)		$ 5,698,000
	Engineering and Design	%	10%		$ 570,000
	Surveying & Staking & Geotechnical	%	5%		$ 285,000
	Construction Management/Staff	%	10%		$ 570,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,425,000
			SUBTOTAL COST		$ 7,123,000
			CONTINGENCY +	25%	$ 1,781,000
			TOTAL PROJECT		$ 8,904,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main and SCG transmisson line conflict

Name	M-6C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	320	$527	$ 169,000
2	Install 42" RCP	FT	1,650	$588	$ 970,000
3	Install 48" RCP	FT	1,310	$656	$ 859,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	19,810	$2.66	$ 53,000
6	Crushed Miscellaneous Base	SF	19,810	$4	$ 79,000
7	Replace Asphalt Concrete Pavement	SF	19,810	$2	$ 40,000
8	Traffic Control	%	5%		$ 117,000
9	Erosion Control	%	1%		$ 25,000
10	Moblilization/Demobilization	%	10%		$ 248,000
			SUBTOTAL (CONSTRUCTION)		$ 2,723,000
	Engineering and Design	%	10%		$ 272,000
	Surveying & Staking & Geotechnical	%	5%		$ 136,000
	Construction Management/Staff	%	10%		$ 272,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 680,000
			SUBTOTAL COST		$ 3,403,000
			CONTINGENCY +	25%	$ 851,000
			TOTAL PROJECT		$ 4,254,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	M-6D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Install 42" RCP	FT	1,380	$588	$ 811,000
3	Install 48" RCP	FT	1,280	$656	$ 840,000
4	Install 54" RCP	FT	1,380	$732	$ 1,010,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,740	$2.66	$ 74,000
7	Crushed Miscellaneous Base	SF	27,740	$4	$ 111,000
8	Replace Asphalt Concrete Pavement	SF	27,740	$2	$ 55,000
9	Traffic Control	%	5%		$ 165,000
10	Erosion Control	%	1%		$ 35,000
11	Moblilization/Demobilization	%	10%		$ 350,000
			SUBTOTAL (CONSTRUCTION)		$ 3,854,000
	Engineering and Design	%	10%		$ 385,000
	Surveying & Staking & Geotechnical	%	5%		$ 193,000
	Construction Management/Staff	%	10%		$ 385,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 963,000
			SUBTOTAL COST		$ 4,817,000
			CONTINGENCY +	25%	$ 1,204,000
			TOTAL PROJECT		$ 6,021,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	M-7A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	2,680	$1,264	$ 3,388,000
2	Install 96" RCP	FT	1,250	$1,572	$ 1,965,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Sawcut and Remove Existing AC Pavement	SF	39,350	$2.66	$ 105,000
5	Crushed Miscellaneous Base	SF	39,350	$4	$ 157,000
6	Replace Asphalt Concrete Pavement	SF	39,350	$2	$ 79,000
7	Traffic Control	%	5%		$ 295,000
8	Erosion Control	%	1%		$ 62,000
9	Moblilization/Demobilization	%	10%		$ 625,000
			SUBTOTAL (CONSTRUCTION)		$ 6,879,000
	Engineering and Design	%	10%		$ 688,000
	Surveying & Staking & Geotechnical	%	5%		$ 344,000
	Construction Management/Staff	%	10%		$ 688,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,720,000
			SUBTOTAL COST		$ 8,599,000
			CONTINGENCY +	25%	$ 2,150,000
			TOTAL PROJECT		$ 10,749,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-7B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	400	$527	$ 211,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,340	$656	$ 879,000
4	Install 72" RCP	FT	2,660	$1,016	$ 2,703,000
5	Manhole	EA	14	$20,322	$ 285,000
6	Sawcut and Remove Existing AC Pavement	SF	41,320	$2.66	$ 110,000
7	Crushed Miscellaneous Base	SF	41,320	$4	$ 165,000
8	Replace Asphalt Concrete Pavement	SF	41,320	$2	$ 83,000
9	Traffic Control	%	5%		$ 261,000
10	Erosion Control	%	1%		$ 55,000
11	Moblilization/Demobilization	%	10%		$ 553,000
			SUBTOTAL (CONSTRUCTION)		$ 6,081,000
	Engineering and Design	%	10%		$ 608,000
	Surveying & Staking & Geotechnical	%	5%		$ 304,000
	Construction Management/Staff	%	10%		$ 608,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,520,000
			SUBTOTAL COST		$ 7,601,000
			CONTINGENCY +	25%	$ 1,900,000
			TOTAL PROJECT		$ 9,501,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway, 12' water main conflict, and SCG transmisson line conflict

Name	M-7C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	640	$527	$ 337,000
2	Install 42" RCP	FT	1,380	$588	$ 811,000
3	Install 54" RCP	FT	1,370	$732	$ 1,003,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	21,060	$2.66	$ 56,000
6	Crushed Miscellaneous Base	SF	21,060	$4	$ 84,000
7	Replace Asphalt Concrete Pavement	SF	21,060	$2	$ 42,000
8	Traffic Control	%	5%		$ 125,000
9	Erosion Control	%	1%		$ 26,000
10	Moblilization/Demobilization	%	10%		$ 265,000
			SUBTOTAL (CONSTRUCTION)		$ 2,912,000
	Engineering and Design	%	10%		$ 291,000
	Surveying & Staking & Geotechnical	%	5%		$ 146,000
	Construction Management/Staff	%	10%		$ 291,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 728,000
			SUBTOTAL COST		$ 3,640,000
			CONTINGENCY +	25%	$ 910,000
			TOTAL PROJECT		$ 4,550,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	M-7D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,450	$588	$ 853,000
3	Install 54" RCP	FT	1,400	$732	$ 1,025,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	21,790	$2.66	$ 58,000
6	Crushed Miscellaneous Base	SF	21,790	$4	$ 87,000
7	Replace Asphalt Concrete Pavement	SF	21,790	$2	$ 44,000
8	Traffic Control	%	5%		$ 130,000
9	Erosion Control	%	1%		$ 27,000
10	Moblilization/Demobilization	%	10%		$ 276,000
			SUBTOTAL (CONSTRUCTION)		$ 3,031,000
	Engineering and Design	%	10%		$ 303,000
	Surveying & Staking & Geotechnical	%	5%		$ 152,000
	Construction Management/Staff	%	10%		$ 303,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 758,000
			SUBTOTAL COST		$ 3,789,000
			CONTINGENCY +	25%	$ 947,000
			TOTAL PROJECT		$ 4,736,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	M-7E				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,350	$656	$ 886,000
4	Install 54" RCP	FT	1,400	$732	$ 1,025,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,980	$2.66	$ 74,000
7	Crushed Miscellaneous Base	SF	27,980	$4	$ 112,000
8	Replace Asphalt Concrete Pavement	SF	27,980	$2	$ 56,000
9	Traffic Control	%	5%		$ 167,000
10	Erosion Control	%	1%		$ 35,000
11	Moblilization/Demobilization	%	10%		$ 353,000
			SUBTOTAL (CONSTRUCTION)		$ 3,887,000
	Engineering and Design	%	10%		$ 389,000
	Surveying & Staking & Geotechnical	%	5%		$ 194,000
	Construction Management/Staff	%	10%		$ 389,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 972,000
			SUBTOTAL COST		$ 4,859,000
			CONTINGENCY +	25%	$ 1,215,000
			TOTAL PROJECT		$ 6,074,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict and SCG transmisson line conflict

Name	SS-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,090	$732	$ 798,000
2	Install 60" RCP	FT	200	$816	$ 163,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	9,090	$2.66	$ 24,000
5	Crushed Miscellaneous Base	SF	9,090	$4	$ 36,000
6	Replace Asphalt Concrete Pavement	SF	9,090	$2	$ 18,000
7	Traffic Control	%	5%		$ 55,000
8	Erosion Control	%	1%		$ 12,000
9	Moblilization/Demobilization	%	10%		$ 117,000
			SUBTOTAL (CONSTRUCTION)		$ 1,284,000
	Engineering and Design	%	10%		$ 128,000
	Surveying & Staking & Geotechnical	%	5%		$ 64,000
	Construction Management/Staff	%	10%		$ 128,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 320,000
			SUBTOTAL COST		$ 3,208,000
			CONTINGENCY	20%	$ 642,000
			TOTAL PROJECT		$ 3,850,000

* All unit prices reflect 2024 costs.

Name	SS-0A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	1,180	$588	$ 694,000
2	Install 48" RCP	FT	1,670	$656	$ 1,096,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Sawcut and Remove Existing AC Pavement	SF	17,650	$2.66	$ 47,000
5	Crushed Miscellaneous Base	SF	17,650	$4	$ 71,000
6	Replace Asphalt Concrete Pavement	SF	17,650	$2	$ 35,000
7	Traffic Control	%	5%		$ 104,000
8	Erosion Control	%	1%		$ 22,000
9	Moblilization/Demobilization	%	10%		$ 221,000
			SUBTOTAL (CONSTRUCTION)		$ 2,432,000
	Engineering and Design	%	10%		$ 243,000
	Surveying & Staking & Geotechnical	%	5%		$ 122,000
	Construction Management/Staff	%	10%		$ 243,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 608,000
			SUBTOTAL COST		$ 3,040,000
			CONTINGENCY +	25%	$ 760,000
			TOTAL PROJECT		$ 3,800,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	SS-0B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	500	$527	$ 264,000
2	Install 42" RCP	FT	1,200	$588	$ 706,000
3	Install 48" RCP	FT	1,660	$656	$ 1,089,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	20,370	$2.66	$ 54,000
6	Crushed Miscellaneous Base	SF	20,370	$4	$ 81,000
7	Replace Asphalt Concrete Pavement	SF	20,370	$2	$ 41,000
8	Traffic Control	%	5%		$ 120,000
9	Erosion Control	%	1%		$ 25,000
10	Moblilization/Demobilization	%	10%		$ 254,000
			SUBTOTAL (CONSTRUCTION)		$ 2,797,000
	Engineering and Design	%	10%		$ 280,000
	Surveying & Staking & Geotechnical	%	5%		$ 140,000
	Construction Management/Staff	%	10%		$ 280,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 700,000
			SUBTOTAL COST		$ 3,497,000
			CONTINGENCY +	25%	$ 874,000
			TOTAL PROJECT		$ 4,371,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	SS-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,020	$527	$ 538,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	5,440	$2.66	$ 14,000
4	Crushed Miscellaneous Base	SF	5,440	$4	$ 22,000
5	Replace Asphalt Concrete Pavement	SF	5,440	$2	$ 11,000
6	Traffic Control	%	5%		$ 32,000
7	Erosion Control	%	1%		$ 7,000
8	Moblilization/Demobilization	%	10%		$ 69,000
			SUBTOTAL (CONSTRUCTION)		$ 754,000
	Engineering and Design	%	10%		$ 75,000
	Surveying & Staking & Geotechnical	%	5%		$ 38,000
	Construction Management/Staff	%	10%		$ 75,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 188,000
			SUBTOTAL COST		$ 942,000
			CONTINGENCY	20%	$ 188,000
			TOTAL PROJECT		$ 1,130,000

* All unit prices reflect 2024 costs.

Name	SS-2A-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,820	$527	$ 959,000
2	Install 42" RCP	FT	1,220	$588	$ 717,000
3	Install 48" RCP	FT	1,040	$656	$ 682,000
4	Install 54" RCP	FT	1,380	$732	$ 1,010,000
5	Manhole	EA	14	$20,322	$ 285,000
6	Sawcut and Remove Existing AC Pavement	SF	33,150	$2.66	$ 88,000
7	Crushed Miscellaneous Base	SF	33,150	$4	$ 133,000
8	Replace Asphalt Concrete Pavement	SF	33,150	$2	$ 66,000
9	Traffic Control	%	5%		$ 197,000
10	Erosion Control	%	1%		$ 41,000
11	Moblilization/Demobilization	%	10%		$ 418,000
			SUBTOTAL (CONSTRUCTION)		$ 4,596,000
	Engineering and Design	%	10%		$ 460,000
	Surveying & Staking & Geotechnical	%	5%		$ 230,000
	Construction Management/Staff	%	10%		$ 460,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,150,000
			SUBTOTAL COST		$ 5,746,000
			CONTINGENCY +	25%	$ 1,437,000
			TOTAL PROJECT		$ 7,183,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	SS-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	690	$588	$ 406,000
2	Install 72" RCP	FT	4,810	$1,016	$ 4,887,000
3	Install 10' x 10' RCB	FT	1,670	$6,012	$ 10,040,000
4	Manhole	EA	18	$20,322	$ 366,000
5	Sawcut and Remove Existing AC Pavement	SF	66,780	$2.66	$ 178,000
6	Crushed Miscellaneous Base	SF	66,780	$4	$ 267,000
7	Replace Asphalt Concrete Pavement	SF	66,780	$2	$ 134,000
8	Traffic Control	%	5%		$ 814,000
9	Erosion Control	%	1%		$ 171,000
10	Moblilization/Demobilization	%	10%		$ 1,726,000
			SUBTOTAL (CONSTRUCTION)		$ 18,989,000
	Engineering and Design	%	10%		$ 1,899,000
	Surveying & Staking & Geotechnical	%	5%		$ 949,000
	Construction Management/Staff	%	10%		$ 1,899,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 4,747,000
			SUBTOTAL COST		$ 23,736,000
			CONTINGENCY	20%	$ 4,747,000
			TOTAL PROJECT		$ 28,483,000

* All unit prices reflect 2024 costs.

Name	SS-2A-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	3,250	$656	$ 2,132,000
2	Manhole	EA	8	$20,322	$ 163,000
3	Sawcut and Remove Existing AC Pavement	SF	20,860	$2.66	$ 55,000
4	Crushed Miscellaneous Base	SF	20,860	$4	$ 83,000
5	Replace Asphalt Concrete Pavement	SF	20,860	$2	$ 42,000
6	Traffic Control	%	5%		$ 124,000
7	Erosion Control	%	1%		$ 26,000
8	Moblilization/Demobilization	%	10%		$ 263,000
			SUBTOTAL (CONSTRUCTION)		$ 2,888,000
	Engineering and Design	%	10%		$ 289,000
	Surveying & Staking & Geotechnical	%	5%		$ 144,000
	Construction Management/Staff	%	10%		$ 289,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 722,000
			SUBTOTAL COST		$ 3,610,000
			CONTINGENCY +	25%	$ 903,000
			TOTAL PROJECT		$ 4,513,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	SS-2A-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	2,730	$527	$ 1,439,000
2	Install 72" RCP	FT	1,710	$1,016	$ 1,737,000
3	Manhole	EA	11	$20,322	$ 224,000
4	Sawcut and Remove Existing AC Pavement	SF	29,240	$2.66	$ 78,000
5	Crushed Miscellaneous Base	SF	29,240	$4	$ 117,000
6	Replace Asphalt Concrete Pavement	SF	29,240	$2	$ 58,000
7	Traffic Control	%	5%		$ 183,000
8	Erosion Control	%	1%		$ 38,000
9	Moblilization/Demobilization	%	10%		$ 387,000
			SUBTOTAL (CONSTRUCTION)		$ 4,261,000
	Engineering and Design	%	10%		$ 426,000
	Surveying & Staking & Geotechnical	%	5%		$ 213,000
	Construction Management/Staff	%	10%		$ 426,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,065,000
			SUBTOTAL COST		$ 5,326,000
			CONTINGENCY +	25%	$ 1,332,000
			TOTAL PROJECT		$ 6,658,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main conflict

Name	SS-2B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	490	$527	$ 258,000
2	Install 42" RCP	FT	1,430	$588	$ 841,000
3	Install 54" RCP	FT	1,330	$732	$ 974,000
4	Install 60" RCP	FT	1,340	$816	$ 1,093,000
5	Install 66" RCP	FT	1,370	$911	$ 1,248,000
6	Install 78" RCP	FT	2,550	$1,133	$ 2,889,000
7	Manhole	EA	20	$20,322	$ 406,000
8	Sawcut and Remove Existing AC Pavement	SF	64,610	$2.66	$ 172,000
9	Crushed Miscellaneous Base	SF	64,610	$4	$ 258,000
10	Replace Asphalt Concrete Pavement	SF	64,610	$2	$ 129,000
11	Traffic Control	%	5%		$ 413,000
12	Erosion Control	%	1%		$ 87,000
13	Moblilization/Demobilization	%	10%		$ 877,000
	SUBTOTAL (CONSTRUCTION)				$ 9,645,000
	Engineering and Design	%	10%		$ 965,000
	Surveying & Staking & Geotechnical	%	5%		$ 482,000
	Construction Management/Staff	%	10%		$ 965,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 2,412,000
	SUBTOTAL COST				$ 12,057,000
	CONTINGENCY +			25%	$ 3,014,000
	TOTAL PROJECT				$ 15,071,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	SS-2C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	620	$527	$ 327,000
2	Install 42" RCP	FT	1,290	$588	$ 759,000
3	Install 60" RCP	FT	1,320	$816	$ 1,077,000
4	Install 66" RCP	FT	1,340	$911	$ 1,221,000
5	Install 72" RCP	FT	1,570	$1,016	$ 1,595,000
6	Install 78" RCP	FT	2,520	$1,133	$ 2,855,000
7	Manhole	EA	20	$20,322	$ 406,000
8	Sawcut and Remove Existing AC Pavement	SF	68,040	$2.66	$ 181,000
9	Crushed Miscellaneous Base	SF	68,040	$4	$ 272,000
10	Replace Asphalt Concrete Pavement	SF	68,040	$2	$ 136,000
11	Traffic Control	%	5%		$ 441,000
12	Erosion Control	%	1%		$ 93,000
13	Moblilization/Demobilization	%	10%		$ 936,000
	SUBTOTAL (CONSTRUCTION)				$ 10,299,000
	Engineering and Design	%	10%		$ 1,030,000
	Surveying & Staking & Geotechnical	%	5%		$ 515,000
	Construction Management/Staff	%	10%		$ 1,030,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 2,575,000
	SUBTOTAL COST				$ 12,874,000
	CONTINGENCY +			25%	$ 3,219,000
	TOTAL PROJECT				$ 16,093,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	SS-2D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	830	$527	$ 437,000
2	Install 42" RCP	FT	2,940	$588	$ 1,729,000
3	Manhole	EA	9	$20,322	$ 183,000
4	Sawcut and Remove Existing AC Pavement	SF	21,700	$2.66	$ 58,000
5	Crushed Miscellaneous Base	SF	21,700	$4	$ 87,000
6	Replace Asphalt Concrete Pavement	SF	21,700	$2	$ 43,000
7	Traffic Control	%	5%		$ 127,000
8	Erosion Control	%	1%		$ 27,000
9	Moblilization/Demobilization	%	10%		$ 269,000
			SUBTOTAL (CONSTRUCTION)		$ 2,960,000
	Engineering and Design	%	10%		$ 296,000
	Surveying & Staking & Geotechnical	%	5%		$ 148,000
	Construction Management/Staff	%	10%		$ 296,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 740,000
			SUBTOTAL COST		$ 3,700,000
			CONTINGENCY +	25%	$ 925,000
			TOTAL PROJECT		$ 4,625,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	730	$527	$ 385,000
2	Install 42" RCP	FT	1,280	$588	$ 753,000
3	Install 54" RCP	FT	2,870	$732	$ 2,101,000
4	Manhole	EA	12	$20,322	$ 244,000
5	Sawcut and Remove Existing AC Pavement	SF	31,390	$2.66	$ 83,000
6	Crushed Miscellaneous Base	SF	31,390	$4	$ 126,000
7	Replace Asphalt Concrete Pavement	SF	31,390	$2	$ 63,000
8	Traffic Control	%	5%		$ 188,000
9	Erosion Control	%	1%		$ 39,000
10	Moblilization/Demobilization	%	10%		$ 398,000
			SUBTOTAL (CONSTRUCTION)		$ 4,380,000
	Engineering and Design	%	10%		$ 438,000
	Surveying & Staking & Geotechnical	%	5%		$ 219,000
	Construction Management/Staff	%	10%		$ 438,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,095,000
			SUBTOTAL COST		$ 5,475,000
			CONTINGENCY	20%	$ 1,095,000
			TOTAL PROJECT		$ 6,570,000

* All unit prices reflect 2024 costs.

Name	T-10				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	500	$527	$ 264,000
2	Install 42" RCP	FT	1,750	$588	$ 1,029,000
3	Install 48" RCP	FT	1,190	$656	$ 781,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	20,590	$2.66	$ 55,000
6	Crushed Miscellaneous Base	SF	20,590	$4	$ 82,000
7	Replace Asphalt Concrete Pavement	SF	20,590	$2	$ 41,000
8	Traffic Control	%	5%		$ 122,000
9	Erosion Control	%	1%		$ 26,000
10	Moblilization/Demobilization	%	10%		$ 258,000
			SUBTOTAL (CONSTRUCTION)		$ 2,841,000
	Engineering and Design	%	10%		$ 284,000
	Surveying & Staking & Geotechnical	%	5%		$ 142,000
	Construction Management/Staff	%	10%		$ 284,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 710,000
			SUBTOTAL COST		$ 3,551,000
			CONTINGENCY +	25%	$ 888,000
			TOTAL PROJECT		$ 4,439,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	T-11				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	480	$527	$ 253,000
2	Install 42" RCP	FT	1,780	$588	$ 1,047,000
3	Install 48" RCP	FT	1,220	$656	$ 800,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Sawcut and Remove Existing AC Pavement	SF	20,850	$2.66	$ 55,000
6	Crushed Miscellaneous Base	SF	20,850	$4	$ 83,000
7	Replace Asphalt Concrete Pavement	SF	20,850	$2	$ 42,000
8	Traffic Control	%	5%		$ 123,000
9	Erosion Control	%	1%		$ 26,000
10	Moblilization/Demobilization	%	10%		$ 261,000
			SUBTOTAL (CONSTRUCTION)		$ 2,873,000
	Engineering and Design	%	10%		$ 287,000
	Surveying & Staking & Geotechnical	%	5%		$ 144,000
	Construction Management/Staff	%	10%		$ 287,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 718,000
			SUBTOTAL COST		$ 3,591,000
			CONTINGENCY +	25%	$ 898,000
			TOTAL PROJECT		$ 4,489,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	T-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,220	$816	$ 996,000
2	Install 72" RCP	FT	960	$1,016	$ 975,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Remove 54" RCP	FT	250	$80	$ 20,000
5	Sawcut and Remove Existing AC Pavement	SF	17,530	$2.66	$ 47,000
6	Crushed Miscellaneous Base	SF	17,530	$4	$ 70,000
7	Replace Asphalt Concrete Pavement	SF	17,530	$2	$ 35,000
8	Traffic Control	%	5%		$ 112,000
9	Erosion Control	%	1%		$ 24,000
10	Moblilization/Demobilization	%	10%		$ 238,000
			SUBTOTAL (CONSTRUCTION)		$ 2,619,000
	Engineering and Design	%	10%		$ 262,000
	Surveying & Staking & Geotechnical	%	5%		$ 131,000
	Construction Management/Staff	%	10%		$ 262,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 655,000
			SUBTOTAL COST		$ 3,274,000
			CONTINGENCY	20%	$ 655,000
			TOTAL PROJECT		$ 3,929,000

* All unit prices reflect 2024 costs.

Name	T-1B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	720	$527	$ 379,000
2	Install 42" RCP	FT	1,290	$588	$ 759,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,420	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,420	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,420	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Moblilization/Demobilization	%	10%		$ 142,000
			SUBTOTAL (CONSTRUCTION)		$ 1,562,000
	Engineering and Design	%	10%		$ 156,000
	Surveying & Staking & Geotechnical	%	5%		$ 78,000
	Construction Management/Staff	%	10%		$ 156,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 390,000
			SUBTOTAL COST		$ 1,952,000
			CONTINGENCY	20%	$ 390,000
			TOTAL PROJECT		$ 2,342,000

* All unit prices reflect 2024 costs.

Name	T-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	290	$816	$ 237,000
2	Install 66" RCP	FT	600	$911	$ 547,000
3	Install 78" RCP	FT	460	$1,133	$ 521,000
4	Install 96" RCP	FT	5,490	$1,572	$ 8,630,000
5	Manhole	EA	17	$20,322	$ 345,000
6	Remove 54" RCP	FT	1,300	$80	$ 104,000
7	Sawcut and Remove Existing AC Pavement	SF	70,220	$2.66	$ 187,000
8	Crushed Miscellaneous Base	SF	70,220	$4	$ 281,000
9	Replace Asphalt Concrete Pavement	SF	70,220	$2	$ 140,000
10	Traffic Control	%	5%		$ 550,000
11	Erosion Control	%	1%		$ 115,000
12	Moblilization/Demobilization	%	10%		$ 1,166,000
			SUBTOTAL (CONSTRUCTION)		$ 12,823,000
	Engineering and Design	%	10%		$ 1,282,000
	Surveying & Staking & Geotechnical	%	5%		$ 641,000
	Construction Management/Staff	%	10%		$ 1,282,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 3,205,000
			SUBTOTAL COST		$ 16,028,000
			CONTINGENCY +	25%	$ 4,007,000
			TOTAL PROJECT		$ 20,035,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	320	$527	$ 169,000
2	Install 42" RCP	FT	1,830	$588	$ 1,076,000
3	Install 48" RCP	FT	1,860	$656	$ 1,220,000
4	Install 60" RCP	FT	790	$816	$ 645,000
5	Manhole	EA	12	$20,322	$ 244,000
6	Sawcut and Remove Existing AC Pavement	SF	30,320	$2.66	$ 81,000
7	Crushed Miscellaneous Base	SF	30,320	$4	$ 121,000
8	Replace Asphalt Concrete Pavement	SF	30,320	$2	$ 61,000
9	Traffic Control	%	5%		$ 181,000
10	Erosion Control	%	1%		$ 38,000
11	Moblilization/Demobilization	%	10%		$ 384,000
			SUBTOTAL (CONSTRUCTION)		$ 4,220,000
	Engineering and Design	%	10%		$ 422,000
	Surveying & Staking & Geotechnical	%	5%		$ 211,000
	Construction Management/Staff	%	10%		$ 422,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,055,000
			SUBTOTAL COST		$ 5,275,000
			CONTINGENCY +	25%	$ 1,319,000
			TOTAL PROJECT		$ 7,649,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-2B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	640	$527	$ 337,000
2	Install 42" RCP	FT	1,360	$588	$ 800,000
3	Install 54" RCP	FT	2,580	$732	$ 1,889,000
4	Manhole	EA	11	$20,322	$ 224,000
5	Remove 36" RCP	FT	90	$53	$ 5,000
6	Sawcut and Remove Existing AC Pavement	SF	27,960	$2.66	$ 74,000
7	Crushed Miscellaneous Base	SF	27,960	$4	$ 112,000
8	Replace Asphalt Concrete Pavement	SF	27,960	$2	$ 56,000
9	Traffic Control	%	5%		$ 175,000
10	Erosion Control	%	1%		$ 37,000
11	Moblilization/Demobilization	%	10%		$ 371,000
			SUBTOTAL (CONSTRUCTION)		$ 4,080,000
	Engineering and Design	%	10%		$ 408,000
	Surveying & Staking & Geotechnical	%	5%		$ 204,000
	Construction Management/Staff	%	10%		$ 408,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,020,000
			SUBTOTAL COST		$ 5,100,000
			CONTINGENCY +	25%	$ 1,275,000
			TOTAL PROJECT		$ 6,375,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-2C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	690	$527	$ 364,000
2	Install 42" RCP	FT	1,340	$588	$ 788,000
3	Install 54" RCP	FT	2,560	$732	$ 1,874,000
4	Manhole	EA	11	$20,322	$ 224,000
5	Sawcut and Remove Existing AC Pavement	SF	29,370	$2.66	$ 78,000
6	Crushed Miscellaneous Base	SF	29,370	$4	$ 117,000
7	Replace Asphalt Concrete Pavement	SF	29,370	$2	$ 59,000
8	Traffic Control	%	5%		$ 175,000
9	Erosion Control	%	1%		$ 37,000
10	Moblilization/Demobilization	%	10%		$ 372,000
			SUBTOTAL (CONSTRUCTION)		$ 4,088,000
	Engineering and Design	%	10%		$ 409,000
	Surveying & Staking & Geotechnical	%	5%		$ 204,000
	Construction Management/Staff	%	10%		$ 409,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,022,000
			SUBTOTAL COST		$ 5,110,000
			CONTINGENCY +	25%	$ 1,278,000
			TOTAL PROJECT		$ 6,388,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	3,990	$816	$ 3,256,000
2	Install 66" RCP	FT	1,520	$911	$ 1,385,000
3	Manhole	EA	14	$20,322	$ 285,000
4	Sawcut and Remove Existing AC Pavement	SF	42,150	$2.66	$ 112,000
5	Crushed Miscellaneous Base	SF	42,150	$4	$ 169,000
6	Replace Asphalt Concrete Pavement	SF	42,150	$2	$ 84,000
7	Traffic Control	%	5%		$ 265,000
8	Erosion Control	%	1%		$ 56,000
9	Moblilization/Demobilization	%	10%		$ 561,000
			SUBTOTAL (CONSTRUCTION)		$ 6,173,000
	Engineering and Design	%	10%		$ 617,000
	Surveying & Staking & Geotechnical	%	5%		$ 309,000
	Construction Management/Staff	%	10%		$ 617,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,543,000
			SUBTOTAL COST		$ 7,716,000
			CONTINGENCY	20%	$ 1,543,000
			TOTAL PROJECT		$ 9,259,000

* All unit prices reflect 2024 costs.

Name	T-3A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	330	$527	$ 174,000
2	Install 42" RCP	FT	1,830	$588	$ 1,076,000
3	Install 48" RCP	FT	1,380	$656	$ 905,000
4	Install 60" RCP	FT	3,990	$816	$ 3,256,000
5	Manhole	EA	19	$20,322	$ 386,000
6	Sawcut and Remove Existing AC Pavement	SF	51,300	$2.66	$ 136,000
7	Crushed Miscellaneous Base	SF	51,300	$4	$ 205,000
8	Replace Asphalt Concrete Pavement	SF	51,300	$2	$ 103,000
9	Traffic Control	%	5%		$ 312,000
10	Erosion Control	%	1%		$ 66,000
11	Moblilization/Demobilization	%	10%		$ 662,000
			SUBTOTAL (CONSTRUCTION)		$ 7,281,000
	Engineering and Design	%	10%		$ 728,000
	Surveying & Staking & Geotechnical	%	5%		$ 364,000
	Construction Management/Staff	%	10%		$ 728,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,820,000
			SUBTOTAL COST		$ 9,101,000
			CONTINGENCY +	25%	$ 2,275,000
			TOTAL PROJECT		$ 11,376,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 48" RCP	FT	1,310	$656	$ 859,000
4	Install 54" RCP	FT	1,310	$732	$ 959,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Remove 54" RCP	FT	60	$80	$ 5,000
7	Remove 60" RCP	FT	20	$89	$ 2,000
8	Sawcut and Remove Existing AC Pavement	SF	27,000	$2.66	$ 72,000
9	Crushed Miscellaneous Base	SF	27,000	$4	$ 108,000
10	Replace Asphalt Concrete Pavement	SF	27,000	$2	$ 54,000
11	Traffic Control	%	5%		$ 161,000
12	Erosion Control	%	1%		$ 34,000
13	Moblilization/Demobilization	%	10%		$ 342,000
			SUBTOTAL (CONSTRUCTION)		$ 3,764,000
	Engineering and Design	%	10%		$ 376,000
	Surveying & Staking & Geotechnical	%	5%		$ 188,000
	Construction Management/Staff	%	10%		$ 376,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 940,000
			SUBTOTAL COST		$ 4,704,000
			CONTINGENCY +	25%	$ 1,176,000
			TOTAL PROJECT		$ 5,880,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,650	$732	$ 1,208,000
2	Install 84" RCP	FT	2,540	$1,264	$ 3,211,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Sawcut and Remove Existing AC Pavement	SF	36,040	$2.66	$ 96,000
5	Crushed Miscellaneous Base	SF	36,040	$4	$ 144,000
6	Replace Asphalt Concrete Pavement	SF	36,040	$2	$ 72,000
7	Traffic Control	%	5%		$ 247,000
8	Erosion Control	%	1%		$ 52,000
9	Moblilization/Demobilization	%	10%		$ 523,000
			SUBTOTAL (CONSTRUCTION)		$ 5,756,000
	Engineering and Design	%	10%		$ 576,000
	Surveying & Staking & Geotechnical	%	5%		$ 288,000
	Construction Management/Staff	%	10%		$ 576,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,440,000
			SUBTOTAL COST		$ 7,196,000
			CONTINGENCY +	25%	$ 1,799,000
			TOTAL PROJECT		$ 8,995,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-5A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,850	$527	$ 975,000
2	Install 42" RCP	FT	1,380	$588	$ 811,000
3	Install 48" RCP	FT	1,390	$656	$ 912,000
4	Manhole	EA	12	$20,322	$ 244,000
5	Sawcut and Remove Existing AC Pavement	SF	26,900	$2.66	$ 72,000
6	Crushed Miscellaneous Base	SF	26,900	$4	$ 108,000
7	Replace Asphalt Concrete Pavement	SF	26,900	$2	$ 54,000
8	Traffic Control	%	5%		$ 159,000
9	Erosion Control	%	1%		$ 33,000
10	Moblilization/Demobilization	%	10%		$ 337,000
			SUBTOTAL (CONSTRUCTION)		$ 3,705,000
	Engineering and Design	%	10%		$ 371,000
	Surveying & Staking & Geotechnical	%	5%		$ 185,000
	Construction Management/Staff	%	10%		$ 371,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 927,000
			SUBTOTAL COST		$ 4,632,000
			CONTINGENCY +	25%	$ 1,158,000
			TOTAL PROJECT		$ 5,790,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-5B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	2,420	$1,133	$ 2,742,000
2	Manhole	EA	6	$20,322	$ 122,000
3	Remove 24" RCP	FT	720	$35	$ 25,000
4	Sawcut and Remove Existing AC Pavement	SF	22,090	$2.66	$ 59,000
5	Crushed Miscellaneous Base	SF	22,090	$4	$ 88,000
6	Replace Asphalt Concrete Pavement	SF	22,090	$2	$ 44,000
7	Traffic Control	%	5%		$ 154,000
8	Erosion Control	%	1%		$ 32,000
9	Moblilization/Demobilization	%	10%		$ 327,000
			SUBTOTAL (CONSTRUCTION)		$ 3,593,000
	Engineering and Design	%	10%		$ 359,000
	Surveying & Staking & Geotechnical	%	5%		$ 180,000
	Construction Management/Staff	%	10%		$ 359,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 898,000
			SUBTOTAL COST		$ 4,491,000
			CONTINGENCY +	25%	$ 1,123,000
			TOTAL PROJECT		$ 5,614,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-5C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	300	$527	$ 158,000
2	Install 42" RCP	FT	1,070	$588	$ 629,000
3	Install 48" RCP	FT	800	$656	$ 525,000
4	Install 54" RCP	FT	1,500	$732	$ 1,098,000
5	Install 72" RCP	FT	1,230	$1,016	$ 1,250,000
6	Manhole	EA	12	$20,322	$ 244,000
7	Sawcut and Remove Existing AC Pavement	SF	34,020	$2.66	$ 90,000
8	Crushed Miscellaneous Base	SF	34,020	$4	$ 136,000
9	Replace Asphalt Concrete Pavement	SF	34,020	$2	$ 68,000
10	Traffic Control	%	5%		$ 210,000
11	Erosion Control	%	1%		$ 44,000
12	Moblilization/Demobilization	%	10%		$ 445,000
			SUBTOTAL (CONSTRUCTION)		$ 4,897,000
	Engineering and Design	%	10%		$ 490,000
	Surveying & Staking & Geotechnical	%	5%		$ 245,000
	Construction Management/Staff	%	10%		$ 490,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,225,000
			SUBTOTAL COST		$ 6,122,000
			CONTINGENCY	20%	$ 1,224,000
			TOTAL PROJECT		$ 7,346,000

* All unit prices reflect 2024 costs.

Name	T-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	1,990	$911	$ 1,813,000
2	Install 72" RCP	FT	1,690	$1,016	$ 1,717,000
3	Manhole	EA	9	$20,322	$ 183,000
4	Sawcut and Remove Existing AC Pavement	SF	30,510	$2.66	$ 81,000
5	Crushed Miscellaneous Base	SF	30,510	$4	$ 122,000
6	Replace Asphalt Concrete Pavement	SF	30,510	$2	$ 61,000
7	Traffic Control	%	5%		$ 199,000
8	Erosion Control	%	1%		$ 42,000
9	Moblilization/Demobilization	%	10%		$ 422,000
			SUBTOTAL (CONSTRUCTION)		$ 4,640,000
	Engineering and Design	%	10%		$ 464,000
	Surveying & Staking & Geotechnical	%	5%		$ 232,000
	Construction Management/Staff	%	10%		$ 464,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,160,000
			SUBTOTAL COST		$ 5,800,000
			CONTINGENCY +	25%	$ 1,450,000
			TOTAL PROJECT		$ 7,250,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	T-6A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	880	$527	$ 464,000
2	Install 42" RCP	FT	1,330	$588	$ 782,000
3	Manhole	EA	6	$20,322	$ 122,000
4	Sawcut and Remove Existing AC Pavement	SF	12,510	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,510	$4	$ 50,000
6	Replace Asphalt Concrete Pavement	SF	12,510	$2	$ 25,000
7	Traffic Control	%	5%		$ 74,000
8	Erosion Control	%	1%		$ 16,000
9	Moblilization/Demobilization	%	10%		$ 157,000
			SUBTOTAL (CONSTRUCTION)		$ 1,723,000
	Engineering and Design	%	10%		$ 172,000
	Surveying & Staking & Geotechnical	%	5%		$ 86,000
	Construction Management/Staff	%	10%		$ 172,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 430,000
			SUBTOTAL COST		$ 2,153,000
			CONTINGENCY	20%	$ 431,000
			TOTAL PROJECT		$ 2,584,000

* All unit prices reflect 2024 costs.

Name	T-6B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	430	$527	$ 227,000
2	Install 42" RCP	FT	420	$588	$ 247,000
3	Install 60" RCP	FT	1,450	$816	$ 1,183,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	15,640	$2.66	$ 42,000
6	Crushed Miscellaneous Base	SF	15,640	$4	$ 63,000
7	Replace Asphalt Concrete Pavement	SF	15,640	$2	$ 31,000
8	Traffic Control	%	5%		$ 96,000
9	Erosion Control	%	1%		$ 20,000
10	Moblilization/Demobilization	%	10%		$ 203,000
			SUBTOTAL (CONSTRUCTION)		$ 2,234,000
	Engineering and Design	%	10%		$ 223,000
	Surveying & Staking & Geotechnical	%	5%		$ 112,000
	Construction Management/Staff	%	10%		$ 223,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 558,000
			SUBTOTAL COST		$ 2,792,000
			CONTINGENCY	20%	$ 558,000
			TOTAL PROJECT		$ 3,350,000

* All unit prices reflect 2024 costs.

Name	T-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	2,620	$527	$ 1,381,000
2	Install 42" RCP	FT	2,620	$588	$ 1,541,000
3	Install Double 66" RCP	FT	1,720	$1,822	$ 3,134,000
4	Manhole	EA	17	$20,322	$ 345,000
5	Sawcut and Remove Existing AC Pavement	SF	57,030	$2.66	$ 152,000
6	Crushed Miscellaneous Base	SF	57,030	$4	$ 228,000
7	Replace Asphalt Concrete Pavement	SF	57,030	$2	$ 114,000
8	Traffic Control	%	5%		$ 345,000
9	Erosion Control	%	1%		$ 72,000
10	Moblilization/Demobilization	%	10%		$ 731,000
			SUBTOTAL (CONSTRUCTION)		$ 8,043,000
	Engineering and Design	%	10%		$ 804,000
	Surveying & Staking & Geotechnical	%	5%		$ 402,000
	Construction Management/Staff	%	10%		$ 804,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,010,000
			SUBTOTAL COST		$ 10,053,000
			CONTINGENCY	20%	$ 2,011,000
			TOTAL PROJECT		$ 12,064,000

* All unit prices reflect 2024 costs.

Name	T-7A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,320	$527	$ 696,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,040	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,040	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	7,040	$2	$ 14,000
6	Traffic Control	%	5%		$ 41,000
7	Erosion Control	%	1%		$ 9,000
8	Moblilization/Demobilization	%	10%		$ 87,000
			SUBTOTAL (CONSTRUCTION)		$ 955,000
	Engineering and Design	%	10%		$ 96,000
	Surveying & Staking & Geotechnical	%	5%		$ 48,000
	Construction Management/Staff	%	10%		$ 96,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 240,000
			SUBTOTAL COST		$ 1,195,000
			CONTINGENCY	20%	$ 239,000
			TOTAL PROJECT		$ 1,434,000

* All unit prices reflect 2024 costs.

Name	T-7B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	320	$527	$ 169,000
2	Install 42" RCP	FT	690	$588	$ 406,000
3	Install 48" RCP	FT	670	$656	$ 440,000
4	Manhole	EA	4	$20,322	$ 81,000
5	Sawcut and Remove Existing AC Pavement	SF	10,060	$2.66	$ 27,000
6	Crushed Miscellaneous Base	SF	10,060	$4	$ 40,000
7	Replace Asphalt Concrete Pavement	SF	10,060	$2	$ 20,000
8	Traffic Control	%	5%		$ 59,000
9	Erosion Control	%	1%		$ 12,000
10	Moblilization/Demobilization	%	10%		$ 125,000
			SUBTOTAL (CONSTRUCTION)		$ 1,379,000
	Engineering and Design	%	10%		$ 138,000
	Surveying & Staking & Geotechnical	%	5%		$ 69,000
	Construction Management/Staff	%	10%		$ 138,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 345,000
			SUBTOTAL COST		$ 1,724,000
			CONTINGENCY	20%	$ 345,000
			TOTAL PROJECT		$ 2,069,000

* All unit prices reflect 2024 costs.

Name	T-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	2,630	$732	$ 1,925,000
2	Install 66" RCP	FT	1,310	$911	$ 1,193,000
3	Install 72" RCP	FT	1,340	$1,016	$ 1,361,000
4	Install 78" RCP	FT	570	$1,133	$ 646,000
5	Manhole	EA	15	$20,322	$ 305,000
6	Sawcut and Remove Existing AC Pavement	SF	45,540	$2.66	$ 121,000
7	Crushed Miscellaneous Base	SF	45,540	$4	$ 182,000
8	Replace Asphalt Concrete Pavement	SF	45,540	$2	$ 91,000
9	Traffic Control	%	5%		$ 291,000
10	Erosion Control	%	1%		$ 61,000
11	Moblilization/Demobilization	%	10%		$ 618,000
			SUBTOTAL (CONSTRUCTION)		$ 6,794,000
	Engineering and Design	%	10%		$ 679,000
	Surveying & Staking & Geotechnical	%	5%		$ 340,000
	Construction Management/Staff	%	10%		$ 679,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,698,000
			SUBTOTAL COST		$ 8,492,000
			CONTINGENCY	20%	$ 1,698,000
			TOTAL PROJECT		$ 10,190,000

* All unit prices reflect 2024 costs.

Name	T-8A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	540	$527	$ 285,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 48" RCP	FT	1,300	$656	$ 853,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Sawcut and Remove Existing AC Pavement	SF	17,920	$2.66	$ 48,000
6	Crushed Miscellaneous Base	SF	17,920	$4	$ 72,000
7	Replace Asphalt Concrete Pavement	SF	17,920	$2	$ 36,000
8	Traffic Control	%	5%		$ 105,000
9	Erosion Control	%	1%		$ 22,000
10	Moblilization/Demobilization	%	10%		$ 223,000
			SUBTOTAL (CONSTRUCTION)		$ 2,456,000
	Engineering and Design	%	10%		$ 246,000
	Surveying & Staking & Geotechnical	%	5%		$ 123,000
	Construction Management/Staff	%	10%		$ 246,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 615,000
			SUBTOTAL COST		$ 3,071,000
			CONTINGENCY	20%	$ 614,000
			TOTAL PROJECT		$ 3,685,000

* All unit prices reflect 2024 costs.

Name	T-8B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	360	$527	$ 190,000
2	Install 42" RCP	FT	1,470	$588	$ 864,000
3	Install 48" RCP	FT	1,310	$656	$ 859,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	18,970	$2.66	$ 50,000
6	Crushed Miscellaneous Base	SF	18,970	$4	$ 76,000
7	Replace Asphalt Concrete Pavement	SF	18,970	$2	$ 38,000
8	Traffic Control	%	5%		$ 112,000
9	Erosion Control	%	1%		$ 24,000
10	Moblilization/Demobilization	%	10%		$ 238,000
			SUBTOTAL (CONSTRUCTION)		$ 2,614,000
	Engineering and Design	%	10%		$ 261,000
	Surveying & Staking & Geotechnical	%	5%		$ 131,000
	Construction Management/Staff	%	10%		$ 261,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 653,000
			SUBTOTAL COST		$ 3,267,000
			CONTINGENCY	20%	$ 653,000
			TOTAL PROJECT		$ 3,920,000

* All unit prices reflect 2024 costs.

Name	T-8C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	390	$527	$ 206,000
2	Install 42" RCP	FT	1,640	$588	$ 964,000
3	Install 48" RCP	FT	1,300	$656	$ 853,000
4	Manhole	EA	8	$20,322	$ 163,000
4	Sawcut and Remove Existing AC Pavement	SF	20,060	$2.66	$ 53,000
5	Crushed Miscellaneous Base	SF	20,060	$4	$ 80,000
6	Replace Asphalt Concrete Pavement	SF	20,060	$2	$ 40,000
7	Traffic Control	%	5%		$ 108,000
8	Erosion Control	%	1%		$ 23,000
9	Moblilization/Demobilization	%	10%		$ 228,000
			SUBTOTAL (CONSTRUCTION)		$ 2,512,000
	Engineering and Design	%	10%		$ 251,000
	Surveying & Staking & Geotechnical	%	5%		$ 126,000
	Construction Management/Staff	%	10%		$ 251,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 628,000
			SUBTOTAL COST		$ 3,140,000
			CONTINGENCY	20%	$ 628,000
			TOTAL PROJECT		$ 3,768,000

* All unit prices reflect 2024 costs.

Name	T-8D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,330	$527	$ 701,000
2	Install 42" RCP	FT	790	$588	$ 465,000
3	Install 48" RCP	FT	2,630	$656	$ 1,725,000
4	Manhole	EA	12	$20,322	$ 244,000
5	Sawcut and Remove Existing AC Pavement	SF	28,620	$2.66	$ 76,000
6	Crushed Miscellaneous Base	SF	28,620	$4	$ 114,000
7	Replace Asphalt Concrete Pavement	SF	28,620	$2	$ 57,000
8	Traffic Control	%	5%		$ 169,000
9	Erosion Control	%	1%		$ 36,000
10	Moblilization/Demobilization	%	10%		$ 359,000
			SUBTOTAL (CONSTRUCTION)		$ 3,946,000
	Engineering and Design	%	10%		$ 395,000
	Surveying & Staking & Geotechnical	%	5%		$ 197,000
	Construction Management/Staff	%	10%		$ 395,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 987,000
			SUBTOTAL COST		$ 4,933,000
			CONTINGENCY	20%	$ 987,000
			TOTAL PROJECT		$ 5,920,000

* All unit prices reflect 2024 costs.

Name	T-9				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	1,160	$588	$ 682,000
3	Install 48" RCP	FT	1,330	$656	$ 872,000
4	Install 66" RCP	FT	380	$911	$ 346,000
5	Manhole	EA	8	$20,322	$ 163,000
6	Sawcut and Remove Existing AC Pavement	SF	21,180	$2.66	$ 56,000
7	Crushed Miscellaneous Base	SF	21,180	$4	$ 85,000
8	Replace Asphalt Concrete Pavement	SF	21,180	$2	$ 42,000
9	Traffic Control	%	5%		$ 126,000
10	Erosion Control	%	1%		$ 26,000
11	Moblilization/Demobilization	%	10%		$ 267,000
			SUBTOTAL (CONSTRUCTION)		$ 2,939,000
	Engineering and Design	%	10%		$ 294,000
	Surveying & Staking & Geotechnical	%	5%		$ 147,000
	Construction Management/Staff	%	10%		$ 294,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 735,000
			SUBTOTAL COST		$ 3,674,000
			CONTINGENCY +	25%	$ 919,000
			TOTAL PROJECT		$ 4,593,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	T-9A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	1,140	$588	$ 670,000
3	Install 48" RCP	FT	1,310	$656	$ 859,000
4	Install 54" RCP	FT	1,310	$732	$ 959,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,000	$2.66	$ 72,000
7	Crushed Miscellaneous Base	SF	27,000	$4	$ 108,000
8	Replace Asphalt Concrete Pavement	SF	27,000	$2	$ 54,000
9	Traffic Control	%	5%		$ 161,000
10	Erosion Control	%	1%		$ 34,000
11	Moblilization/Demobilization	%	10%		$ 342,000
			SUBTOTAL (CONSTRUCTION)		$ 3,757,000
	Engineering and Design	%	10%		$ 376,000
	Surveying & Staking & Geotechnical	%	5%		$ 188,000
	Construction Management/Staff	%	10%		$ 376,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 940,000
			SUBTOTAL COST		$ 4,697,000
			CONTINGENCY +	25%	$ 1,174,000
			TOTAL PROJECT		$ 5,871,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	WG-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,220	$656	$ 800,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,830	$2.66	$ 21,000
4	Crushed Miscellaneous Base	SF	7,830	$4	$ 31,000
5	Replace Asphalt Concrete Pavement	SF	7,830	$2	$ 16,000
6	Traffic Control	%	5%		$ 46,000
7	Erosion Control	%	1%		$ 10,000
8	Moblilization/Demobilization	%	10%		$ 99,000
			SUBTOTAL (CONSTRUCTION)		$ 1,084,000
	Engineering and Design	%	10%		$ 108,000
	Surveying & Staking & Geotechnical	%	5%		$ 54,000
	Construction Management/Staff	%	10%		$ 108,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 270,000
			SUBTOTAL COST		$ 1,354,000
			CONTINGENCY	20%	$ 271,000
			TOTAL PROJECT		$ 1,625,000

* All unit prices reflect 2024 costs.

Name	WG-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,330	$527	$ 701,000
2	Install 42" RCP	FT	990	$588	$ 582,000
3	Install 48" RCP	FT	650	$656	$ 426,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Sawcut and Remove Existing AC Pavement	SF	17,090	$2.66	$ 45,000
6	Crushed Miscellaneous Base	SF	17,090	$4	$ 68,000
7	Replace Asphalt Concrete Pavement	SF	17,090	$2	$ 34,000
8	Traffic Control	%	5%		$ 100,000
9	Erosion Control	%	1%		$ 21,000
10	Moblilization/Demobilization	%	10%		$ 212,000
			SUBTOTAL (CONSTRUCTION)		$ 2,331,000
	Engineering and Design	%	10%		$ 233,000
	Surveying & Staking & Geotechnical	%	5%		$ 117,000
	Construction Management/Staff	%	10%		$ 233,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 583,000
			SUBTOTAL COST		$ 2,914,000
			CONTINGENCY +	25%	$ 729,000
			TOTAL PROJECT		$ 3,643,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	WG-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	610	$656	$ 400,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	3,660	$2.66	$ 10,000
4	Crushed Miscellaneous Base	SF	3,660	$4	$ 15,000
5	Replace Asphalt Concrete Pavement	SF	3,660	$2	$ 7,000
6	Traffic Control	%	5%		$ 24,000
7	Erosion Control	%	1%		$ 5,000
8	Moblilization/Demobilization	%	10%		$ 50,000
			SUBTOTAL (CONSTRUCTION)		$ 552,000
	Engineering and Design	%	10%		$ 55,200
	Surveying & Staking & Geotechnical	%	5%		$ 28,000
	Construction Management/Staff	%	10%		$ 55,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 138,200
			SUBTOTAL COST		$ 690,200
			CONTINGENCY	20%	$ 138,000
			TOTAL PROJECT		$ 828,200

* All unit prices reflect 2024 costs.

AOS 2 Capital Project Cost Estimates

FONTANA
CALIFORNIA

DAVID EVANS
AND ASSOCIATES INC.

2003

Project	Cost
DZ-10	$6,060,000.00
DZ-11	$4,500,000.00
DZ-11A	$3,978,000.00
DZ-11B	$3,065,000.00
DZ-12	$4,272,000.00
DZ-12A	$3,806,000.00
DZ-13	$6,870,000.00
DZ-14	$4,683,000.00
DZ-14A	$2,651,000.00
DZ-15A	$3,030,000.00
DZ-16	$9,314,000.00
DZ-16A	$2,599,000.00
DZ-4	$7,155,000.00
DZ-7	$3,398,000.00
DZ-8	$745,000.00
DZ-9	$2,810,000.00
JH-1	$3,281,000.00
JH-2	$3,823,000.00
SR-1	$5,008,000.00
SR-2	$15,527,000.00
SR-3	$7,451,000.00
SR-4	$5,772,000.00
SS-10	$1,415,000.00
SS-11	$3,556,000.00
SS-5	$3,380,000.00
SS-6	$1,950,000.00
SS-7	$3,065,000.00
SS-8	$3,105,000.00
SS-9	$2,447,000.00
SS-9A	$2,986,000.00

Name	DZ-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	1,650	$1,264	$ 2,086,000
2	Install 108" RCP	FT	640	$2,000	$ 1,280,000
3	Install 6' x 7' RCB	FT	110	$2,052	$ 226,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	24,490	$2.66	$ 65,000
6	Crushed Miscellaneous Base	SF	24,490	$4	$ 98,000
7	Replace Asphalt Concrete Pavement	SF	24,490	$2	$ 49,000
8	Traffic Control	%	5%		$ 196,000
9	Erosion Control	%	1%		$ 41,000
10	Mobilization/Demobilization	%	10%		$ 416,000
			SUBTOTAL (CONSTRUCTION)		$ 4,579,000
	Engineering and Design	%	10%		$ 458,000
	Surveying & Staking & Geotechnical	%	5%		$ 229,000
	Construction Management/Staff	%	10%		$ 458,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,145,000
			SUBTOTAL COST		$ 5,724,000
			CONTINGENCY +	25%	$ 1,431,000
			TOTAL PROJECT		$ 7,155,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	420	$527	$ 221,000
2	Install 42" RCP	FT	970	$588	$ 570,000
3	Install 48" RCP	FT	1,320	$656	$ 866,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Sawcut and Remove Existing AC Pavement	SF	16,410	$2.66	$ 44,000
6	Crushed Miscellaneous Base	SF	16,410	$4	$ 66,000
7	Replace Asphalt Concrete Pavement	SF	16,410	$2	$ 33,000
8	Traffic Control	%	5%		$ 97,000
9	Erosion Control	%	1%		$ 20,000
10	Mobilization/Demobilization	%	10%		$ 206,000
			SUBTOTAL (CONSTRUCTION)		$ 2,265,000
	Engineering and Design	%	10%		$ 227,000
	Surveying & Staking & Geotechnical	%	5%		$ 113,000
	Construction Management/Staff	%	10%		$ 227,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 567,000
			SUBTOTAL COST		$ 2,832,000
			CONTINGENCY	20%	$ 566,000
			TOTAL PROJECT		$ 3,398,000

* All unit prices reflect 2024 cost.

Name	DZ-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	340	$1,016	$ 345,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Remove 66" RCP	FT	590	$99	$ 58,000
4	Sawcut and Remove Existing AC Pavement	SF	2,920	$2.66	$ 8,000
5	Crushed Miscellaneous Base	SF	2,920	$4	$ 12,000
6	Replace Asphalt Concrete Pavement	SF	2,920	$2	$ 6,000
7	Traffic Control	%	5%		$ 22,000
8	Erosion Control	%	1%		$ 5,000
9	Mobilization/Demobilization	%	10%		$ 48,000
			SUBTOTAL (CONSTRUCTION)		$ 476,000
	Engineering and Design	%	10%		$ 47,600
	Surveying & Staking & Geotechnical	%	5%		$ 24,000
	Construction Management/Staff	%	10%		$ 48,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 119,600
			SUBTOTAL COST		$ 595,600
			CONTINGENCY +	25%	$ 149,000
			TOTAL PROJECT		$ 744,600

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-9				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	550	$527	$ 290,000
2	Install 42" RCP	FT	1,470	$588	$ 864,000
3	Install 48" RCP	FT	550	$656	$ 361,000
4	Manhole	EA	6	$20,322	$ 122,000
6	Sawcut and Remove Existing AC Pavement	SF	15,100	$2.66	$ 40,000
7	Crushed Miscellaneous Base	SF	15,100	$4	$ 60,000
8	Replace Asphalt Concrete Pavement	SF	15,100	$2	$ 30,000
9	Traffic Control	%	5%		$ 88,000
10	Erosion Control	%	1%		$ 19,000
11	Mobilization/Demobilization	%	10%		$ 187,000
			SUBTOTAL (CONSTRUCTION)		$ 1,874,000
	Engineering and Design	%	10%		$ 187,000
	Surveying & Staking & Geotechnical	%	5%		$ 94,000
	Construction Management/Staff	%	10%		$ 187,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 468,000
			SUBTOTAL COST		$ 2,342,000
			CONTINGENCY	20%	$ 468,000
			TOTAL PROJECT		$ 2,810,000

* All unit prices reflect 2024 cost.

Name	DZ-10				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	340	$527	$ 179,000
2	Install 42" RCP	FT	1,320	$588	$ 776,000
3	Install 48" RCP	FT	1,350	$656	$ 886,000
4	Install 54" RCP	FT	1,390	$732	$ 1,017,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	27,900	$2.66	$ 74,000
7	Crushed Miscellaneous Base	SF	27,900	$4	$ 112,000
8	Replace Asphalt Concrete Pavement	SF	27,900	$2	$ 56,000
9	Traffic Control	%	5%		$ 166,000
10	Erosion Control	%	1%		$ 35,000
11	Mobilization/Demobilization	%	10%		$ 353,000
			SUBTOTAL (CONSTRUCTION)		$ 3,878,000
	Engineering and Design	%	10%		$ 388,000
	Surveying & Staking & Geotechnical	%	5%		$ 194,000
	Construction Management/Staff	%	10%		$ 388,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 970,000
			SUBTOTAL COST		$ 4,848,000
			CONTINGENCY +	25%	$ 1,212,000
			TOTAL PROJECT		$ 6,060,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to 12' water main conflict

Name	DZ-11				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,370	$732	$ 1,003,000
2	Install 60" RCP	FT	1,410	$816	$ 1,151,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Sawcut and Remove Existing AC Pavement	SF	20,110	$2.66	$ 53,000
5	Crushed Miscellaneous Base	SF	20,110	$4	$ 80,000
6	Replace Asphalt Concrete Pavement	SF	20,110	$2	$ 40,000
7	Traffic Control	%	5%		$ 123,000
8	Erosion Control	%	1%		$ 26,000
9	Mobilization/Demobilization	%	10%		$ 262,000
	SUBTOTAL (CONSTRUCTION)				$ 2,880,000
	Engineering and Design	%	10%		$ 288,000
	Surveying & Staking & Geotechnical	%	5%		$ 144,000
	Construction Management/Staff	%	10%		$ 288,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 720,000
	SUBTOTAL COST				$ 3,600,000
	CONTINGENCY +			25%	$ 900,000
	TOTAL PROJECT				$ 4,500,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-11A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 42" RCP	FT	1,000	$588	$ 588,000
3	Install 48" RCP	FT	1,650	$656	$ 1,082,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	19,240	$2.66	$ 51,000
6	Crushed Miscellaneous Base	SF	19,240	$4	$ 77,000
7	Replace Asphalt Concrete Pavement	SF	19,240	$2	$ 38,000
8	Traffic Control	%	5%		$ 114,000
9	Erosion Control	%	1%		$ 24,000
10	Mobilization/Demobilization	%	10%		$ 241,000
			SUBTOTAL (CONSTRUCTION)		$ 2,652,000
	Engineering and Design	%	10%		$ 265,000
	Surveying & Staking & Geotechnical	%	5%		$ 133,000
	Construction Management/Staff	%	10%		$ 265,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 663,000
			SUBTOTAL COST		$ 3,315,000
			CONTINGENCY	20%	$ 663,000
			TOTAL PROJECT		$ 3,978,000

* All unit prices reflect 2024 cost.

Name	DZ-11B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	560	$527	$ 295,000
2	Install 42" RCP	FT	990	$588	$ 582,000
3	Install 48" RCP	FT	1,060	$656	$ 695,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Remove 24" RCP	FT	1,340	$35	$ 47,000
6	Remove 30" RCP	FT	750	$44	$ 33,000
7	Sawcut and Remove Existing AC Pavement	SF	15,600	$2.66	$ 41,000
8	Crushed Miscellaneous Base	SF	15,600	$4	$ 62,000
9	Replace Asphalt Concrete Pavement	SF	15,600	$2	$ 31,000
10	Traffic Control	%	5%		$ 96,000
11	Erosion Control	%	1%		$ 20,000
12	Mobilization/Demobilization	%	10%		$ 204,000
			SUBTOTAL (CONSTRUCTION)		$ 2,044,000
	Engineering and Design	%	10%		$ 204,000
	Surveying & Staking & Geotechnical	%	5%		$ 102,000
	Construction Management/Staff	%	10%		$ 204,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 510,000
			SUBTOTAL COST		$ 2,554,000
			CONTINGENCY	20%	$ 511,000
			TOTAL PROJECT		$ 3,065,000

* All unit prices reflect 2024 cost.

Name	DZ-12				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	2,610	$816	$ 2,130,000
2	Manhole	EA	7	$20,322	$ 142,000
3	Sawcut and Remove Existing AC Pavement	SF	19,580	$2.66	$ 52,000
4	Crushed Miscellaneous Base	SF	19,580	$4	$ 78,000
5	Replace Asphalt Concrete Pavement	SF	19,580	$2	$ 39,000
6	Traffic Control	%	5%		$ 122,000
7	Erosion Control	%	1%		$ 26,000
8	Mobilization/Demobilization	%	10%		$ 259,000
	SUBTOTAL (CONSTRUCTION)				$ 2,848,000
	Engineering and Design	%	10%		$ 285,000
	Surveying & Staking & Geotechnical	%	5%		$ 142,000
	Construction Management/Staff	%	10%		$ 285,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 712,000
	SUBTOTAL COST				$ 3,560,000
	CONTINGENCY			20%	$ 712,000
	TOTAL PROJECT				$ 4,272,000

* All unit prices reflect 2024 cost.

Name	DZ-12A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	450	$527	$ 237,000
2	Install 42" RCP	FT	2,020	$588	$ 1,188,000
3	Install 48" RCP	FT	650	$656	$ 426,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	18,440	$2.66	$ 49,000
6	Crushed Miscellaneous Base	SF	18,440	$4	$ 74,000
7	Replace Asphalt Concrete Pavement	SF	18,440	$2	$ 37,000
8	Traffic Control	%	5%		$ 109,000
9	Erosion Control	%	1%		$ 23,000
10	Mobilization/Demobilization	%	10%		$ 231,000
			SUBTOTAL (CONSTRUCTION)		$ 2,537,000
	Engineering and Design	%	10%		$ 254,000
	Surveying & Staking & Geotechnical	%	5%		$ 127,000
	Construction Management/Staff	%	10%		$ 254,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 635,000
			SUBTOTAL COST		$ 3,172,000
			CONTINGENCY	20%	$ 634,000
			TOTAL PROJECT		$ 3,806,000

* All unit prices reflect 2024 cost.

Name	DZ-13				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	850	$816	$ 694,000
2	Install 66" RCP	FT	1,550	$911	$ 1,412,000
3	Install 84" RCP	FT	1,080	$1,264	$ 1,365,000
4	Manhole	EA	9	$20,322	$ 183,000
5	Remove 48" RCP	FT	1,600	$71	$ 114,000
6	Remove 78" RCP	FT	1,050	$117	$ 123,000
7	Sawcut and Remove Existing AC Pavement	SF	29,280	$2.66	$ 78,000
8	Crushed Miscellaneous Base	SF	29,280	$4	$ 117,000
9	Replace Asphalt Concrete Pavement	SF	29,280	$2	$ 59,000
10	Traffic Control	%	5%		$ 207,000
11	Erosion Control	%	1%		$ 44,000
12	Mobilization/Demobilization	%	10%		$ 440,000
			SUBTOTAL (CONSTRUCTION)		$ 4,396,000
	Engineering and Design	%	10%		$ 440,000
	Surveying & Staking & Geotechnical	%	5%		$ 220,000
	Construction Management/Staff	%	10%		$ 440,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,100,000
			SUBTOTAL COST		$ 5,496,000
			CONTINGENCY +	25%	$ 1,374,000
			TOTAL PROJECT		$ 6,870,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-14				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 54" RCP	FT	1,310	$732	$ 959,000
2	Install 66" RCP	FT	350	$911	$ 319,000
3	Install 72" RCP	FT	1,100	$1,016	$ 1,118,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Remove 48" RCP	FT	1,320	$71	$ 94,000
6	Remove 64" RCP	FT	80	$96	$ 8,000
7	Sawcut and Remove Existing AC Pavement	SF	21,370	$2.66	$ 57,000
8	Crushed Miscellaneous Base	SF	21,370	$4	$ 85,000
9	Replace Asphalt Concrete Pavement	SF	21,370	$2	$ 43,000
10	Traffic Control	%	5%		$ 141,000
11	Erosion Control	%	1%		$ 30,000
12	Mobilization/Demobilization	%	10%		$ 300,000
			SUBTOTAL (CONSTRUCTION)		$ 2,996,000
	Engineering and Design	%	10%		$ 300,000
	Surveying & Staking & Geotechnical	%	5%		$ 150,000
	Construction Management/Staff	%	10%		$ 300,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 750,000
			SUBTOTAL COST		$ 3,746,000
			CONTINGENCY +	25%	$ 937,000
			TOTAL PROJECT		$ 4,683,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-14A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	530	$527	$ 279,000
2	Install 42" RCP	FT	1,000	$588	$ 588,000
3	Install 48" RCP	FT	660	$656	$ 433,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	12,940	$2.66	$ 34,000
6	Crushed Miscellaneous Base	SF	12,940	$4	$ 52,000
7	Replace Asphalt Concrete Pavement	SF	12,940	$2	$ 26,000
8	Traffic Control	%	5%		$ 76,000
9	Erosion Control	%	1%		$ 16,000
10	Mobilization/Demobilization	%	10%		$ 161,000
			SUBTOTAL (CONSTRUCTION)		$ 1,767,000
	Engineering and Design	%	10%		$ 177,000
	Surveying & Staking & Geotechnical	%	5%		$ 88,000
	Construction Management/Staff	%	10%		$ 177,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 442,000
			SUBTOTAL COST		$ 2,209,000
			CONTINGENCY	20%	$ 442,000
			TOTAL PROJECT		$ 2,651,000

* All unit prices reflect 2024 cost.

Name	DZ-15A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	490	$527	$ 258,000
2	Install 42" RCP	FT	1,000	$588	$ 588,000
3	Install 48" RCP	FT	970	$656	$ 636,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	14,710	$2.66	$ 39,000
6	Crushed Miscellaneous Base	SF	14,710	$4	$ 59,000
7	Replace Asphalt Concrete Pavement	SF	14,710	$2	$ 29,000
8	Traffic Control	%	5%		$ 87,000
9	Erosion Control	%	1%		$ 18,000
10	Mobilization/Demobilization	%	10%		$ 184,000
			SUBTOTAL (CONSTRUCTION)		$ 2,020,000
	Engineering and Design	%	10%		$ 202,000
	Surveying & Staking & Geotechnical	%	5%		$ 101,000
	Construction Management/Staff	%	10%		$ 202,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 505,000
			SUBTOTAL COST		$ 2,525,000
			CONTINGENCY	20%	$ 505,000
			TOTAL PROJECT		$ 3,030,000

* All unit prices reflect 2024 cost.

Name	DZ-16				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	2,640	$911	$ 2,405,000
2	Install Double 66" RCP	FT	1,380	$1,822	$ 2,514,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Remove 42" RCP	FT	180	$62	$ 11,000
5	Remove 60" RCP	FT	1,250	$89	$ 111,000
6	Sawcut and Remove Existing AC Pavement	SF	43,430	$2.66	$ 116,000
7	Crushed Miscellaneous Base	SF	43,430	$4	$ 174,000
8	Replace Asphalt Concrete Pavement	SF	43,430	$2	$ 87,000
9	Traffic Control	%	5%		$ 281,000
10	Erosion Control	%	1%		$ 59,000
11	Mobilization/Demobilization	%	10%		$ 596,000
			SUBTOTAL (CONSTRUCTION)		$ 5,961,000
	Engineering and Design	%	10%		$ 596,000
	Surveying & Staking & Geotechnical	%	5%		$ 298,000
	Construction Management/Staff	%	10%		$ 596,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,490,000
			SUBTOTAL COST		$ 7,451,000
			CONTINGENCY +	25%	$ 1,863,000
			TOTAL PROJECT		$ 9,314,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	DZ-16A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	420	$527	$ 221,000
2	Install 42" RCP	FT	840	$588	$ 494,000
3	Install 48" RCP	FT	850	$656	$ 558,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	12,630	$2.66	$ 34,000
6	Crushed Miscellaneous Base	SF	12,630	$4	$ 51,000
7	Replace Asphalt Concrete Pavement	SF	12,630	$2	$ 25,000
8	Traffic Control	%	5%		$ 74,000
9	Erosion Control	%	1%		$ 16,000
10	Mobilization/Demobilization	%	10%		$ 158,000
			SUBTOTAL (CONSTRUCTION)		$ 1,733,000
	Engineering and Design	%	10%		$ 173,000
	Surveying & Staking & Geotechnical	%	5%		$ 87,000
	Construction Management/Staff	%	10%		$ 173,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 433,000
			SUBTOTAL COST		$ 2,166,000
			CONTINGENCY	20%	$ 433,000
			TOTAL PROJECT		$ 2,599,000

* All unit prices reflect 2024 cost.

Name	JH-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	1,380	$1,264	$ 1,744,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 66" RCP	FT	1,090	$99	$ 108,000
4	Remove 78" RCP	FT	290	$117	$ 34,000
5	Sawcut and Remove Existing AC Pavement	SF	13,340	$2.66	$ 35,000
6	Crushed Miscellaneous Base	SF	13,340	$4	$ 53,000
7	Replace Asphalt Concrete Pavement	SF	13,340	$2	$ 27,000
8	Traffic Control	%	5%		$ 103,000
9	Erosion Control	%	1%		$ 22,000
10	Mobilization/Demobilization	%	10%		$ 219,000
	SUBTOTAL (CONSTRUCTION)				$ 2,187,000
	Engineering and Design	%	10%		$ 219,000
	Surveying & Staking & Geotechnical	%	5%		$ 109,000
	Construction Management/Staff	%	10%		$ 219,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 547,000
	SUBTOTAL COST				$ 2,734,000
	CONTINGENCY			20%	$ 547,000
	TOTAL PROJECT				$ 3,281,000

* All unit prices reflect 2024 cost.

Name	JH-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	1,930	$1,016	$ 1,961,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Remove 69" RCP	FT	1,920	$103	$ 198,000
4	Sawcut and Remove Existing AC Pavement	SF	16,570	$2.66	$ 44,000
5	Crushed Miscellaneous Base	SF	16,570	$4	$ 66,000
6	Replace Asphalt Concrete Pavement	SF	16,570	$2	$ 33,000
7	Traffic Control	%	5%		$ 120,000
8	Erosion Control	%	1%		$ 25,000
9	Mobilization/Demobilization	%	10%		$ 255,000
			SUBTOTAL (CONSTRUCTION)		$ 2,549,000
	Engineering and Design	%	10%		$ 255,000
	Surveying & Staking & Geotechnical	%	5%		$ 127,000
	Construction Management/Staff	%	10%		$ 255,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 637,000
			SUBTOTAL COST		$ 3,186,000
			CONTINGENCY	20%	$ 637,000
			TOTAL PROJECT		$ 3,823,000

* All unit prices reflect 2024 cost.

Name	SR-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install Double 66" RCP	FT	1,560	$1,822	$ 2,842,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 54" RCP	FT	1,460	$80	$ 117,000
4	Sawcut and Remove Existing AC Pavement	SF	12,550	$2.66	$ 33,000
5	Crushed Miscellaneous Base	SF	12,550	$4	$ 50,000
6	Replace Asphalt Concrete Pavement	SF	12,550	$2	$ 25,000
7	Traffic Control	%	5%		$ 157,000
8	Erosion Control	%	1%		$ 33,000
9	Mobilization/Demobilization	%	10%		$ 334,000
			SUBTOTAL (CONSTRUCTION)		$ 3,338,000
	Engineering and Design	%	10%		$ 334,000
	Surveying & Staking & Geotechnical	%	5%		$ 167,000
	Construction Management/Staff	%	10%		$ 334,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 835,000
			SUBTOTAL COST		$ 4,173,000
			CONTINGENCY	20%	$ 835,000
			TOTAL PROJECT		$ 5,008,000

* All unit prices reflect 2024 cost.

Name	SR-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	2,570	$1,133	$ 2,912,000
2	Install 84" RCP	FT	1,170	$1,264	$ 1,479,000
3	Install 14' x 6' RCB	FT	620	$7,627	$ 4,729,000
4	Manhole	EA	11	$20,322	$ 224,000
5	Remove 84" RCP	FT	580	$126	$ 73,000
6	Sawcut and Remove Existing AC Pavement	SF	39,720	$2.66	$ 106,000
7	Crushed Miscellaneous Base	SF	39,720	$4	$ 159,000
8	Replace Asphalt Concrete Pavement	SF	39,720	$2	$ 79,000
9	Traffic Control	%	5%		$ 488,000
10	Erosion Control	%	1%		$ 102,000
11	Mobilization/Demobilization	%	10%		$ 1,035,000
			SUBTOTAL (CONSTRUCTION)		$ 10,351,000
	Engineering and Design	%	10%		$ 1,035,000
	Surveying & Staking & Geotechnical	%	5%		$ 518,000
	Construction Management/Staff	%	10%		$ 1,035,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,588,000
			SUBTOTAL COST		$ 12,939,000
			CONTINGENCY	20%	$ 2,588,000
			TOTAL PROJECT		$ 15,527,000

* All unit prices reflect 2024 cost.

Name	SR-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	460	$1,264	$ 581,000
2	Install 96" RCP	FT	2,260	$1,572	$ 3,553,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Remove 72" RCP	FT	510	$108	$ 55,000
5	Remove 78" RCP	FT	290	$117	$ 34,000
6	Remove 84" RCP	FT	560	$126	$ 71,000
7	Sawcut and Remove Existing AC Pavement	SF	28,740	$2.66	$ 76,000
8	Crushed Miscellaneous Base	SF	28,740	$4	$ 115,000
9	Replace Asphalt Concrete Pavement	SF	28,740	$2	$ 57,000
10	Traffic Control	%	5%		$ 234,000
11	Erosion Control	%	1%		$ 49,000
12	Mobilization/Demobilization	%	10%		$ 497,000
			SUBTOTAL (CONSTRUCTION)		$ 4,967,000
	Engineering and Design	%	10%		$ 497,000
	Surveying & Staking & Geotechnical	%	5%		$ 248,000
	Construction Management/Staff	%	10%		$ 497,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,242,000
			SUBTOTAL COST		$ 6,209,000
			CONTINGENCY	20%	$ 1,242,000
			TOTAL PROJECT		$ 7,451,000

* All unit prices reflect 2024 cost.

Name	SR-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 8' x 5' RCB	FT	1,540	$2,150	$ 3,311,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 66" RCP	FT	1,440	$99	$ 143,000
4	Sawcut and Remove Existing AC Pavement	SF	10,780	$2.66	$ 29,000
5	Crushed Miscellaneous Base	SF	10,780	$4	$ 43,000
6	Replace Asphalt Concrete Pavement	SF	10,780	$2	$ 22,000
7	Traffic Control	%	5%		$ 181,000
8	Erosion Control	%	1%		$ 38,000
9	Mobilization/Demobilization	%	10%		$ 385,000
			SUBTOTAL (CONSTRUCTION)		$ 3,848,000
	Engineering and Design	%	10%		$ 385,000
	Surveying & Staking & Geotechnical	%	5%		$ 192,000
	Construction Management/Staff	%	10%		$ 385,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 962,000
			SUBTOTAL COST		$ 4,810,000
			CONTINGENCY	20%	$ 962,000
			TOTAL PROJECT		$ 5,772,000

* All unit prices reflect 2024 cost.

Name	SS-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	2,150	$816	$ 1,754,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Remove 42" RCP	FT	2,090	$62	$ 130,000
4	Sawcut and Remove Existing AC Pavement	SF	16,130	$2.66	$ 43,000
5	Crushed Miscellaneous Base	SF	16,130	$4	$ 65,000
6	Replace Asphalt Concrete Pavement	SF	16,130	$2	$ 32,000
7	Traffic Control	%	5%		$ 106,000
8	Erosion Control	%	1%		$ 22,000
9	Mobilization/Demobilization	%	10%		$ 225,000
			SUBTOTAL (CONSTRUCTION)		$ 2,254,000
	Engineering and Design	%	10%		$ 225,000
	Surveying & Staking & Geotechnical	%	5%		$ 113,000
	Construction Management/Staff	%	10%		$ 225,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 563,000
			SUBTOTAL COST		$ 2,817,000
			CONTINGENCY	20%	$ 563,000
			TOTAL PROJECT		$ 3,380,000

* All unit prices reflect 2024 cost.

Name	SS-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,240	$816	$ 1,012,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 42" RCP	FT	920	$62	$ 57,000
4	Remove 48" RCP	FT	210	$71	$ 15,000
5	Sawcut and Remove Existing AC Pavement	SF	9,300	$2.66	$ 25,000
6	Crushed Miscellaneous Base	SF	9,300	$4	$ 37,000
7	Replace Asphalt Concrete Pavement	SF	9,300	$2	$ 19,000
8	Traffic Control	%	5%		$ 61,000
9	Erosion Control	%	1%		$ 13,000
10	Mobilization/Demobilization	%	10%		$ 130,000
			SUBTOTAL (CONSTRUCTION)		$ 1,300,000
	Engineering and Design	%	10%		$ 130,000
	Surveying & Staking & Geotechnical	%	5%		$ 65,000
	Construction Management/Staff	%	10%		$ 130,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 325,000
			SUBTOTAL COST		$ 1,625,000
			CONTINGENCY	20%	$ 325,000
			TOTAL PROJECT		$ 1,950,000

* All unit prices reflect 2024 cost.

Name	SS-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	1,720	$911	$ 1,567,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 54" RCP	FT	1,210	$80	$ 97,000
4	Remove 60" RCP	FT	710	$89	$ 63,000
5	Sawcut and Remove Existing AC Pavement	SF	13,830	$2.66	$ 37,000
6	Crushed Miscellaneous Base	SF	13,830	$4	$ 55,000
7	Replace Asphalt Concrete Pavement	SF	13,830	$2	$ 28,000
8	Traffic Control	%	5%		$ 96,000
9	Erosion Control	%	1%		$ 20,000
10	Mobilization/Demobilization	%	10%		$ 204,000
			SUBTOTAL (CONSTRUCTION)		$ 2,044,000
	Engineering and Design	%	10%		$ 204,000
	Surveying & Staking & Geotechnical	%	5%		$ 102,000
	Construction Management/Staff	%	10%		$ 204,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 510,000
			SUBTOTAL COST		$ 2,554,000
			CONTINGENCY	20%	$ 511,000
			TOTAL PROJECT		$ 3,065,000

* All unit prices reflect 2024 cost.

Name	SS-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	590	$527	$ 311,000
2	Install 42" RCP	FT	1,300	$588	$ 764,000
3	Install 48" RCP	FT	580	$656	$ 380,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Sawcut and Remove Existing AC Pavement	SF	14,510	$2.66	$ 39,000
6	Crushed Miscellaneous Base	SF	14,510	$4	$ 58,000
7	Replace Asphalt Concrete Pavement	SF	14,510	$2	$ 29,000
8	Traffic Control	%	5%		$ 85,000
9	Erosion Control	%	1%		$ 18,000
10	Mobilization/Demobilization	%	10%		$ 181,000
			SUBTOTAL (CONSTRUCTION)		$ 1,987,000
	Engineering and Design	%	10%		$ 199,000
	Surveying & Staking & Geotechnical	%	5%		$ 99,000
	Construction Management/Staff	%	10%		$ 199,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 497,000
			SUBTOTAL COST		$ 2,484,000
			CONTINGENCY +	25%	$ 621,000
			TOTAL PROJECT		$ 3,105,000

* All unit prices reflect 2024 cost.

+ Contingency increased to 25% due to major highway conflict

Name	SS-9				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,550	$816	$ 1,265,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 42" RCP	FT	1,470	$62	$ 91,000
4	Sawcut and Remove Existing AC Pavement	SF	11,630	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,630	$4	$ 47,000
6	Replace Asphalt Concrete Pavement	SF	11,630	$2	$ 23,000
7	Traffic Control	%	5%		$ 77,000
8	Erosion Control	%	1%		$ 16,000
9	Mobilization/Demobilization	%	10%		$ 163,000
			SUBTOTAL (CONSTRUCTION)		$ 1,631,000
	Engineering and Design	%	10%		$ 163,000
	Surveying & Staking & Geotechnical	%	5%		$ 82,000
	Construction Management/Staff	%	10%		$ 163,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 408,000
			SUBTOTAL COST		$ 2,039,000
			CONTINGENCY	20%	$ 408,000
			TOTAL PROJECT		$ 2,447,000

* All unit prices reflect 2024 cost.

Name	SS-9A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	930	$527	$ 490,000
2	Install 42" RCP	FT	480	$588	$ 282,000
3	Install 60" RCP	FT	1,220	$816	$ 996,000
4	Manhole	EA	7	$20,322	$ 142,000
5	Remove 42" RCP	FT	1,290	$62	$ 80,000
6	Sawcut and Remove Existing AC Pavement	SF	16,930	$2.66	$ 45,000
7	Crushed Miscellaneous Base	SF	16,930	$4	$ 68,000
8	Replace Asphalt Concrete Pavement	SF	16,930	$2	$ 34,000
9	Traffic Control	%	5%		$ 107,000
10	Erosion Control	%	1%		$ 22,000
11	Mobilization/Demobilization	%	10%		$ 227,000
			SUBTOTAL (CONSTRUCTION)		$ 1,990,000
	Engineering and Design	%	10%		$ 199,000
	Surveying & Staking & Geotechnical	%	5%		$ 100,000
	Construction Management/Staff	%	10%		$ 199,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 498,000
			SUBTOTAL COST		$ 2,488,000
			CONTINGENCY	20%	$ 498,000
			TOTAL PROJECT		$ 2,986,000

* All unit prices reflect 2024 cost.

Name	SS-10				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	820	$911	$ 747,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Remove 39" RCP	FT	770	$58	$ 45,000
4	Sawcut and Remove Existing AC Pavement	SF	6,590	$2.66	$ 18,000
5	Crushed Miscellaneous Base	SF	6,590	$4	$ 26,000
6	Replace Asphalt Concrete Pavement	SF	6,590	$2	$ 13,000
7	Traffic Control	%	5%		$ 45,000
8	Erosion Control	%	1%		$ 9,000
9	Mobilization/Demobilization	%	10%		$ 94,000
			SUBTOTAL (CONSTRUCTION)		$ 944,000
	Engineering and Design	%	10%		$ 94,000
	Surveying & Staking & Geotechnical	%	5%		$ 47,000
	Construction Management/Staff	%	10%		$ 94,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 235,000
			SUBTOTAL COST		$ 1,179,000
			CONTINGENCY	20%	$ 236,000
			TOTAL PROJECT		$ 1,415,000

* All unit prices reflect 2024 cost.

Name	SS-11				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	460	$656	$ 302,000
2	Install 60" RCP	FT	1,200	$816	$ 979,000
3	Install 66" RCP	FT	620	$911	$ 565,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Remove 36" RCP	FT	2,270	$53	$ 120,000
8	Sawcut and Remove Existing AC Pavement	SF	16,940	$2.66	$ 45,000
9	Crushed Miscellaneous Base	SF	16,940	$4	$ 68,000
10	Replace Asphalt Concrete Pavement	SF	16,940	$2	$ 34,000
11	Traffic Control	%	5%		$ 112,000
12	Erosion Control	%	1%		$ 23,000
13	Mobilization/Demobilization	%	10%		$ 237,000
			SUBTOTAL (CONSTRUCTION)		$ 2,370,000
	Engineering and Design	%	10%		$ 237,000
	Surveying & Staking & Geotechnical	%	5%		$ 119,000
	Construction Management/Staff	%	10%		$ 237,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 593,000
			SUBTOTAL COST		$ 2,963,000
			CONTINGENCY	20%	$ 593,000
			TOTAL PROJECT		$ 3,556,000

* All unit prices reflect 2024 cost.

AOS 3 Capital Project Cost Estimates

FONTANA
CALIFORNIA

DAVID EVANS
AND ASSOCIATES INC.

2035

Project	Cost
A-0	$16,438,000.00
A-0A	$7,220,000.00
A-0B	$6,091,000.00
A-0C	$1,391,000.00
A-0D	$1,259,000.00
A-1	$2,042,000.00
A-1A	$1,799,000.00
A-2	$2,621,000.00
A-2A	$2,250,000.00
A-3	$16,535,000.00
A-3A	$2,359,000.00
A-3B	$1,996,000.00
A-3C	$6,606,000.00
A-4	$1,495,000.00
B-1	$2,709,000.00
B-2	$1,648,000.00
B-3	$911,000.00
B-5	$2,800,000.00
B-5A	$4,051,000.00
B-6	$235,000.00
B-7	$1,324,000.00
B-8	$1,886,000.00
C-0	$7,920,000.00
C-2	$1,951,000.00
C-4	$4,225,000.00
C-5	$2,776,000.00
C-6	$589,000.00
C-7	$4,623,000.00
C-8	$4,228,000.00
C-8A	$2,633,000.00
C-8B	$5,795,000.00
C-9	$12,900,000.00
HR-1	$4,127,000.00

Name	A-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 10' x9' RCB	FT	1,510	$5,252	$ 7,931,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 12' x 10' RCB	FT	1,510	$811	$ 1,225,000
4	Sawcut and Remove Existing AC Pavement	SF	18,120	$2.66	$ 48,000
5	Crushed Miscellaneous Base	SF	18,120	$4	$ 72,000
6	Replace Asphalt Concrete Pavement	SF	18,120	$2	$ 36,000
7	Traffic Control	%	5%		$ 470,000
8	Erosion Control	%	1%		$ 99,000
9	Mobilization/Demobilization	%	10%		$ 996,000
			SUBTOTAL (CONSTRUCTION)		$ 10,958,000
	Engineering and Design	%	10%		$ 1,096,000
	Surveying & Staking & Geotechnical	%	5%		$ 548,000
	Construction Management/Staff	%	10%		$ 1,096,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,740,000
			SUBTOTAL COST		$ 13,698,000
			CONTINGENCY	20%	$ 2,740,000
			TOTAL PROJECT		$ 16,438,000

* All unit prices reflect 2024 costs.

Name	A-0A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 84" RCP	FT	2,190	$1,264	$ 2,768,000
2	Install 90" RCP	FT	580	$1,409	$ 817,000
3	Manhole	EA	7	$20,322	$ 142,000
4	Sawcut and Remove Existing AC Pavement	SF	27,090	$2.66	$ 72,000
5	Crushed Miscellaneous Base	SF	27,090	$4	$ 108,000
6	Replace Asphalt Concrete Pavement	SF	27,090	$2	$ 54,000
7	Traffic Control	%	5%		$ 198,000
8	Erosion Control	%	1%		$ 42,000
9	Mobilization/Demobilization	%	10%		$ 420,000
	SUBTOTAL (CONSTRUCTION)				$ 4,621,000
	Engineering and Design	%	10%		$ 462,000
	Surveying & Staking & Geotechnical	%	5%		$ 231,000
	Construction Management/Staff	%	10%		$ 462,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 1,155,000
	SUBTOTAL COST				$ 5,776,000
	CONTINGENCY +			25%	$ 1,444,000
	TOTAL PROJECT				$ 7,220,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	A-0B	100			
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	780	$1,133	$ 884,000
2	Install 84" RCP	FT	1,790	$1,264	$ 2,263,000
3	Manhole	EA	6	$20,322	$ 122,000
4	Sawcut and Remove Existing AC Pavement	SF	24,420	$2.66	$ 65,000
5	Crushed Miscellaneous Base	SF	24,420	$4	$ 98,000
6	Replace Asphalt Concrete Pavement	SF	24,420	$2	$ 49,000
7	Traffic Control	%	5%		$ 174,000
8	Erosion Control	%	1%		$ 37,000
9	Mobilization/Demobilization	%	10%		$ 369,000
			SUBTOTAL (CONSTRUCTION)		$ 4,061,000
	Engineering and Design	%	10%		$ 406,000
	Surveying & Staking & Geotechnical	%	5%		$ 203,000
	Construction Management/Staff	%	10%		$ 406,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,015,000
			SUBTOTAL COST		$ 5,076,000
			CONTINGENCY	20%	$ 1,015,000
			TOTAL PROJECT		$ 6,091,000

* All unit prices reflect 2024 costs.

Name	A-0C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,280	$527	$ 675,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	6,830	$2.66	$ 18,000
4	Crushed Miscellaneous Base	SF	6,830	$4	$ 27,000
5	Replace Asphalt Concrete Pavement	SF	6,830	$2	$ 14,000
6	Traffic Control	%	5%		$ 40,000
7	Erosion Control	%	1%		$ 8,000
8	Mobilization/Demobilization	%	10%		$ 84,000
	SUBTOTAL (CONSTRUCTION)				$ 927,000
	Engineering and Design	%	10%		$ 93,000
	Surveying & Staking & Geotechnical	%	5%		$ 46,000
	Construction Management/Staff	%	10%		$ 93,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 232,000
	SUBTOTAL COST				$ 1,159,000
	CONTINGENCY			20%	$ 232,000
	TOTAL PROJECT				$ 1,391,000

* All unit prices reflect 2024 costs.

Name	A-0D				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	480	$527	$ 253,000
2	Install 48" RCP	FT	550	$656	$ 361,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	5,790	$2.66	$ 15,000
5	Crushed Miscellaneous Base	SF	5,790	$4	$ 23,000
6	Replace Asphalt Concrete Pavement	SF	5,790	$2	$ 12,000
7	Traffic Control	%	5%		$ 36,000
8	Erosion Control	%	1%		$ 38,000
9	Mobilization/Demobilization	%	10%		$ 40,000
			SUBTOTAL (CONSTRUCTION)		$ 839,000
	Engineering and Design	%	10%		$ 84,000
	Surveying & Staking & Geotechnical	%	5%		$ 42,000
	Construction Management/Staff	%	10%		$ 84,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 210,000
			SUBTOTAL COST		$ 1,049,000
			CONTINGENCY	20%	$ 210,000
			TOTAL PROJECT		$ 1,259,000

* All unit prices reflect 2024 costs.

Name	A-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,100	$588	$ 647,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	10,040	$2.66	$ 27,000
5	Crushed Miscellaneous Base	SF	10,040	$4	$ 40,000
6	Replace Asphalt Concrete Pavement	SF	10,040	$2	$ 20,000
7	Traffic Control	%	5%		$ 58,000
8	Erosion Control	%	1%		$ 12,000
9	Mobilization/Demobilization	%	10%		$ 124,000
			SUBTOTAL (CONSTRUCTION)		$ 1,362,000
	Engineering and Design	%	10%		$ 136,000
	Surveying & Staking & Geotechnical	%	5%		$ 68,000
	Construction Management/Staff	%	10%		$ 136,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 340,000
			SUBTOTAL COST		$ 1,702,000
			CONTINGENCY	20%	$ 340,000
			TOTAL PROJECT		$ 2,042,000

* All unit prices reflect 2024 costs.

Name	A-1A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	800	$527	$ 422,000
2	Install 48" RCP	FT	690	$656	$ 453,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	8,320	$2.66	$ 22,000
5	Crushed Miscellaneous Base	SF	8,320	$4	$ 33,000
6	Replace Asphalt Concrete Pavement	SF	8,320	$2	$ 17,000
7	Traffic Control	%	5%		$ 51,000
8	Erosion Control	%	1%		$ 11,000
9	Mobilization/Demobilization	%	10%		$ 109,000
			SUBTOTAL (CONSTRUCTION)		$ 1,199,000
	Engineering and Design	%	10%		$ 120,000
	Surveying & Staking & Geotechnical	%	5%		$ 60,000
	Construction Management/Staff	%	10%		$ 120,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 300,000
			SUBTOTAL COST		$ 1,499,000
			CONTINGENCY	20%	$ 300,000
			TOTAL PROJECT		$ 1,799,000

* All unit prices reflect 2024 costs.

Name	A-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	890	$527	$ 469,000
2	Install 54" RCP	FT	1,130	$732	$ 827,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,390	$2.66	$ 30,000
5	Crushed Miscellaneous Base	SF	11,390	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,390	$2	$ 23,000
7	Traffic Control	%	5%		$ 75,000
8	Erosion Control	%	1%		$ 16,000
9	Mobilization/Demobilization	%	10%		$ 159,000
			SUBTOTAL (CONSTRUCTION)		$ 1,747,000
	Engineering and Design	%	10%		$ 175,000
	Surveying & Staking & Geotechnical	%	5%		$ 87,000
	Construction Management/Staff	%	10%		$ 175,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 437,000
			SUBTOTAL COST		$ 2,184,000
			CONTINGENCY	20%	$ 437,000
			TOTAL PROJECT		$ 2,621,000

* All unit prices reflect 2024 costs.

Name	A-2A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	850	$527	$ 448,000
2	Install 42" RCP	FT	120	$588	$ 71,000
3	Install 48" RCP	FT	870	$656	$ 571,000
4	Manhole	EA	5	$20,322	$ 102,000
5	Sawcut and Remove Existing AC Pavement	SF	10,820	$2.66	$ 29,000
6	Crushed Miscellaneous Base	SF	10,820	$4	$ 43,000
7	Replace Asphalt Concrete Pavement	SF	10,820	$2	$ 22,000
8	Traffic Control	%	5%		$ 64,000
9	Erosion Control	%	1%		$ 14,000
10	Mobilization/Demobilization	%	10%		$ 136,000
			SUBTOTAL (CONSTRUCTION)		$ 1,500,000
	Engineering and Design	%	10%		$ 150,000
	Surveying & Staking & Geotechnical	%	5%		$ 75,000
	Construction Management/Staff	%	10%		$ 150,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 375,000
			SUBTOTAL COST		$ 1,875,000
			CONTINGENCY	20%	$ 375,000
			TOTAL PROJECT		$ 2,250,000

* All unit prices reflect 2024 costs.

Name	A-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 90" RCP	FT	4,950	$1,409	$ 6,975,000
2	Install 96" RCP	FT	1,240	$1,572	$ 1,949,000
3	Manhole	EA	15	$20,322	$ 305,000
4	Sawcut and Remove Existing AC Pavement	SF	25,380	$2.66	$ 68,000
5	Crushed Miscellaneous Base	SF	25,380	$4	$ 102,000
6	Replace Asphalt Concrete Pavement	SF	25,380	$2	$ 51,000
7	Traffic Control	%	5%		$ 473,000
8	Erosion Control	%	1%		$ 99,000
9	Mobilization/Demobilization	%	10%		$ 1,002,000
			SUBTOTAL (CONSTRUCTION)		$ 11,024,000
	Engineering and Design	%	10%		$ 1,102,000
	Surveying & Staking & Geotechnical	%	5%		$ 551,000
	Construction Management/Staff	%	10%		$ 1,102,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,755,000
			SUBTOTAL COST		$ 13,779,000
			CONTINGENCY	20%	$ 2,756,000
			TOTAL PROJECT		$ 16,535,000

* All unit prices reflect 2024 costs.

Name	A-3A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	1,350	$588	$ 794,000
3	Manhole	EA	5	$20,322	$ 102,000
4	Sawcut and Remove Existing AC Pavement	SF	11,500	$2.66	$ 31,000
5	Crushed Miscellaneous Base	SF	11,500	$4	$ 46,000
6	Replace Asphalt Concrete Pavement	SF	11,500	$2	$ 23,000
7	Traffic Control	%	5%		$ 67,000
8	Erosion Control	%	1%		$ 14,000
9	Mobilization/Demobilization	%	10%		$ 143,000
			SUBTOTAL (CONSTRUCTION)		$ 1,573,000
	Engineering and Design	%	10%		$ 157,000
	Surveying & Staking & Geotechnical	%	5%		$ 79,000
	Construction Management/Staff	%	10%		$ 157,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 393,000
			SUBTOTAL COST		$ 1,966,000
			CONTINGENCY	20%	$ 393,000
			TOTAL PROJECT		$ 2,359,000

* All unit prices reflect 2024 costs.

Name	A-3B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 96" RCP	FT	660	$1,572	$ 1,038,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Sawcut and Remove Existing AC Pavement	SF	7,100	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,100	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	7,100	$2	$ 14,000
6	Traffic Control	%	5%		$ 57,000
7	Erosion Control	%	1%		$ 12,000
8	Mobilization/Demobilization	%	10%		$ 121,000
			SUBTOTAL (CONSTRUCTION)		$ 1,330,000
	Engineering and Design	%	10%		$ 133,000
	Surveying & Staking & Geotechnical	%	5%		$ 67,000
	Construction Management/Staff	%	10%		$ 133,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 333,000
			SUBTOTAL COST		$ 1,663,000
			CONTINGENCY	20%	$ 333,000
			TOTAL PROJECT		$ 1,996,000

* All unit prices reflect 2024 costs.

Name	A-3C				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	3,510	$911	$ 3,198,000
2	Manhole	EA	9	$20,322	$ 183,000
3	Sawcut and Remove Existing AC Pavement	SF	28,230	$2.66	$ 75,000
4	Crushed Miscellaneous Base	SF	28,230	$4	$ 113,000
5	Replace Asphalt Concrete Pavement	SF	28,230	$2	$ 56,000
6	Traffic Control	%	5%		$ 181,000
7	Erosion Control	%	1%		$ 38,000
8	Mobilization/Demobilization	%	10%		$ 384,000
			SUBTOTAL (CONSTRUCTION)		$ 4,228,000
	Engineering and Design	%	10%		$ 423,000
	Surveying & Staking & Geotechnical	%	5%		$ 211,000
	Construction Management/Staff	%	10%		$ 423,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,057,000
			SUBTOTAL COST		$ 5,285,000
			CONTINGENCY +	25%	$ 1,321,000
			TOTAL PROJECT		$ 6,606,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	A-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	670	$527	$ 353,000
2	Install 42" RCP	FT	640	$588	$ 376,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	7,330	$2.66	$ 19,000
5	Crushed Miscellaneous Base	SF	7,330	$4	$ 29,000
6	Replace Asphalt Concrete Pavement	SF	7,330	$2	$ 15,000
7	Traffic Control	%	5%		$ 43,000
8	Erosion Control	%	1%		$ 9,000
9	Mobilization/Demobilization	%	10%		$ 91,000
			SUBTOTAL (CONSTRUCTION)		$ 996,000
	Engineering and Design	%	10%		$ 100,000
	Surveying & Staking & Geotechnical	%	5%		$ 50,000
	Construction Management/Staff	%	10%		$ 100,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 250,000
			SUBTOTAL COST		$ 1,246,000
			CONTINGENCY	20%	$ 249,000
			TOTAL PROJECT		$ 1,495,000

* All unit prices reflect 2024 costs.

Name	B-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	410	$527	$ 216,000
2	Install 42" RCP	FT	870	$588	$ 512,000
3	Install 42" RCP	FT	110	$588	$ 65,000
4	Install 54" RCP	FT	560	$732	$ 410,000
5	Install 54" RCP	FT	100	$732	$ 73,000
6	Manhole	EA	5	$20,322	$ 102,000
7	Sawcut and Remove Existing AC Pavement	SF	12,540	$2.66	$ 33,000
8	Crushed Miscellaneous Base	SF	12,540	$4	$ 50,000
9	Replace Asphalt Concrete Pavement	SF	12,540	$2	$ 25,000
10	Traffic Control	%	5%		$ 74,000
11	Erosion Control	%	1%		$ 16,000
12	Mobilization/Demobilization	%	10%		$ 158,000
			SUBTOTAL (CONSTRUCTION)		$ 1,734,000
	Engineering and Design	%	10%		$ 173,000
	Surveying & Staking & Geotechnical	%	5%		$ 87,000
	Construction Management/Staff	%	10%		$ 173,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 433,000
			SUBTOTAL COST		$ 2,167,000
			CONTINGENCY +	25%	$ 542,000
			TOTAL PROJECT		$ 2,709,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	B-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 48" RCP	FT	1,150	$656	$ 754,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 36" RCP	FT	1,150	$53	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	7,380	$2.66	$ 20,000
5	Crushed Miscellaneous Base	SF	7,380	$4	$ 30,000
6	Replace Asphalt Concrete Pavement	SF	7,380	$2	$ 15,000
7	Traffic Control	%	5%		$ 47,000
8	Erosion Control	%	1%		$ 10,000
9	Mobilization/Demobilization	%	10%		$ 100,000
			SUBTOTAL (CONSTRUCTION)		$ 1,098,000
	Engineering and Design	%	10%		$ 110,000
	Surveying & Staking & Geotechnical	%	5%		$ 55,000
	Construction Management/Staff	%	10%		$ 110,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 275,000
			SUBTOTAL COST		$ 1,373,000
			CONTINGENCY	20%	$ 275,000
			TOTAL PROJECT		$ 1,648,000

* All unit prices reflect 2024 costs.

Name	B-3				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	400	$527	$ 211,000
2	Install 42" RCP	FT	360	$588	$ 212,000
3	Manhole	EA	2	$20,322	$ 41,000
4	Sawcut and Remove Existing AC Pavement	SF	4,250	$2.66	$ 11,000
5	Crushed Miscellaneous Base	SF	4,250	$4	$ 17,000
6	Replace Asphalt Concrete Pavement	SF	4,250	$2	$ 9,000
7	Traffic Control	%	5%		$ 25,000
8	Erosion Control	%	1%		$ 5,000
9	Mobilization/Demobilization	%	10%		$ 53,000
			SUBTOTAL (CONSTRUCTION)		$ 584,000
	Engineering and Design	%	10%		$ 58,400
	Surveying & Staking & Geotechnical	%	5%		$ 29,000
	Construction Management/Staff	%	10%		$ 58,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 145,000
			SUBTOTAL COST		$ 729,000
			CONTINGENCY +	25%	$ 182,000
			TOTAL PROJECT		$ 911,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to SCG transmisson line conflict

Name	B-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	1,240	$1,016	$ 1,260,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Remove 66" RCP	FT	1,240	$99	$ 123,000
4	Sawcut and Remove Existing AC Pavement	SF	10,640	$2.66	$ 28,000
5	Crushed Miscellaneous Base	SF	10,640	$4	$ 43,000
6	Replace Asphalt Concrete Pavement	SF	10,640	$2	$ 21,000
7	Traffic Control	%	5%		$ 77,000
8	Erosion Control	%	1%		$ 16,000
9	Mobilization/Demobilization	%	10%		$ 163,000
			SUBTOTAL (CONSTRUCTION)		$ 1,792,000
	Engineering and Design	%	10%		$ 179,000
	Surveying & Staking & Geotechnical	%	5%		$ 90,000
	Construction Management/Staff	%	10%		$ 179,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 448,000
			SUBTOTAL COST		$ 2,240,000
			CONTINGENCY +	25%	$ 560,000
			TOTAL PROJECT		$ 2,800,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main and SCG transmisson line conflict

Name	B-5A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,050	$588	$ 617,000
3	Install 48" RCP	FT	1,550	$656	$ 1,017,000
4	Manhole	EA	8	$20,322	$ 163,000
5	Sawcut and Remove Existing AC Pavement	SF	19,630	$2.66	$ 52,000
6	Crushed Miscellaneous Base	SF	19,630	$4	$ 79,000
7	Replace Asphalt Concrete Pavement	SF	19,630	$2	$ 39,000
8	Traffic Control	%	5%		$ 116,000
9	Erosion Control	%	1%		$ 24,000
10	Mobilization/Demobilization	%	10%		$ 246,000
			SUBTOTAL (CONSTRUCTION)		$ 2,701,000
	Engineering and Design	%	10%		$ 270,000
	Surveying & Staking & Geotechnical	%	5%		$ 135,000
	Construction Management/Staff	%	10%		$ 270,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 675,000
			SUBTOTAL COST		$ 3,376,000
			CONTINGENCY	20%	$ 675,000
			TOTAL PROJECT		$ 4,051,000

* All unit prices reflect 2024 costs.

Name	B-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	200	$527	$ 105,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Sawcut and Remove Existing AC Pavement	SF	1,070	$2.66	$ 3,000
4	Crushed Miscellaneous Base	SF	1,070	$4	$ 4,000
5	Replace Asphalt Concrete Pavement	SF	1,070	$2	$ 2,000
6	Traffic Control	%	5%		$ 7,000
7	Erosion Control	%	1%		$ 1,000
8	Mobilization/Demobilization	%	10%		$ 14,000
			SUBTOTAL (CONSTRUCTION)		$ 156,000
	Engineering and Design	%	10%		$ 15,600
	Surveying & Staking & Geotechnical	%	5%		$ 8,000
	Construction Management/Staff	%	10%		$ 16,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 40,000
			SUBTOTAL COST		$ 196,000
			CONTINGENCY	20%	$ 39,000
			TOTAL PROJECT		$ 235,000

* All unit prices reflect 2024 costs.

Name	B-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	500	$527	$ 264,000
2	Install 42" RCP	FT	640	$588	$ 376,000
3	Manhole	EA	3	$20,322	$ 61,000
4	Sawcut and Remove Existing AC Pavement	SF	6,430	$2.66	$ 17,000
5	Crushed Miscellaneous Base	SF	6,430	$4	$ 26,000
6	Replace Asphalt Concrete Pavement	SF	6,430	$2	$ 13,000
7	Traffic Control	%	5%		$ 38,000
8	Erosion Control	%	1%		$ 8,000
9	Mobilization/Demobilization	%	10%		$ 80,000
			SUBTOTAL (CONSTRUCTION)		$ 883,000
	Engineering and Design	%	10%		$ 88,000
	Surveying & Staking & Geotechnical	%	5%		$ 44,000
	Construction Management/Staff	%	10%		$ 88,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 220,000
			SUBTOTAL COST		$ 1,103,000
			CONTINGENCY	20%	$ 221,000
			TOTAL PROJECT		$ 1,324,000

* All unit prices reflect 2024 costs.

Name	B-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	520	$527	$ 274,000
2	Install 48" RCP	FT	990	$656	$ 649,000
3	Manhole	EA	4	$20,322	$ 81,000
4	Sawcut and Remove Existing AC Pavement	SF	8,590	$2.66	$ 23,000
5	Crushed Miscellaneous Base	SF	8,590	$4	$ 34,000
6	Replace Asphalt Concrete Pavement	SF	8,590	$2	$ 17,000
7	Traffic Control	%	5%		$ 54,000
8	Erosion Control	%	1%		$ 11,000
9	Mobilization/Demobilization	%	10%		$ 114,000
			SUBTOTAL (CONSTRUCTION)		$ 1,257,000
	Engineering and Design	%	10%		$ 126,000
	Surveying & Staking & Geotechnical	%	5%		$ 63,000
	Construction Management/Staff	%	10%		$ 126,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 315,000
			SUBTOTAL COST		$ 1,572,000
			CONTINGENCY	20%	$ 314,000
			TOTAL PROJECT		$ 1,886,000

* All unit prices reflect 2024 costs.

Name	C-0				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,300	$816	$ 1,061,000
2	Install 72" RCP	FT	2,590	$1,016	$ 2,631,000
3	Manhole	EA	10	$20,322	$ 203,000
4	Remove 60" RCP	FT	3,030	$89	$ 270,000
5	Remove 66" RCP	FT	850	$99	$ 84,000
6	Sawcut and Remove Existing AC Pavement	SF	31,980	$2.66	$ 85,000
7	Crushed Miscellaneous Base	SF	31,980	$4	$ 128,000
8	Replace Asphalt Concrete Pavement	SF	31,980	$2	$ 64,000
9	Traffic Control	%	5%		$ 226,000
10	Erosion Control	%	1%		$ 48,000
11	Mobilization/Demobilization	%	10%		$ 480,000
			SUBTOTAL (CONSTRUCTION)		$ 5,280,000
	Engineering and Design	%	10%		$ 528,000
	Surveying & Staking & Geotechnical	%	5%		$ 264,000
	Construction Management/Staff	%	10%		$ 528,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,320,000
			SUBTOTAL COST		$ 6,600,000
			CONTINGENCY	20%	$ 1,320,000
			TOTAL PROJECT		$ 7,920,000

* All unit prices reflect 2024 costs.

Name	C-2				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 66" RCP	FT	430	$911	$ 392,000
2	Install 72" RCP	FT	520	$1,016	$ 528,000
3	Manhole	EA	2	$20,322	$ 41,000
4	Remove 60" RCP	FT	950	$89	$ 85,000
5	Sawcut and Remove Existing AC Pavement	SF	7,920	$2.66	$ 21,000
6	Crushed Miscellaneous Base	SF	7,920	$4	$ 32,000
7	Replace Asphalt Concrete Pavement	SF	7,920	$2	$ 16,000
8	Traffic Control	%	5%		$ 56,000
9	Erosion Control	%	1%		$ 12,000
10	Mobilization/Demobilization	%	10%		$ 118,000
			SUBTOTAL (CONSTRUCTION)		$ 1,301,000
	Engineering and Design	%	10%		$ 130,000
	Surveying & Staking & Geotechnical	%	5%		$ 65,000
	Construction Management/Staff	%	10%		$ 130,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 325,000
			SUBTOTAL COST		$ 1,626,000
			CONTINGENCY	20%	$ 325,000
			TOTAL PROJECT		$ 1,951,000

* All unit prices reflect 2024 costs.

Name	C-4				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,210	$816	$ 987,000
2	Install 66" RCP	FT	400	$911	$ 364,000
3	Install 72" RCP	FT	630	$1,016	$ 640,000
4	Manhole	EA	6	$20,322	$ 122,000
5	Remove 42" RCP	FT	1,240	$62	$ 77,000
6	Remove 54" RCP	FT	890	$80	$ 71,000
7	Sawcut and Remove Existing AC Pavement	SF	17,700	$2.66	$ 47,000
8	Crushed Miscellaneous Base	SF	17,700	$4	$ 71,000
9	Replace Asphalt Concrete Pavement	SF	17,700	$2	$ 35,000
10	Traffic Control	%	5%		$ 121,000
11	Erosion Control	%	1%		$ 25,000
12	Mobilization/Demobilization	%	10%		$ 256,000
			SUBTOTAL (CONSTRUCTION)		$ 2,816,000
	Engineering and Design	%	10%		$ 282,000
	Surveying & Staking & Geotechnical	%	5%		$ 141,000
	Construction Management/Staff	%	10%		$ 282,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 705,000
			SUBTOTAL COST		$ 3,521,000
			CONTINGENCY	20%	$ 704,000
			TOTAL PROJECT		$ 4,225,000

* All unit prices reflect 2024 costs.

Name	C-5				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 60" RCP	FT	1,600	$816	$ 1,306,000
2	Manhole	EA	4	$20,322	$ 81,000
3	Remove 42" RCP	FT	1,540	$62	$ 95,000
4	Sawcut and Remove Existing AC Pavement	SF	12,000	$2.66	$ 32,000
5	Crushed Miscellaneous Base	SF	12,000	$4	$ 48,000
6	Replace Asphalt Concrete Pavement	SF	12,000	$2	$ 24,000
7	Traffic Control	%	5%		$ 79,000
8	Erosion Control	%	1%		$ 17,000
9	Mobilization/Demobilization	%	10%		$ 168,000
			SUBTOTAL (CONSTRUCTION)		$ 1,850,000
	Engineering and Design	%	10%		$ 185,000
	Surveying & Staking & Geotechnical	%	5%		$ 93,000
	Construction Management/Staff	%	10%		$ 185,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 463,000
			SUBTOTAL COST		$ 2,313,000
			CONTINGENCY	20%	$ 463,000
			TOTAL PROJECT		$ 2,776,000

* All unit prices reflect 2024 costs.

Name	C-6				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 42" RCP	FT	450	$588	$ 265,000
2	Manhole	EA	1	$20,322	$ 20,000
3	Remove 36" RCP	FT	520	$53	$ 28,000
4	Sawcut and Remove Existing AC Pavement	SF	2,640	$2.66	$ 7,000
5	Crushed Miscellaneous Base	SF	2,640	$4	$ 11,000
6	Replace Asphalt Concrete Pavement	SF	2,640	$2	$ 5,000
7	Traffic Control	%	5%		$ 17,000
8	Erosion Control	%	1%		$ 4,000
9	Mobilization/Demobilization	%	10%		$ 36,000
	SUBTOTAL (CONSTRUCTION)				$ 393,000
	Engineering and Design	%	10%		$ 39,300
	Surveying & Staking & Geotechnical	%	5%		$ 20,000
	Construction Management/Staff	%	10%		$ 39,000
	SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)				$ 98,000
	SUBTOTAL COST				$ 491,000
	CONTINGENCY			20%	$ 98,000
	TOTAL PROJECT				$ 589,000

* All unit prices reflect 2024 costs.

Name	C-7				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 72" RCP	FT	2,060	$1,016	$ 2,093,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Remove 60" RCP	FT	1,470	$89	$ 131,000
4	Remove 66" RCP	FT	570	$99	$ 56,000
5	Sawcut and Remove Existing AC Pavement	SF	17,680	$2.66	$ 47,000
6	Crushed Miscellaneous Base	SF	17,680	$4	$ 71,000
7	Replace Asphalt Concrete Pavement	SF	17,680	$2	$ 35,000
8	Traffic Control	%	5%		$ 127,000
9	Erosion Control	%	1%		$ 27,000
10	Mobilization/Demobilization	%	10%		$ 269,000
			SUBTOTAL (CONSTRUCTION)		$ 2,958,000
	Engineering and Design	%	10%		$ 296,000
	Surveying & Staking & Geotechnical	%	5%		$ 148,000
	Construction Management/Staff	%	10%		$ 296,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 740,000
			SUBTOTAL COST		$ 3,698,000
			CONTINGENCY +	25%	$ 925,000
			TOTAL PROJECT		$ 4,623,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to 12' water main and SCG transmisson line conflict

Name	C-8				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 78" RCP	FT	1,830	$1,133	$ 2,073,000
2	Manhole	EA	5	$20,322	$ 102,000
3	Sawcut and Remove Existing AC Pavement	SF	16,700	$2.66	$ 44,000
4	Crushed Miscellaneous Base	SF	16,700	$4	$ 67,000
5	Replace Asphalt Concrete Pavement	SF	16,700	$2	$ 33,000
6	Traffic Control	%	5%		$ 116,000
7	Erosion Control	%	1%		$ 24,000
8	Mobilization/Demobilization	%	10%		$ 246,000
			SUBTOTAL (CONSTRUCTION)		$ 2,705,000
	Engineering and Design	%	10%		$ 271,000
	Surveying & Staking & Geotechnical	%	5%		$ 135,000
	Construction Management/Staff	%	10%		$ 271,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 677,000
			SUBTOTAL COST		$ 3,382,000
			CONTINGENCY +	25%	$ 846,000
			TOTAL PROJECT		$ 4,228,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	C-8A				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	1,330	$527	$ 701,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	7,090	$2.66	$ 19,000
4	Crushed Miscellaneous Base	SF	7,090	$4	$ 28,000
5	Replace Asphalt Concrete Pavement	SF	7,090	$2	$ 14,000
6	Traffic Control	%	5%		$ 41,000
7	Erosion Control	%	1%		$ 9,000
8	Mobilization/Demobilization	%	10%		$ 87,000
			SUBTOTAL (CONSTRUCTION)		$ 960,000
	Engineering and Design	%	10%		$ 1,002,000
	Surveying & Staking & Geotechnical	%	5%		$ 48,000
	Construction Management/Staff	%	10%		$ 96,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 1,146,000
			SUBTOTAL COST		$ 2,106,000
			CONTINGENCY +	25%	$ 527,000
			TOTAL PROJECT		$ 2,633,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	C-8B				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 36" RCP	FT	660	$527	$ 348,000
2	Install 42" RCP	FT	1,080	$588	$ 635,000
3	Install 48" RCP	FT	1,450	$656	$ 951,000
4	Install 54" RCP	FT	1,080	$732	$ 791,000
5	Manhole	EA	11	$20,322	$ 224,000
6	Sawcut and Remove Existing AC Pavement	SF	26,680	$2.66	$ 71,000
7	Crushed Miscellaneous Base	SF	26,680	$4	$ 107,000
8	Replace Asphalt Concrete Pavement	SF	26,680	$2	$ 53,000
9	Traffic Control	%	5%		$ 159,000
10	Erosion Control	%	1%		$ 33,000
11	Mobilization/Demobilization	%	10%		$ 337,000
			SUBTOTAL (CONSTRUCTION)		$ 3,709,000
	Engineering and Design	%	10%		$ 371,000
	Surveying & Staking & Geotechnical	%	5%		$ 185,000
	Construction Management/Staff	%	10%		$ 371,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 927,000
			SUBTOTAL COST		$ 4,636,000
			CONTINGENCY +	25%	$ 1,159,000
			TOTAL PROJECT		$ 5,795,000

* All unit prices reflect 2024 costs.

+ Contingency increased to 25% due to major highway conflict

Name	C-9				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 12' x 9' RCB	FT	920	$7,251	$ 6,671,000
2	Manhole	EA	2	$20,322	$ 41,000
3	Remove 12' x 9' RCB	FT	790	$725	$ 573,000
4	Sawcut and Remove Existing AC Pavement	SF	10,120	$2.66	$ 27,000
5	Crushed Miscellaneous Base	SF	10,120	$4	$ 40,000
6	Replace Asphalt Concrete Pavement	SF	10,120	$2	$ 20,000
7	Traffic Control	%	5%		$ 369,000
8	Erosion Control	%	1%		$ 77,000
9	Mobilization/Demobilization	%	10%		$ 782,000
			SUBTOTAL (CONSTRUCTION)		$ 8,600,000
	Engineering and Design	%	10%		$ 860,000
	Surveying & Staking & Geotechnical	%	5%		$ 430,000
	Construction Management/Staff	%	10%		$ 860,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 2,150,000
			SUBTOTAL COST		$ 10,750,000
			CONTINGENCY	20%	$ 2,150,000
			TOTAL PROJECT		$ 12,900,000

* All unit prices reflect 2024 costs.

Name	HR-1				
Item No.	Item Description	Project Total			
		Units	Quantities	Unit Price *	Item Total
1	Install 96" RCP	FT	1,380	$1,572	$ 2,169,000
2	Manhole	EA	3	$20,322	$ 61,000
3	Sawcut and Remove Existing AC Pavement	SF	14,840	$2.66	$ 39,000
4	Crushed Miscellaneous Base	SF	14,840	$4	$ 59,000
5	Replace Asphalt Concrete Pavement	SF	14,840	$2	$ 30,000
6	Traffic Control	%	5%		$ 118,000
7	Erosion Control	%	1%		$ 25,000
8	Mobilization/Demobilization	%	10%		$ 250,000
			SUBTOTAL (CONSTRUCTION)		$ 2,751,000
	Engineering and Design	%	10%		$ 275,000
	Surveying & Staking & Geotechnical	%	5%		$ 138,000
	Construction Management/Staff	%	10%		$ 275,000
			SUBTOTAL (ENGINEERING AND CONSTRUCTION ADMINISTRATION)		$ 688,000
			SUBTOTAL COST		$ 3,439,000
			CONTINGENCY	20%	$ 688,000
			TOTAL PROJECT		$ 4,127,000

* All unit prices reflect 2024 costs.

dta

www.FinanceDTA.com

18201 VON KARMAN AVENUE, SUITE 220
IRVINE, CA 92612
PHONE: (800) 969-4DTA

Public Finance
Public-Private Partnerships
Development Economics
Clean Energy Bonds

File #: 26-1097
Agenda #: A.

Agenda Date: 7/14/2026
Category: New Business

FROM:
Finance

SUBJECT:
Fiscal Year 2025-26 Fourth Quarter Budget Status Report

RECOMMENDATION:
1. Approve the recommended Fiscal Year 2025-26 Fourth Quarter Budget adjustments.

2. Authorize the City Manager or Designee to make necessary year-end budgetary and accounting adjustments to facilitate the fiscal year-end closing process not to exceed 5% of a fund's total operating budget.

COUNCIL GOALS:
- Operate in a businesslike manner by ensuring that the public debate is based on accurate information.
- Practice sound fiscal management by producing timely and accurate financial information.
- Practice sound fiscal management by living within our means while investing in the future.
- Practice sound fiscal management by fully funding liabilities and reserves.
- Practice sound fiscal management by developing long-term funding and debt management plans.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by maintaining and improving the city's existing infrastructure.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by providing for the development of new infrastructure.
- Invest in the City's infrastructure (streets, sewers, parks, etc.) by utilizing Measure-I Funds wisely.

DISCUSSION:
The City's budget is an important policy document, serving as the annual financial plan that identifies the spending priorities for the organization. Quarterly budget status reports are developed and presented to the City Council to provide the most current information on the financial activities of the City upon which to base decisions. Additionally, quarterly reports assist City departments in communicating their financial operations throughout the fiscal year including any program changes and significant impacts to their annual budgets, as well as gauging the City's budget plan as compared to actual revenue and expenditures. This report includes requested departmental budget adjustments and preliminary year-to-date actuals through Fourth Quarter of Fiscal Year 2025-26,

covering the period through June 30, 2026.

The current citywide Fiscal Year 2025-26 budget is comprised of a total of 202 funds including the General Fund, Other General Funds (10 funds), Special Revenue Funds (135 funds), Enterprise Funds (5 funds), Capital Project Funds (38 funds), a Debt Service Fund, an Internal Service Fund, and Other Agency Funds (11 funds). The current total citywide Fiscal Year 2025-26 budget (excluding other agency funds) includes total uses (expenditures and transfers out) for all City funds of $883.9 million and total sources (revenues and transfers in) of $714.6 million. The Recommended Budget includes an increase in total sources of $7.8 million for a total of $722.4 million and an increase in total uses of $16.2 million for a total of $900.1 million.

2025-26 Budget
All City Fund

	Current	Proposed Revisions	Recommended
Revenues	$ 619,929,567	$ 5,752,746	$ 625,682,313
Transfers In	$ 94,667,018	$ 2,076,587	$ 96,743,605
Total Sources	**$ 714,596,585**	**$ 7,829,333**	**$ 722,425,918**
Expenditures	$ (789,241,622)	$ (14,090,122)	$ (803,331,744)
Transfers Out	$ (94,667,018)	$ (2,076,587)	$ (96,743,605)
Total Uses	**$ (883,908,640)**	**$ (16,166,709)**	**$ (900,075,349)**
Results from Operations	**$ (169,312,055)**	**$ (8,337,376)**	**$ (177,649,431)**

GENERAL FUND

The current Fiscal Year 2025-26 General Fund Operating Budget includes total uses of $214.8 million and total sources of $214.3 million. The Recommended Budget includes an increase in total sources of $4.7 million for a total of $219.0 million and an increase in total uses of $3.5 million for a total of $218.2 million.

2025-26 Budget
General Fund (Fund 101)

	Current	Proposed Revisions	Recommended
Revenues	$ 202,069,251	$ 4,674,650	$ 206,743,901
Transfers In	$ 12,262,084	$ -	$ 12,262,084
Total Sources	**$ 214,331,335**	**$ 4,674,650**	**$ 219,005,985**
Expenditures	$ (160,797,340)	$ (1,379,433)	$ (162,176,773)
Transfers Out	$ (53,985,040)	$ (2,076,587)	$ (56,061,627)
Total Uses	**$ (214,782,380)**	**$ (3,456,020)**	**$ (218,238,400)**
Results from Operations	**$ (451,045)**	**$ 1,218,630**	**$ 767,585**

Notable Changes

- **Revenue Adjustments** - an increase in revenues of $4.7 million due to 2025-26 Transaction Use Tax forecast.
- **Offsetting Adjustments** - a decrease in appropriations and increase in transfers-out of $170,567 defunding consultant services and transferring to Fund #601 for The Path improvements.
- **One-time Requests** - Increase appropriations or uses in various operating accounts of $3.5 million to fund one-time expenditures. Notable requests include:
  - Increase in appropriations of $50,000 for Beacon Economic contract.
  - Increase in appropriations of $1.5 million to fund 2026-27 one-time departmental operating requests.
  - Increase in transfers-out of $1.9 million to Fund #604 for forecasted TUT revenues.

Fund Balance Analysis

The recommended 2025-26 ending fund balance of $49.4 million reflects a net decrease of $13.1 million as a result of moving the PERS Rate Stability reserve of $14.4 million to the Pension - 115 Trust (Fund #109) which is offset by an increase of $1.2 million to Contingencies (which reflects 25% of recurring annual expenditures).

The recommended ending fund balance reserves and designations reflect an increase in Unappropriated reserves.

General Fund Balance

	Current	Proposed Revisions	Recommended
Reserved	$ 340,263	$ -	$ 340,263
Designated			
PERS Rate Stability	$ 14,355,753	$ (14,355,753)	$ -
Contingencies	$ 39,794,070	$ 1,218,630	$ 41,012,700
Annual Shelter JPA	$ 582,570	$ -	$ 582,570
Operating Contingencies	$ 3,000,000	$ -	$ 3,000,000
Future Projects & Resv.	$ 4,494,226	$ -	$ 4,494,226
Unappropriated	$ -	$ -	$ -
Ending Fund Balance	**$ 62,566,882**	**$ (13,137,123)**	**$ 49,429,759**

OTHER GENERAL FUNDS

Other General Funds include a total of 10 funds which are funded by the General Fund for services that support the City's general operations. The most notable funds include City Technology, Facility Maintenance, Self-Insurance, Retiree Medical Benefits, and General Fund Operating Projects.

The current 2025-26 Operating Budget for Other General Funds includes total uses of $46.1 million and total sources of $40.2 million. The Recommended Budget includes an increase in total sources of $24,654 for a total of $40.2 million and an increase in total uses of $24,654 for a total of $46.1 million.

2025-26 Budget
Other General Funds

	Current	Proposed Revisions	Recommended
Revenues	$ 17,508,925	$ 24,654	$ 17,533,579
Transfers In	$ 22,656,851	$ -	$ 22,656,851
Total Sources	**$ 40,165,776**	**$ 24,654**	**$ 40,190,430**
Expenditures	$ (39,769,307)	$ (24,654)	$ (39,793,961)
Transfers Out	$ (6,345,449)	$ -	$ (6,345,449)
Total Uses	**$ (46,114,756)**	**$ (24,654)**	**$ (46,139,410)**
Results from Operations	**$ (5,948,980)**	**$ -**	**$ (5,948,980)**

Notable Changes

- **City Technology** - Reappropriate existing operating budget of $150,000 to cover increased

cost and scope of facility lockdown buttons project. There is no net fund balance impact.

- **Facility Maintenance** - Increase revenues and appropriations by $24,654 for parking garage incident reimbursement.

OTHER CITY FUNDS

Other City Funds include a total of 181 funds which Special Revenue Funds, Debt Service Funds, Capital Project Funds, Enterprise Funds, and an Internal Service Fund.

The current 2025-26 Operating Budget for Other City Funds includes total uses of $623.0 million and total sources of $460.1 million. The Recommended Budget includes an increase in total sources of $3.1 million for a total of $463.2 million and an increase in total uses of $12.7 million for a total of $635.7 million.

2025-26 Budget
Other City Funds

	Current	Proposed Revisions	Recommended
Revenues	$ 400,351,391	$ 1,053,442	$ 401,404,833
Transfers In	$ 59,748,083	$ 2,076,587	$ 61,824,670
Total Sources	**$ 460,099,474**	**$ 3,130,029**	**$ 463,229,503**
Expenditures	$ (588,674,975)	$ (12,686,035)	$ (601,361,010)
Transfers Out	$ (34,336,529)	$ -	$ (34,336,529)
Total Uses	**$ (623,011,504)**	**$ (12,686,035)**	**$ (635,697,539)**
Results from Operations	**$ (162,912,030)**	**$ (9,556,006)**	**$ (172,468,036)**

Notable Changes

- **Special Revenue Funds** - increase in uses of $805,762, an increase in sources of $814,938, resulting in an increase in fund balance of $9,176 primarily due to:
  - Grants - increase in revenues and appropriations of $814,938 primarily for the HHAP Grant ($500,000) and the Clean CA Grant ($300,000).
- **Capital Project Funds** - increase in uses of $10.1 million and sources of $2.5 million, resulting in a decrease in fund balance of $7.5 million primarily due to:
  - Capital Reinvestment (Fund 601) - decrease in uses of $1.3 million due to numerous requests for various projects most notably:
    - Defunding Miscellaneous Project to cover $1.5 million loan to Stage Red Fund #720.
    - Increase appropriations and transfers-in of $170,567 from the General Fund #101 to cover The Path improvements.
  - Capital Project - TUT (Fund #604) - Increase in transfers-in of $1.9 million from the General Fund (Fund #101) for forecasted TUT revenues.

- Capital CFD Funds - increase of uses of $11.4 million primarily to fund developer reimbursements from bond proceeds.

- **Enterprise Funds** - increase in uses of $1.8 million and increase in sources of $197,571 for Stage Red (Fund 720) primarily due to:
  - Increase revenues of $197,572 for ASM April through June estimates for operations.
  - Increase appropriations of $1.8 million to sustain and expand programming and operations through ASM for Stage Red. This increase is primarily funded by the operating loan approved by Council.

FISCAL IMPACT:
The fiscal impact associated with this item is summarized below and details are provided in Fourth Quarter Budget Status Report.

	Sources Inc/(Dec)	Uses (Inc)/Dec	Fund Bal Impact Icr/(Dec)
General Fund	$ 4,674,650	$ (3,456,020)	$ 1,218,630
Other General Funds	$ 24,654	$ (24,654)	$ -
Other City Funds	$ 3,130,029	$ (12,686,035)	$ (9,556,006)
Total	**$ 7,829,333**	**$ (16,166,709)**	**$ (8,337,376)**

The General Fund projected ending fund balance reflects a decrease of $13.1 million for a total of $49.4 million due to the net impact of the recommended budget adjustments.

MOTION:
Approve staff recommendation.

Fourth Quarter Budget Status Report

Fiscal Year 2025/2026

Quick Look Indicators	Fourth Quarter*	See Page
Revenues	↑	7
Expenditures	↑	8
Fund Balance	↑	9

*Compared to same period prior fiscal year

Table of Contents

Report Objectives 3
Summary of Key Points 4
Significant Economic Trends 5
Summary of Proposed General Fund Adjustments 6
General Fund Revenues 7
General Fund Expenditures 8
Fund Balance Review 9
Organizational Changes 10
Liability Claims 11
American Rescue Plan Act (ARPA) Expenditure Plan 12
Grants Submitted & Awarded 13
Transaction Use Tax (TUT) Expenditure Plan 15
Treasury Report 17
Conclusion 26

Schedules:

General Fund – Fund Balance Reconciliation 27
Fund Balance – Other Funds 28
Recommended Adjustments – General Fund 35
Recommended Adjustments – Other Funds 36

Report Objectives

The purpose of the Fourth Quarter Budget Status Report is to:

- Provide the City Council with an overview of all funds;
- Comment on significant economic trends;
- Recommend budget changes to address known budget deficiencies which will materially impact fund balance;

Summary of Key Points

General Fund:

- Net increase in General Fund inflows of $4,674,650:
  - Increase to Transaction Use Tax of $4,674,650
- Net increase in General Fund outflows of $3,456,020:
  - Offsetting adjustments of $170,567 (transfers out offset by decreased appropriations)
  - Increase to new one-time requests of $3,456,020
- Reserve adjustments
  - Decrease PERS Rate Stability of $14,355,753 and move from General Fund (Fund #101) to Pension - 115 Trust (Fund #109)
  - Increase to Total available for contingencies of $1,218,630

Other Funds:

- Additional funding for the following projects:
  - $2,509,174 Downtown economic development incentives (Capital Reinvestment Fund #601)
  - $1,420,347 8491 Sierra Ave shops (Capital Reinvestment Fund #601)
  - $1,250,000 Pickleball Court Project (Capital Reinvestment Fund #601)
  - $1,000,000 City Hall and Downtown holiday decorations (Capital Reinvestment Fund #601)
  - $771,624 PW Yard East Project (Capital Reinvestment Fund #601)
  - $250,000 Lerner Lane pavement art (Capital Reinvestment Fund #601)
  - $170,567 The Path & Navigation Ctr improvements (Capital Reinvestment Fund #601)
  - $125,000 Stage Red capital repair (Capital Reinvestment Fund #601)

Significant Economic Trends

Nationally:

- The national economy continued to expand at a moderate pace through the fourth quarter of FY 2025–26. Economic growth remained positive, supported by consumer spending and government expenditures, while elevated borrowing costs continued to temper business investment and portions of the housing market. Inflation remained significantly below the highs experienced in prior years, though certain service sectors continued to experience price pressures. Overall, economic conditions reflected continued stability despite ongoing uncertainty surrounding interest rate policy and global economic conditions.
- The labor market remained resilient during the fourth quarter of FY 2025–26. National unemployment levels remained relatively stable near 4.0%–4.3%, while job growth continued at a slower pace than observed in prior years. Employers remained cautious in hiring decisions as economic growth moderated, yet overall labor market conditions continued to support consumer spending and economic activity.

The State of California:

- California's labor market showed continued stability during the fourth quarter of FY 2025–26. The state's unemployment rate held at approximately 5.3% through May 2026, while employers added jobs at a modest pace. Although employment growth has slowed compared to earlier years, statewide payroll levels remained relatively steady, with gains concentrated in selected service sectors and government employment. Overall, California's economy continued to demonstrate resilience despite broader economic headwinds and higher borrowing costs.

City of Fontana

- At the end of June 2026, 430 single family dwelling permits have been issued compared to 583 permits for the prior fiscal year.
- Fourth Quarter 2025/26 sales were 9.4% lower than the same quarter one year ago. This is primarily due to a weaker economy, lower taxable sales, shifts in consumer behavior, and timing of revenue reporting.
- The Local Agency Investment Fund (LAIF) is currently paying 3.82% (daily rate) on City investments as of June 30, 2026, down from 4.27% for the same time last year. The 2-year treasury benchmark rate as of June 30, 2026, is 4.07% up from 3.72% compared to the same time last year.

Summary of Proposed General Fund Adjustments

The Fourth Quarter Budget Report recommends the following General Fund budget adjustments:

		Fund Balance Impact	
		Revenues	Expenditures
Adjust revenue estimates to reflect fourth quarter collections:			
Increase to Transaction Use Tax		4,674,650	
		$ 4,674,650	
Offsetting adjustments:			
Development Services	The Path & Navigation Ctr improvements		(170,567)
			$ (170,567)
New requests (one-time):			
Finance	Beacon Economic contract		50,000
Finance	FY26-27 One-Time request funding		1,500,000
			$ 1,550,000
		$ 4,674,650	**$ 1,379,433**
Transfers:	To Fund #601 for The Path & Navigation Ctr improvements		170,567
	To Fund #604 for forecasted TUT revenues		1,906,020
Reserves:	Fund Balance Adjustment		14,355,753
	PERS Rate Stability		(14,355,753)
	Total available for contingencies		1,218,630
		$ 4,674,650	**$ 4,674,650**

General Fund Revenues

Revenues continue to be monitored on a monthly basis. Staff recommends a net increase in revenues of $4.7 million as part of the Fourth Quarter Budget Status Report. See page 35 for details of the revenue adjustments.

Revenue Source	Adopted Budget	Current Budget Before Adjustments	Received as of 06/30/2026	Percent of Current Budget Received	Recommended Fourth Quarter Adjustments	Recommended Budget After Adjustments	Percent of Recommended Budget Received
Sales Tax	$ 54,914,670	$ 54,914,670	$ 40,565,579	73.87%	$ -	$ 54,914,670	73.87%
Transactional Use Tax	42,740,750	43,603,350	36,506,713	83.72%	4,674,650	48,278,000	75.62%
Property Tax	46,948,270	48,690,790	48,192,805	98.98%	-	48,690,790	98.98%
Interest and Rentals	4,013,580	5,398,975	2,490,190	46.12%	-	5,398,975	46.12%
Franchises	10,828,300	10,828,300	8,352,018	77.13%	-	10,828,300	77.13%
Business Related	11,260,870	11,260,870	11,067,012	98.28%	-	11,260,870	98.28%
Development Related	9,599,490	9,599,490	8,617,140	89.77%	-	9,599,490	89.77%
Recreation	4,220,670	4,220,670	4,654,394	110.28%	-	4,220,670	110.28%
Motor Vehicle in-Lieu	250,000	250,000	327,519	131.01%	-	250,000	131.01%
Miscellaneous Revenues	2,034,740	2,104,740	5,483,457	260.53%	-	2,104,740	260.53%
Reimbursables	1,794,870	1,807,086	1,939,684	107.34%	-	1,807,086	107.34%
From Other Agencies	9,390,310	9,390,310	8,378,618	89.23%	-	9,390,310	89.23%
Total General Fund	**$ 197,996,520**	**$ 202,069,251**	**$ 176,575,129**	**87.38%**	**$ 4,674,650**	**$ 206,743,901**	**85.41%**

NOTE: Property Tax in-lieu of VLF collections are lagging due to the State's distribution which provides for lump-sum payments in January and May. Interest revenue is received starting in October and is followed by a year-end accrual for a full twelve months of interest. A large number of Business Licenses are renewable in December. A large share of Franchise revenues is received annually in the month of April. The above amounts do not include projects or transfers-in.

General Fund Expenditures

General Fund expenditures for Fourth Quarter are on track and within budget. Staff recommends a net increase in appropriations of $1.4 million. See page 35 for details of the expenditure adjustments.

Department	Adopted Budget	Current Budget Before Adjustments	Spent as of 06/30/2026	Percent of Current Budget Spent	Recommended Fourth Quarter Adjustments	Recommended Budget After Adjustments	Percent of Recommended Budget Spent
City Administration	$ 4,817,820	$ 4,792,072	$ 3,547,140	74.02%	-	$ 4,792,072	74.02%
Human Resources	2,397,360	2,204,120	1,530,563	69.44%	-	2,204,120	69.44%
Administrative Services	884,080	843,316	687,806	81.56%	-	843,316	81.56%
City Clerk	1,040,820	1,613,172	1,403,021	86.97%	-	1,613,172	86.97%
Community Services	15,876,460	15,956,595	14,141,101	88.62%	-	15,956,595	88.62%
Innovation & Technology	5,405,410	5,287,724	5,039,933	95.31%	-	5,287,724	95.31%
Finance	6,053,080	6,511,441	4,835,344	74.26%	1,550,000	8,061,441	59.98%
Development Services	6,489,730	5,412,078	3,290,765	60.80%	(170,567)	5,241,511	62.78%
Building and Safety	4,798,280	5,164,429	4,407,302	85.34%	-	5,164,429	85.34%
Planning	3,709,460	4,550,224	3,106,084	68.26%	-	4,550,224	68.26%
Public Works & Engineering	17,018,050	17,959,424	15,693,617	87.38%	-	17,959,424	87.38%
Police	85,267,660	90,502,746	83,450,439	92.21%	-	90,502,746	92.21%
Total General Fund	**$ 153,758,210**	**$ 160,797,340**	**$ 141,133,117**	**87.77%**	**$ 1,379,433**	**$ 162,176,773**	**87.02%**

NOTE: The above amounts do not include projects or transfers-out.

Fund Balance Review

The City Council has established an Undesignated General Fund Balance goal of 25% of adopted recurring annual appropriations. The Fourth Quarter Report recommendations maintain this balance. The City's Undesignated General Fund Balance represents the available resources to provide funding for future contingencies such as earthquakes, economic fluctuations, major infrastructure repairs and investment in capital for improved productivity and efficiencies.

The Fourth Quarter Budget Report recommends the following:

- $14,355,753 Move PERS Rate Stability Reserve from General Fund (Fund #101) to Pension - 115 Trust (Fund #109)
- $1,218,630 Increase to 40% Contingency (funded @ 26%)

General Fund (Fund #101) Balance Reserves After Adjustments

40% Contingency (funded @ 26%)	**$41,012,700**
Animal Shelter JPA Reserve	**$582,570**
Operating Contingencies Reserve	**$3,000,000**
Future Projects and Reserves	**$4,494,226**
PERS Rate Stability Reserve	**$0**
Total	**$49,429,759**

Pension - 115 Trust (Fund #109) Balance Reserves After Adjustments

PERS Rate Stability Reserve	**$16,009,639**

115 Trust (Fund #903) Balance Reserves After Adjustments

Fund Balance Total	**$33,626,865**

Organizational Changes

Quarterly Budget Reports are routinely used to recommend organizational and/or personnel changes within a fiscal year. Upon approval, the total recurring costs for these organizational changes will be added to the department's target numbers. The changes have been reviewed by Human Resources and comply with City personnel rules.

There are no organizational changes recommended as part of the Fourth Quarter Budget Status Report.

Liability Claims

The City Council has authorized the Director of Human Resources and the City Manager to settle liability claims within specified dollar amounts as follows:

City Manager with the concurrence of the City Attorney	$50,000
Director of Human Resources/Risk Management with concurrence of the City Attorney	$10,000

The City Council has directed staff to report claim settlements as part of each quarterly budget report. There were no liability claims settled during the Fourth Quarter of Fiscal Year 2025/2026.

American Rescue Plan Act (ARPA) Expenditure Plan

CITY OF FONTANA

AMERICAN RESCUE PLAN ACT (ARPA) EXPENDITURE PLAN

ESTIMATED AS OF June 30, 2026

Approved Projects by Federal Use Category	Amount	Expended	Available
Public Health & Economic Response	**22,633,152**	**22,430,513**	**202,639**
Fontana Forward Grant Program	190,786	190,786	-
Homelessness Prevention Resources and Care Center	6,442,229	6,408,682	33,547
Leveraged Project: Support Government Employment	9,842,763	9,842,763	-
Metrolink Station Security Cameras	66,411	66,411	-
Park Improvements	3,241,828	3,072,736	169,092
Vaccine Bonus	526,986	526,986	-
Ventilation Upgrade for City Facilities	2,322,150	2,322,150	-
Revenue Loss	**10,000,000**	**9,999,970**	**30**
Parking Structure	10,000,000	9,999,970	30
Uniform Administrative Requirement, Cost Principles, and Audit Requirements for Federal Awards (2 CFR Part 200)	**51,433**	**51,433**	**-**
Administrative Costs	51,433	51,433	-
Water, Sewer, and Broadband Infrastructure	**16,531,692**	**16,190,186**	**341,506**
Cypress Storm Drain Project	7,340,000	7,293,382	46,618
Data Security & Threat Detection	157,927	157,927	-
Endpoint Detection & Response Solution	154,806	154,806	-
Fiber to City facilities	1,773,968	1,669,588	104,380
Leveraged Project: Accela	3,406,636	3,406,636	-
Leveraged Project: Fontana 311	2,398,355	2,232,610	165,745
Septic to Sewer	500,000	475,326	24,674
Sewer and Storm Drain Infrastructure Masterplan	375,130	375,130	-
Update Master Infrastructure Plans	424,870	424,781	89
Premium Pay	**1,040,837**	**1,040,837**	**-**
Part-Time Employee Retention	152,936	152,936	-
Public Safety Premium Pay	887,901	887,900	-
Total	**50,257,114**	**49,712,938**	**544,175**

Grants Submitted & Awarded

CITY OF FONTANA

GRANTS SUBMITTED & AWARDED

ESTIMATED AS OF June 30, 2026

Department > Grant Name	Funding Source	Fund #	Date	Awarded	Expended	Remaining
Community Services				**57,864,798**	**20,950,297**	**36,914,501**
After School Education and Safety - ASES (2025-2027)	State	385	Jul-24	13,222,206	8,493,665	4,728,541
Extended Learning Program - ELO-P (2025-2027)	State	386	Jul-24	44,642,592	12,456,632	32,185,960
Development Services Admin				**8,408,443**	**3,836,003**	**4,572,439**
Beverage Recycling Grant (2024-2026)	State	301		161,561	53,727	107,834
Catawba SRTS Sidewalk	State	303	Dec-23	396,348	32,306	364,042
TDA Article 3 2025	State	303	Nov-25	1,124,400	-	1,124,400
City of Fontana Support Local Arts Events (2025-2026)	County	720		250,000	133,079	116,921
Emergency Management Performance Grant (2022& 2024)	Federal	301		63,050	47,258	15,793
Emergency Rental Assistance	Federal	104	Mar-22	151,415	151,415	-
Oil Payment Program OPP15 2025	State	301	May-25	29,819	-	29,819
Organic Waste SB1383	State	301	May-24	561,790	260,214	301,576
Permanent Local Housing Allocation	State	295	Aug-21	5,670,060	3,158,005	2,512,055
Housing				**35,912,419**	**21,428,152**	**14,484,267**
Calhome Program Grant	State	301	Apr-22	500,000	401,727	98,273
CDBG (2020-2025)	Federal	362		14,580,448	12,075,553	2,504,895
Family Homelessness Challenge - Tamarind	State	301	Jul-22	2,726,608	2,677,057	49,551
Healthy Homes Grant (HHPP)	Federal	301	May-25	1,500,000	107,407	1,392,593
HESG (2024-2025)	Federal	362		346,709	178,710	167,999
HOME (2018-2025)	Federal	363		8,150,454	3,641,640	4,508,814
HomeKey B	State	301	Jun-22	618,200	618,200	-
LBP Healthy Home Grant	Federal	301	Dec-23	4,400,000	510,260	3,889,740
Older Adults Grant (OAHMP)	Federal	301	Jan-25	2,000,000	127,599	1,872,401
Prohousing Incentive Program (PIP)	State	301	Jun-24	1,090,000	1,090,000	-

Grants Submitted & Awarded – continued

CITY OF FONTANA

GRANTS SUBMITTED & AWARDED

ESTIMATED AS OF June 30, 2026

Department > Grant Name	Funding Source	Fund #	Date	Awarded	Expended	Remaining
Public Works & Engineering				**81,840,624**	**73,643,418**	**8,197,206**
Alder-Locust-Ramona SRTS	State	301	Jun-23	167,000	154,826	12,174
Alder-Locust-Ramona SRTS	Federal	301	Jun-23	1,746,000	1,632,994	113,006
ARPA - Citty	Federal	302	Jun-22	50,257,113	49,101,522	1,155,591
ARPA - County	Federal	304	Jun-22	3,125,000	2,927,120	197,880
Courtplace Housing Development	Federal	301	Mar-23	4,000,000	3,977,401	22,599
Date Elementary SRTS	State	301	Jul-21	1,790,000	213,763	1,576,237
Downtown - Norma Torres	Federal	301	Mar-24	850,000	180,706	669,294
Downtown Revital - Reyes	State	301	Sep-23	3,000,000	1,621,019	1,378,981
EECBG - Energy Efficiency & Conservation	Federal	301	Sep-24	230,640	230,640	-
Fontana SRTS	State	301	Mar-23	1,477,000	1,432,364	44,636
Homelessness Prevention	County	301	Apr-25	500,000	500,000	-
Pacific Electric Trail Improvement Project	Federal	301	Mar-23	750,000	741,035	8,965
San Sevaine - CRP	Federal	301	Aug-23	4,221,400	3,936,660	284,740
San Sevaine - MSRC	State	301	Nov-15	500,000	500,000	-
San Sevaine - RTP	Federal	301	May-16	6,560,571	6,460,416	100,155
SMART Grant	Federal	301	Jun-24	2,000,000	2,683	1,997,317
TMS Signal Updates	State	301	Sep-23	665,900	30,269	635,631
Police Department				**3,967,391**	**1,886,011**	**2,081,380**
Alcoholic Beverage Control (2024-2026)	State	301		72,205	65,956	6,249
Edward Byrne Memorial JAG (2022-2024)	Federal	301		151,942	145,176	6,766
Homeland Security Grant (2022-2024)	Federal	301		98,670	98,670	-
Officer Wellness and Mental Health Grant Award	State	301	Feb-23	136,204	136,204	-
Selective Traffic Enforcement Program (STEP) (2024 - 2026)	Federal	301		1,000,874	849,355	151,519
State COPS AB3229 2023-2026 (other funding source)	State	322		2,507,496	590,650	1,916,846
Total				**187,993,674**	**121,743,880**	**66,249,794**

Transaction Use Tax (TUT) Expenditure Plan

CITY OF FONTANA
TRANSACTION USE TAX (TUT) EXPENDITURE PLAN
ESTIMATED AS OF June 30, 2026

Fund Distribution By Category	Amount	Obligated	Actuals	Available
Facilities	**7,027,850**	**734,728**	**2,842,778**	**3,450,344**
Art Depot Flooring	20,000	-	17,846	2,154
Art Depot HVAC Replacement	49,000	-	48,087	913
Backflow Device Replacements	150,000	46,899	53,651	49,450
Baseball Field Laser Grading - Bill Martin	85,000	55,138	-	29,863
Baseball Field Laser Grading - Jack Bulik	-	-	-	-
Baseball Field Laser Grading - Veteran's	-	-	-	-
DSO Water Heater Replacement	13,000	-	12,860	140
East Courtyard Fountain Repair	108,800	101,831		6,969
Facility Improvements - Paint	150,000	-	100,500	49,500
Facility Improvements 25/26 Total $1.5M	566,000	-		566,000
Facility Improvements ORG 60437300	19,720	-		19,720
Fence & Handrail Painting	75,000	-	131,661	(56,661)
Heritage Center Flooring Replacement	133,000	-	99,811	33,189
Heritage Center Water Heater Rplcmt	27,000	-	26,780	220
Historical Society Re-roof	4,700	-	9,500	(4,800)
HUD Grant - PE Trail	80,850	-	80,850	-
Jesse Turner Fountain New Q1	22,250	-		22,250
Jessie Turner Center HVAC Replacement	100,000	-	85,284	14,716
Library HVAC Replacement	30,080	-	41,965	(11,885)
Library Water Heater Replacement	12,000	-		12,000
Martin Tudor Parking Lot Upgrade	-	-		-
Mary Vagle Nature Center Rehabilitation	-	-		-
Park Light Pole Painting - Fontana	60,000	-		60,000
Park Restroom Renovation - Fontana	30,000	-	25,090	4,910
Public Works HVAC Replacement	291,000	-	290,554	446
Ralph Lewis Park Field Replacement	1,980,150	14,911	1,281,219	684,020
Seville Park Pickle Ball Court	2,000,000	304,616	108,159	1,587,225
Southridge Ballfield Shade Structures	700,000	211,334	62,697	425,969
Stage Red HVAC and Water Heater Rplcmt	56,500	-	107,221	(50,721)
Sycamore Hills Rubber Playground Surfacing Replacement	53,800	-	70,323	(16,523)
Village of Heritage Pools New Q1	210,000	-	188,720	21,281

Transaction Use Tax (TUT) Expenditure Plan - continued

CITY OF FONTANA TRANSACTION USE TAX (TUT) EXPENDITURE PLAN ESTIMATED AS OF June 30, 2026				
Fund Distribution By Category	**Amount**	**Obligated**	**Actuals**	**Available**
Transportation	**6,631,330**	**457,145**	**3,447,469**	**2,726,716**
2025-26 Pavement Rehabilitation ($7.9M BOND 601)	2,100,000	106,028	1,403,204	590,768
2026-27 Pavement Rehabilitation	-	-		-
ADA Ramps Upgrade	500,000	7,018	42,942	450,040
Development Reimbursement	3,631,330	-	1,993,378	1,637,952
Pavement and Asset Management	240,000	242,335		(2,335)
Pavement Software Program	150,000	99,710		50,290
RAISE Gap Funding	-	-		-
Specialty Sign Requests	-	-		-
Street Maintenance	10,000	2,055	7,945	-
Utilities	**339,050**	**83,928**	**240,234**	**14,889**
Storm Drain Maintenance	339,050	83,928	240,234	14,889
Housing / Community Development	**7,900,000**	**-**	**7,700,000**	**200,000**
Aldea Apartments Gap Funding Q1	200,000	-	-	200,000
Aldea Apartments Purchase Q1	7,700,000	-	7,700,000	-
Communications	**105,795**	**-**	**105,758**	**37**
Police Dept Dispatch Radios New Q1	105,795	-	105,758	37
Technology	**500,000**	**-**	**-**	**500,000**
Park Security Camera with Fiber	500,000	-		500,000
Total	**22,504,025**	**1,275,801**	**14,336,239**	**6,891,985**

Treasury Report

City of Fontana
Investment Portfolio Asset Summary
As of May 31, 2026

ASSETS	May 31, 2026					
Asset Allocation	Current Par Value	Total Cost Value	Market Value	Accrued Int/Div	Market Value Plus Accrued	Percent of Total
Advisor-Managed Portfolio						
Cash/Sweep	$ 8,574,584	$ 8,574,584	$ 8,574,584	$ -	$ 8,574,584	2.12%
Money Market	$ -	$ -	$ -	$ -	$ -	0.00%
Total Cash/Sweep	$ 8,574,584	$ 8,574,584	$ 8,574,584	$ -	$ 8,574,584	2.12%
Marketable Securities						
Agency Security	$ 89,716,058	$ 44,661,787	$ 45,313,648	$ 273,204	$ 45,586,852	11.26%
Mortgage Pools	-		-		-	0.00%
CMO & Asset Backed Securities	33,302,985	21,095,482	20,973,205	-	20,973,205	5.18%
Corporate Bonds	110,030,000	110,568,445	110,396,691	1,585,785	111,982,476	27.65%
Municipal Bonds	-	-	-	-	-	0.00%
U.S. Treasuries	215,595,000	215,272,163	215,295,473	2,579,824	217,875,297	53.80%
Total Marketable Securities	$ 448,644,043	$ 391,597,877	$ 391,979,017	$ 4,438,813	$ 396,417,830	97.88%
Total Advisor-Managed Portfolio	$ 457,218,627	$ 400,172,461	$ 400,553,601	$ 4,438,813	$ 404,992,414	100.00%
Pooled Investments						
California Class	$ 397,240	$ 397,240	$ 397,240	$ -	$ 397,240	0.28%
Local Agency Investment Fund (LAIF)	$ 143,883,603	$ 143,883,603	$ 143,883,603	$ -	$ 143,883,603	99.72%
Total Pooled Investments	$ 144,280,842	$ 144,280,842	$ 144,280,842	$ -	$ 144,280,842	100.00%
Deposit Accounts						
Bank of America - General Checking	$ 62,729,095	$ 62,729,095	$ 62,729,095	$ -	$ 62,729,095	97.53%
Bank of America - Veterans	9,050	9,050	9,050	-	9,050	0.01%
Escrow Accounts	348,814	348,814	348,814	41	348,854	0.54%
Petty Cash/Self Insurance	1,233,983	1,233,983	1,233,983	-	1,233,983	1.92%
Total Deposit Accounts	$ 64,320,941	$ 64,320,941	$ 64,320,941	$ 41	$ 64,320,981	100.00%
Investments Held by Fiscal Agents						
Schwab - 115 Trusts						
OPEB		$ 27,782,339	$ 33,611,089	$ 15,777	$ 33,626,865	13.32%
Pension Stabilization		12,699,337	16,003,971	5,668	16,009,639	6.34%
Other Fiscal Agent Accounts	-	202,768,964	202,768,964	-	202,768,964	80.33%
Total Investments Held by Fiscal Agents	$ -	$ 243,250,640	$ 252,384,023	$ 21,444	$ 252,405,468	100.00%
Total Cash and Investments	$ 665,820,410	$ 852,024,884	$ 861,539,408	$ 4,460,298	$ 865,999,705	

The information presented in this report reflects the data as stated on the official financial statements and records as of the reporting date.

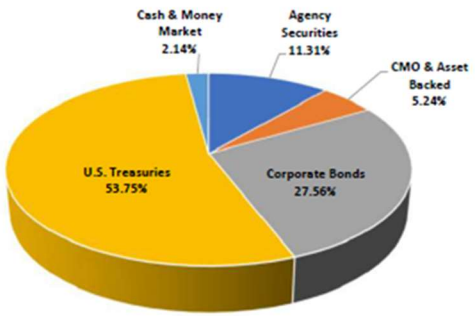
Treasury Report – continued

OPERATING AND 115 TRUST ASSETS SUMMARY

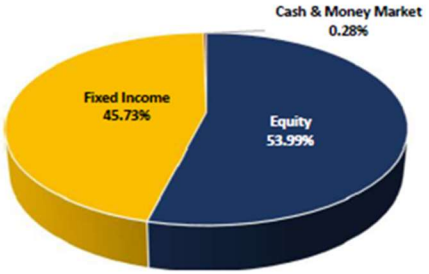
May 31, 2026

Operating Assets - Asset Allocation (BlackRock/Schwab)				
Asset Type	Period Ending Par Value/Shares	Original Cost Basis	Adjusted Cost Basis	Period Ending Market Value
Agency Securities	$ 89,716,058	$ 44,661,791	$ 44,661,787	$ 45,313,648
CMO & Asset Backed	$ 33,302,985	$ 21,095,482	$ 21,095,482	$ 20,973,205
Corporate Bonds	$ 110,030,000	$ 110,704,636	$ 110,568,445	$ 110,396,691
U.S. Treasuries	$ 215,595,000	$ 215,512,822	$ 215,272,163	$ 215,295,473
Cash & Money Market*	$ 8,574,584	$ 8,574,584	$ 8,574,584	$ 8,574,584
Totals	$ 457,218,627	$ 400,549,316	$ 400,172,462	$ 400,553,601

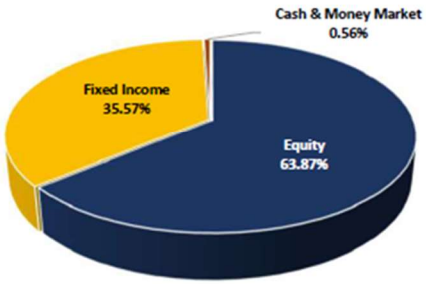
*Includes $0.00 of Money Market assets set aside in a separate Schwab account (sweep from BlackRock account).



Section 115 OPEB Irrevocably Committed Assets - Asset Allocation (Shuster/Schwab)				
Asset Type	Initial Investment	4/30/2026 Value	5/31/2026 Cost Basis	5/31/2026 Value
Equity	$ -	$ 17,392,082	$ 12,585,757	$ 18,147,411
Fixed Income	$ -	$ 15,301,745	$ 15,102,402	$ 15,369,497
Cash & Money Market	$ 23,810,690	$ 84,655	$ 94,180	$ 94,180
Totals	$ 23,810,690	$ 32,778,483	$ 27,782,339	$ 33,611,089



Section 115 Pension Stablization Irrevocably Committed Assets - Asset Allocation (Shuster/Schwab)				
Asset Type	Initial Investment	4/30/2026 Value	5/31/2026 Cost Basis	5/31/2026 Value
Equity	$ -	$ 9,795,922	$ 7,022,814	$ 10,221,087
Fixed Income	$ -	$ 5,668,420	$ 5,587,047	$ 5,693,408
Cash & Money Market	$ 10,800,000	$ 86,650	$ 89,476	$ 89,476
Totals	$ 10,800,000	$ 15,550,992	$ 12,699,337	$ 16,003,971
Combined Totals		$ 446,074,111	$ 440,654,138	$ 450,168,661



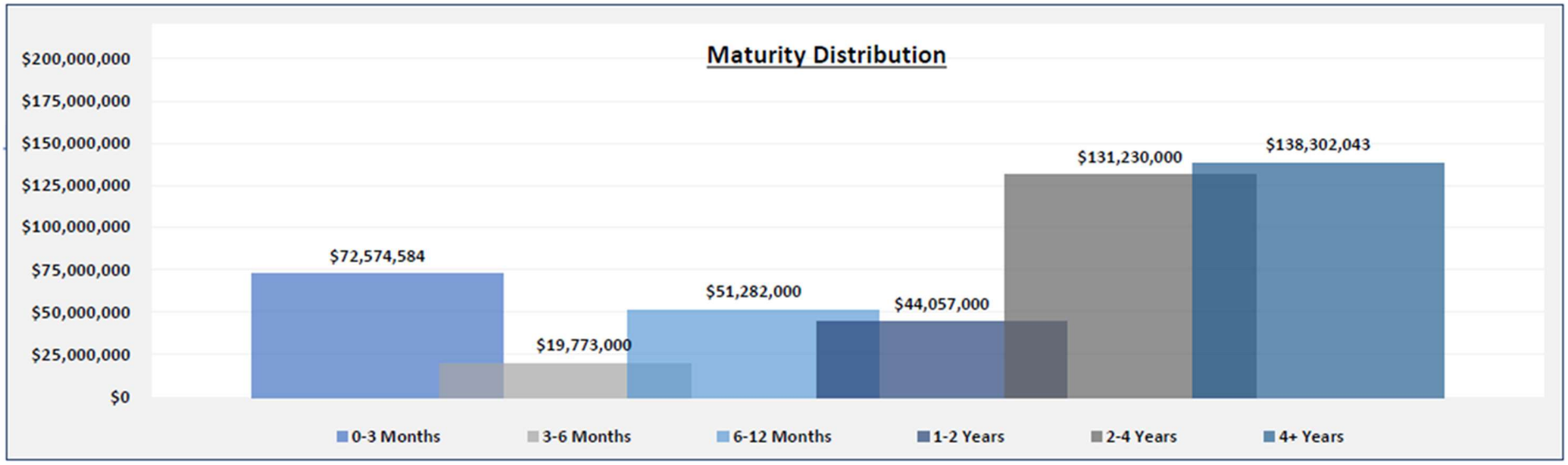
This summary was assembled by Shuster Advisory Group, LLC ("Shuster") by request from the City of Fontana. The information shown is taken from Schwab custodial data and is believed to be accurate. Any discrepancy is purely unintentional and is not guaranteed by Shuster.

Treasury Report – continued

OPERATING ASSETS (SCHWAB) - MATURITY DISTRIBUTION

May 31, 2026

Current Par Value	0-3 Months	3-6 Months	6-12 Months	1-2 Years	2-4 Years	4+ Years
Agency Securities	$ -	$ -	$ 4,000,000	$ -	$ 6,500,000	$ 79,216,058
CMO & Asset Backed	$ -	$ -	$ -	$ 897,000	$ 12,320,000	$ 20,085,985
Corporate Bonds	$ 3,315,000	$ 1,148,000	$ 5,512,000	$ 12,645,000	$ 58,410,000	$ 29,000,000
U.S. Treasuries	$ 60,685,000	$ 18,625,000	$ 41,770,000	$ 30,515,000	$ 54,000,000	$ 10,000,000
Cash & Money Market	$ 8,574,584	$ -	$ -	$ -	$ -	$ -
Totals	**$ 72,574,584**	**$ 19,773,000**	**$ 51,282,000**	**$ 44,057,000**	**$ 131,230,000**	**$ 138,302,043**



This summary was assembled by Shuster Advisory Group, LLC ("Shuster") by request from the City of Fontana. The information shown is taken from Schwab custodial data and is believed to be accurate. Any discrepancy is purely unintentional and is not guaranteed by Shuster.

Treasury Report – continued

OPERATING ASSETS (SCHWAB) - HOLDINGS DETAIL
May 31, 2026

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Weighted Average Life (WAL)	Ending Par Value/Shares	Original Cost Basis	Amortization Value	Adjusted Cost Basis	Ending Market Value	Ending Unit Price
Cash & Money Market	Schwab Cash	Cash	0				8,574,584.08	-	8,574,584.08	8,574,584.00	8,574,584.08	1.00
	Total Count:	1				0	8,574,584.08	-	8,574,584.08	8,574,584.00	8,574,584.08	

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Weighted Average Life (WAL)	Ending Par Value/Shares	Original Cost Basis	Amortization Value	Adjusted Cost Basis	Ending Market Value	Ending Unit Price
Agency Securities	FHLMC 1.5%44 MBS-CMO DUE	3137H0A40	1.50%	1.60%	4/15/2044	0.50	361,468.29	-	361,468.29	4,400,000.00	352,901.31	98.48
Agency Securities	FHLMC G18659 3%32 DUE 09/01/3	3128MMWV1	3.00%	3.39%	9/1/2032	2.46	73,392.20	-	73,392.20	744,000.00	75,759.35	97.81
Agency Securities	FHLB 0.6%26 DUE 12/30/26	3130AKXS8	0.60%	3.48%	12/30/2026	0.59	1,710,085.00	-	1,710,085.00	2,000,000.00	1,962,414.00	98.12
Agency Securities	FHLMC SB0032 3.5%32 DUE 09/01/3	3132CWA95	3.50%	3.60%	9/1/2032	0.22	3,845.73	-	3,845.73	3,799,000.00	16,552.60	99.44
Agency Securities	FHLMC SB1459 5.5%40 DUE 01/01/4	3132CXTQ5	5.50%	5.23%	1/1/2040	3.80	2,823,780.26	-	2,823,780.26	3,500,000.00	2,830,167.09	102.60
Agency Securities	FFCB 4.33%30 DUE 03/18/30	3133ER7E5	4.33%	4.47%	3/18/2030	3.80	1,999,410.00	-	1,999,410.00	2,000,000.00	1,989,944.00	99.50
Agency Securities	FFCB 4.64%30 DUE 06/10/30	3133ETKR7	4.64%	4.65%	6/10/2030	4.03	4,990,010.00	-	4,990,010.00	5,000,000.00	4,998,355.00	99.97
Agency Securities	FHLMC 3.95%31 DUE 01/16/31	3134HCQT9	3.95%	4.33%	1/16/2031	4.63	4,995,010.00	-	4,995,010.00	5,000,000.00	4,919,720.00	98.39
Agency Securities	FEDERAL NTNL MO 0.875%26 DUE 12/1	3135G06L2	0.88%	3.49%	12/18/2026	0.55	1,793,205.00	-	1,793,205.00	2,000,000.00	1,967,484.00	98.37
Agency Securities	FEDERAL NTNL MORT 4.4%29 DUE 12/1	3136GA2Y4	4.40%	4.44%	12/11/2029	3.53	2,000,010.00	(3.94)	2,000,006.06	2,000,000.00	1,997,408.00	99.87
Agency Securities	FEDERAL NTNL MORT 4.5%29 DUE 03/1	3136GCYD1	4.50%	4.50%	3/30/2029	2.83	2,500,010.00	-	2,500,010.00	2,500,000.00	2,499,720.00	99.99
Agency Securities	FNMA PL BM5111 3%33 DUE 11/01/	3140J9VD0	3.00%	3.49%	11/1/2033	2.40	398,381.11	-	398,381.11	4,882,000.00	843,273.57	96.77
Agency Securities	FNMA PL CB4524 5%37 DUE 08/01/3	3140QQA21	5.00%	4.83%	8/1/2037	3.75	105,783.93	-	105,783.93	165,000.00	103,123.77	101.43
Agency Securities	FNMA PL CB4525 5%37 DUE 08/01/3	3140QQA39	5.00%	4.83%	8/1/2037	3.81	71,781.43	-	71,781.43	149,498.00	70,191.28	101.44
Agency Securities	FNMA PL CB4526 5%37 DUE 09/01/3	3140QQA47	5.00%	4.86%	9/1/2037	3.81	265,856.43	-	265,856.43	442,735.00	259,882.91	101.24
Agency Securities	FNMA PL CB4508 4.5%37 DUE 08/01/	3140QQAJ4	4.50%	4.57%	8/1/2037	3.83	257,304.15	-	257,304.15	448,000.00	247,285.27	99.42
Agency Securities	FNMA PL CB4509 4.5%37 DUE 08/01/	3140QQAK1	4.50%	4.57%	8/1/2037	3.72	399,237.33	-	399,237.33	840,624.00	384,417.43	99.39
Agency Securities	FNMA PL CB4510 4.5%37 DUE 08/01/	3140QQAL9	4.50%	4.57%	8/1/2037	3.67	254,172.61	-	254,172.61	483,000.00	244,845.24	99.34
Agency Securities	FNMA PL CB4514 4.5%37 DUE 09/01/	3140QQAQ8	4.50%	4.56%	9/1/2037	3.75	370,617.00	-	370,617.00	728,251.00	355,895.61	99.48
Agency Securities	FNMA PL CB4523 5%37 DUE 08/01/3	3140QQAZ8	5.00%	4.83%	8/1/2037	3.64	234,600.97	-	234,600.97	385,141.00	228,096.18	101.43
Agency Securities	FNMA PL CB4755 5%37 DUE 09/01/3	3140QQH99	5.00%	4.92%	9/1/2037	3.66	272,961.61	-	272,961.61	486,000.00	267,041.42	100.69
Agency Securities	FNMA PL CB4756 5%37 DUE 09/01/3	3140QQJA4	5.00%	4.83%	9/1/2037	3.97	127,214.88	-	127,214.88	271,000.00	125,546.94	101.43
Agency Securities	FNMA PL CB4757 5%37 DUE 09/01/3	3140QQJB2	5.00%	4.83%	9/1/2037	3.67	218,766.99	-	218,766.99	457,000.00	216,042.20	101.43
Agency Securities	FNMA PL CB4758 5%37 DUE 09/01/3	3140QQJC0	5.00%	4.83%	9/1/2037	3.61	148,376.68	-	148,376.68	312,000.00	146,851.55	101.44
Agency Securities	FNMA PL CB4759 5%37 DUE 09/01/3	3140QQJD8	5.00%	4.86%	9/1/2037	3.57	150,210.51	-	150,210.51	315,000.00	148,510.46	101.24
Agency Securities	FNMA PL CB4760 5%37 DUE 09/01/3	3140QQJE6	5.00%	4.83%	9/1/2037	3.81	358,661.31	-	358,661.31	632,000.00	353,039.19	101.50
Agency Securities	FNMA PL CB5005 5%37 DUE 10/01/3	3140QQR31	5.00%	4.83%	10/1/2037	3.72	101,103.54	-	101,103.54	188,000.00	102,299.34	101.50
Agency Securities	FNMA PL CB4990 4.5%37 DUE 11/01/	3140QQRL1	4.50%	4.57%	11/1/2037	3.64	126,568.09	-	126,568.09	240,312.00	128,111.59	99.42
Agency Securities	FNMA PL CB4991 4.5%37 DUE 10/01/	3140QQRM9	4.50%	4.57%	10/1/2037	3.66	59,403.52	-	59,403.52	125,049.00	60,184.20	99.39
Agency Securities	FNMA PL CB4995 4.5%37 DUE 10/01/	3140QQRR8	4.50%	4.56%	10/1/2037	3.57	95,160.82	-	95,160.82	185,273.00	96,320.59	99.48
Agency Securities	FNMA PL FM2743 3%34 DUE 02/01/	3140X6BM2	3.00%	3.48%	2/1/2034	2.54	387,198.76	-	387,198.76	2,590,000.00	395,476.67	96.76
Agency Securities	FNMA PL FM6298 4%38 DUE 06/01/	3140X97L3	4.00%	4.09%	6/1/2038	3.04	668,738.72	-	668,738.72	1,887,000.00	607,458.11	99.18
Agency Securities	FNMA PL FM8952 4%37 DUE 12/01/	3140XC5N4	4.00%	4.12%	12/1/2037	2.92	880,907.60	-	880,907.60	2,149,000.00	798,414.25	98.91
Agency Securities	FNMA PL FS6072 2.5%36 DUE 12/01/	3140XMXA9	2.50%	3.08%	12/1/2036	3.35	483,353.61	-	483,353.61	843,175.00	521,503.86	94.83
Agency Securities	FNMA PL MA0919 3.5%31 DUE 12/01	31418AAV0	3.50%	3.93%	12/1/2031	2.21	191,852.33	-	191,852.33	5,269,000.00	194,500.80	97.84
Agency Securities	FNMA PL MA0976 3.5%32 DUE 02/01	31418ACN6	3.50%	3.93%	2/1/2032	2.21	259,233.84	-	259,233.84	6,180,000.00	262,925.04	97.80
Agency Securities	FNMA PL MA1401 3%33 DUE 04/01/	31418ARX8	3.00%	3.69%	4/1/2033	2.77	312,328.79	-	312,328.79	3,339,000.00	316,394.21	95.81
Agency Securities	FNMA PL MA2832 3%36 DUE 12/01/	31418CEE0	3.00%	3.59%	12/1/2036	4.05	177,773.45	-	177,773.45	1,662,000.00	252,771.01	94.87
Agency Securities	FNMA PL MA3060 3%32 DUE 07/01/	31418CMU0	3.00%	3.50%	7/1/2032	2.54	198,669.31	-	198,669.31	2,178,000.00	203,798.39	97.22
Agency Securities	FNMA PL MA4389 1.5%31 DUE 07/01	31418D2X9	1.50%	2.66%	7/1/2031	2.01	469,102.55	-	469,102.55	1,440,000.00	496,080.05	94.43
Agency Securities	FHLMC RR0001 4.5%40 DUE 06/01/4	3142JCAB6	4.50%	4.60%	6/1/2040	4.35	4,008,089.25	-	4,008,089.25	5,000,000.00	3,951,841.40	98.98
Agency Securities	FHLMC RR0002 5%40 DUE 06/01/4	3142JCAC4	5.00%	4.94%	6/1/2040	4.58	5,495,165.86	-	5,495,165.86	7,500,000.00	5,491,044.99	100.56
Agency Securities	FHLMC RR0017 5%40 DUE 08/01/4	3142JCAT7	5.00%	4.94%	8/1/2040	4.35	3,862,987.82	-	3,862,987.82	5,000,000.00	3,830,115.02	100.56
	Total Count:	43	4.18%	4.47%		3.61	44,661,791.28	(3.94)	44,661,787.34	89,716,058.00	45,313,647.89	

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Weighted Average Life (WAL)	Ending Par Value/Shares	Original Cost Basis	Amortization Value	Adjusted Cost Basis	Ending Market Value	Ending Unit Price
CMO & Asset Backed	ARI FLEET LEASE T 5.6%32 ABS-AUTO	00218KAB9	5.30%	5.24%	11/15/2032	0.20	49,302.25	-	49,302.25	205,000.00	49,468.42	100.34
CMO & Asset Backed	AMERICAN EXPRESS 5.23%28 ABS-CC	02582JKD1	5.23%	5.05%	9/15/2028	0.29	324,993.36	-	324,993.36	325,000.00	326,275.50	100.39
CMO & Asset Backed	AMERICAN EXPRES 4.319%30 ABS-CC	02582JKP4	4.28%	4.26%	4/15/2030	1.87	842,994.83	-	842,994.83	843,000.00	843,720.43	100.09
CMO & Asset Backed	ARI FLEET LEASE 5.54%33 ABS-AUTO	04033HAB1	5.54%	5.46%	4/15/2033	0.24	28,993.53	-	28,993.53	100,000.00	29,119.10	100.45
CMO & Asset Backed	BA CREDIT CARD T 4.90%28 ABS-CC	05522RDH8	4.90%	4.63%	11/15/2028	0.46	499,958.00	-	499,958.00	500,000.00	504,122.55	100.82
CMO & Asset Backed	CNH EQUIPMENT TR 3.89%27 ABS-SPCI	12663JAC5	3.89%	3.89%	11/15/2027	0.08	41,438.55	-	41,438.55	413,000.00	41,439.01	99.99
CMO & Asset Backed	CARMAX AUTO OWNE 4.92%28 ABS-AU	14318WAD9	4.92%	4.73%	10/16/2028	0.53	60,769.45	-	60,769.45	98,000.00	61,024.03	100.44
CMO & Asset Backed	CARMAX AUTO OWNER T 6%28 ABS-AU	14318XAC9	6.00%	5.61%	7/17/2028	0.42	304,998.23	-	304,998.23	642,000.00	307,449.10	100.79
CMO & Asset Backed	CARMAX AUTO OWNE 4.59%28 ABS-AU	14320AAB7	4.59%	4.50%	7/17/2028	0.31	760,387.25	-	760,387.25	1,505,000.00	761,700.95	100.17
CMO & Asset Backed	ELEMENT FLEET MA 6.16%35 ABS-AUTO	165183CZ5	6.16%	6.11%	10/15/2035	0.18	68,550.27	-	68,550.27	306,000.00	68,800.02	100.36
CMO & Asset Backed	CHESAPEAKE FUNDI 5.52%36 ABS-AUTO	165183DE1	5.52%	5.41%	5/15/2036	0.44	181,413.01	-	181,413.01	468,000.00	182,947.51	100.85
CMO & Asset Backed	CITIBANK CREDIT C 4.3%30 ABS-CC	17305EHA6	4.30%	4.31%	6/21/2030	2.06	3,199,142.80	-	3,199,142.80	3,200,000.00	3,198,630.72	99.96
CMO & Asset Backed	ENTERPRISE FLEET 6.4%30 ABS-AUTO	29374LAB6	6.40%	6.17%	3/20/2030	0.28	135,361.41	-	135,361.41	490,000.00	136,395.41	100.77
CMO & Asset Backed	ENTERPRISE FLEET 5.56%30 ABS-AUTO	29375NAB1	5.56%	5.48%	4/22/2030	0.15	68,638.55	-	68,638.55	710,000.00	68,842.94	100.28

Treasury Report - continued

OPERATING ASSETS (SCHWAB) - HOLDINGS DETAIL

May 31, 2026

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Weighted Average Life (WAL)	Ending Par Value/Shares	Original Cost Basis	Amortization Value	Adjusted Cost Basis	Ending Market Value	Ending Unit Price
CMO & Asset Backed	ENTERPRISE FLEET 5.5%30 ABS-AUTO	29375NAC9	5.50%	5.26%	4/22/2030	0.57	142,993.25	-	142,993.25	143,000.00	144,221.02	100.85
CMO & Asset Backed	ENTERPRISE FLEET 5.23%30 ABS-AUTO	29375PAB6	5.23%	5.09%	3/20/2030	0.37	113,791.18	-	113,791.18	330,000.00	114,343.40	100.48
CMO & Asset Backed	ENTERPRISE FLEET 5.16%30 ABS-AUTO	29375PAC4	5.16%	4.88%	9/20/2030	1.07	50,009.79	-	50,009.79	50,000.00	50,548.11	101.10
CMO & Asset Backed	FORD CR AUTO OWN 4.65%28 ABS-AUT	344928AD8	4.65%	4.56%	2/15/2028	0.22	62,679.50	-	62,679.50	342,000.00	62,771.15	100.14
CMO & Asset Backed	FORD CR AUTO OWN 5.53%28 ABS-AUT	344940AD3	5.53%	5.23%	9/15/2028	0.50	179,716.15	-	179,716.15	389,000.00	180,938.58	100.67
CMO & Asset Backed	FORD CREDIT FLOO 5.24%31 ABS-AUTC	34528QJF2	5.24%	4.76%	4/15/2031	2.87	760,008.66	-	760,008.66	760,000.00	776,080.38	102.12
CMO & Asset Backed	FOUNDATION FIN TR 5.5%49 ABS-CDO	349941AA2	5.50%	5.45%	12/15/2049	2.12	168,659.77	-	168,659.77	303,000.00	169,769.22	100.65
CMO & Asset Backed	GMF FLOORPLAN OW 5.34%28 ABS-AU	361886CR3	5.34%	5.31%	6/15/2028	0.05	677,844.37	-	677,844.37	678,000.00	678,423.14	100.06
CMO & Asset Backed	GM FINL REVOLVIN 4.98%36 ABS-AUTC	36269KAA3	4.98%	4.82%	12/11/2036	2.78	445,889.42	-	445,889.42	446,000.00	451,842.51	101.31
CMO & Asset Backed	HONDA AUTO RECEI 4.15%29 ABS-AUT	437921AD1	4.15%	4.17%	10/15/2029	1.39	2,573,721.71	-	2,573,721.71	2,574,000.00	2,572,248.39	99.93
CMO & Asset Backed	HAROT 2023-4 A2 5.67%28 ABS-AUTO	438123AC5	5.67%	5.31%	6/21/2028	0.48	89,370.01	-	89,370.01	196,000.00	90,011.27	100.70
CMO & Asset Backed	MMAF EQUIPMENT F 4.95%31 ABS-SPC	55318CAC8	4.95%	4.75%	7/14/2031	0.91	112,989.32	-	112,989.32	112,985.00	113,997.65	100.90
CMO & Asset Backed	NAVIENT PRIVATE 0.97%69 ABS-CDO	63942EAA6	0.97%	1.28%	12/16/2069	2.73	583,880.32	-	583,880.32	1,495,000.00	523,775.41	89.69
CMO & Asset Backed	NAVIENT PRIVATE 1.11%70 ABS-STUD	63942GAA1	1.11%	1.46%	2/18/2070	3.03	439,261.96	-	439,261.96	1,010,000.00	389,134.60	88.57
CMO & Asset Backed	NAVIENT PRIVATE 0.94%69 ABS-STUD	63942LAA0	0.94%	1.23%	7/15/2069	1.73	177,946.56	-	177,946.56	755,000.00	189,619.65	90.32
CMO & Asset Backed	NAVIENT PRIVATE 4.16%70 ABS-STUD	63942PAA1	4.16%	4.31%	10/15/2070	3.13	597,574.46	-	597,574.46	1,139,000.00	580,270.89	97.09
CMO & Asset Backed	NAVIENT PRIVATE 6.48%72 ABS-STUD	63942TAA3	6.48%	6.37%	3/15/2072	1.37	60,340.04	-	60,340.04	184,000.00	61,354.59	101.70
CMO & Asset Backed	NELNET STUDENT L 1.42%62 ABS-SPCL	64034QAB4	1.42%	1.60%	4/20/2062	1.81	232,969.70	-	232,969.70	920,000.00	221,514.41	95.07
CMO & Asset Backed	NELNET STUDENT 4.4571%62 MBS-CM	64035GAA7	4.46%	4.50%	4/20/2062	1.89	154,790.30	-	154,790.30	580,000.00	153,548.85	99.20
CMO & Asset Backed	NISSAN AUTO RECE 5.93%28 ABS-AUTC	65480MAD5	5.93%	5.67%	3/15/2028	0.30	41,981.66	-	41,981.66	142,000.00	42,174.01	100.44
CMO & Asset Backed	ONEMAIN FINL I 5.1432%36 ABS-CLO	68269HAE5	5.14%	5.06%	9/14/2036	0.66	621,025.00	-	621,025.00	621,000.00	625,085.56	100.66
CMO & Asset Backed	PFS FING CORP 5.52%28 ABS-SPCL	69335PEY7	5.52%	5.29%	10/16/2028	0.37	179,999.08	-	179,999.08	180,000.00	180,942.53	100.52
CMO & Asset Backed	PFS FINANCING CO 4.95%29 ABS-SPCL	69335PFE0	4.95%	4.75%	2/15/2029	0.71	904,980.93	-	904,980.93	905,000.00	909,656.95	100.51
CMO & Asset Backed	PORSCHE FINL AUT 6.22%29 ABS-AUTC	732916AD3	5.79%	5.57%	1/22/2029	0.27	79,918.59	-	79,918.59	387,000.00	80,345.56	100.53
CMO & Asset Backed	PORSCHE FINL AUT 4.81%28 ABS-AUTC	73328QAC8	4.81%	4.74%	9/22/2028	0.18	103,175.65	-	103,175.65	792,000.00	103,335.65	100.14
CMO & Asset Backed	SMB PRIVATE ED L 1.59%53 ABS-STUD	78448YAC5	1.59%	1.96%	1/15/2053	2.42	107,931.30	-	107,931.30	294,000.00	113,802.69	92.39
CMO & Asset Backed	SMB PRIVATE EDUC 1.34%53 ABS-CDO	78449MAA4	1.34%	1.59%	3/17/2053	1.69	203,307.43	-	203,307.43	800,000.00	192,168.67	94.52
CMO & Asset Backed	SMB PRIVATE ED L 2.85%54 ABS-STUD	78450FAA5	2.85%	3.21%	11/16/2054	3.22	48,764.11	-	48,764.11	130,000.00	50,038.84	93.36
CMO & Asset Backed	PRIVATE ED LN 6.3723%53 ABS-STUD	78450QAB9	5.14%	5.09%	1/15/2053	2.55	258,555.33	-	258,555.33	490,000.00	262,620.36	100.80
CMO & Asset Backed	SMB PRIVATE EDUCATI 0%58 ABS-STUI	78454XAB0	5.44%	5.34%	10/15/2058	3.32	719,805.49	-	719,805.49	1,430,000.00	731,260.79	101.59
CMO & Asset Backed	SMB PRIVATE ED 1.3899%53 MBS-MBS	83206AAA1	1.39%	1.78%	1/15/2053	2.43	152,239.45	-	152,239.45	500,000.00	140,218.37	91.75
CMO & Asset Backed	SOFI PROFESSIONA 1.14%47 ABS-STUD	83405NAA4	1.14%	1.83%	2/15/2047	3.27	380,142.06	-	380,142.06	935,000.00	334,767.03	88.05
CMO & Asset Backed	SOFI PROFESSIONA 1.03%43 MBS-CMO	83405YAA0	1.03%	1.81%	8/17/2043	3.14	68,564.16	-	68,564.16	210,000.00	60,645.43	88.44
CMO & Asset Backed	TOYOTA AUTO RECE 5.54%28 ABS-AUT	89239FAD4	5.54%	5.23%	8/15/2028	0.53	137,203.73	-	137,203.73	243,000.00	138,107.16	100.65
CMO & Asset Backed	VERIZON MASTER T 4.83%31 ABS-SPCL	92348KCH4	4.83%	4.63%	12/22/2031	2.55	100,994.05	-	100,994.05	101,000.00	101,966.25	100.96
CMO & Asset Backed	VERIZON MASTER TR 4.4%31 ABS-SPCL	92348KEF6	4.40%	4.37%	6/20/2031	2.06	2,540,839.75	-	2,540,839.75	2,541,000.00	2,544,818.36	100.15
CMO & Asset Backed	VOLKSWAGEN AUTO 5.48%28 ABS-AU	92867YAD6	5.48%	5.12%	12/20/2028	0.66	254,676.64	-	254,676.64	390,000.00	256,901.57	100.87
	Total Count:	51	4.32%	4.29%		1.67	21,095,482.37	-	21,095,482.37	33,302,985.00	20,973,204.69	

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Weighted Average Life (WAL)	Ending Par Value/Shares	Original Cost Basis	Amortization Value	Adjusted Cost Basis	Ending Market Value	Ending Unit Price
Corporate Bonds	ALTRIA GROUP, INC 6.2%28 DUE 11/01	02209SBQ5	6.20%	4.59%	11/1/2028	2.34	1,054,820.00	(8,581.84)	1,046,238.16	1,000,000.00	1,037,727.00	103.77
Corporate Bonds	ALTRIA GROUP, INC 4.5%30 DUE 08/06	02209SBU6	4.50%	4.66%	8/6/2030	4.18	2,505,335.00	(162.73)	2,505,172.27	2,500,000.00	2,484,720.00	99.39
Corporate Bonds	AMERICAN EXPRESS VAR 27 DUE 07/2	025816DG1	5.39%	5.23%	7/28/2027	0.16	445,415.40	-	445,415.40	455,000.00	455,827.19	100.18
Corporate Bonds	AMERICAN EXPRESS VAR 29 DUE 07/2	025816DH9	5.28%	4.75%	7/27/2029	2.16	3,840,382.50	(5,937.93)	3,834,444.57	3,750,000.00	3,809,295.00	101.58
Corporate Bonds	ELEVANCE HEALTH, 4.75%30 DUE 02/1	036752BB8	4.75%	4.61%	2/15/2030	3.62	2,036,340.00	(1,199.40)	2,035,140.60	2,000,000.00	2,009,370.00	100.47
Corporate Bonds	ASTRAZENECA FIN L 4.8%27 DUE 02/26	04636NAK9	4.80%	4.16%	2/26/2027	0.65	1,079,208.92	-	1,079,208.92	1,081,000.00	1,086,443.92	100.50
Corporate Bonds	BANK OF AMERICA C VAR 28 DUE 12/2	06051GHD4	3.42%	4.04%	12/20/2028	1.55	968,890.00	-	968,890.00	1,000,000.00	984,450.00	98.45
Corporate Bonds	BANK OF AMERICA C VAR 27 DUE 07/2	06051GJS9	1.73%	2.13%	7/22/2027	0.14	960,610.00	-	960,610.00	1,000,000.00	995,216.00	99.52
Corporate Bonds	BANK OF AMERICA C VAR 29 DUE 04/2	06051GLG2	5.20%	4.77%	4/25/2029	1.90	509,310.00	(1,787.76)	507,522.24	500,000.00	505,891.50	101.18
Corporate Bonds	BANK OF AMERICA C VAR 29 DUE 09/1	06051GLS6	5.82%	4.94%	9/15/2029	2.29	1,044,470.00	(3,889.37)	1,040,580.63	1,000,000.00	1,026,847.00	102.68
Corporate Bonds	BANK OF AMERICA C VAR 27 DUE 09/1	06051GLV9	5.93%	5.54%	9/15/2027	0.29	1,631,935.85	-	1,631,935.85	1,635,000.00	1,643,295.99	100.51
Corporate Bonds	THE BANK OF NEW Y 3.3%29 DUE 08/2	06406YAA0	3.30%	4.51%	8/23/2029	3.23	2,914,940.00	-	2,914,940.00	3,000,000.00	2,889,594.00	96.32
Corporate Bonds	BOARD TRUSTEES 4.146%30 DUE 08/0	09659DAC0	4.15%	4.34%	8/1/2030	4.17	2,500,010.00	(10.00)	2,500,000.00	2,500,000.00	2,481,537.50	99.26
Corporate Bonds	BROADCOM INC. 5.05%29 DUE 07/12	11135FBX8	5.05%	4.46%	7/12/2029	3.03	1,550,230.00	-	1,550,230.00	1,500,000.00	1,526,188.50	101.75
Corporate Bonds	BROADCOM INC. 4.6%30 DUE 07/15/	11135FCK5	4.60%	4.59%	7/15/2030	4.13	4,060,350.00	-	4,060,350.00	4,000,000.00	4,001,548.00	100.04
Corporate Bonds	BROADCOM INC. 4.2%30 DUE 10/15/	11135FCW9	4.20%	4.57%	10/15/2030	4.37	3,483,125.00	-	3,483,125.00	3,500,000.00	3,447,703.00	98.51
Corporate Bonds	CATERPILLAR FINL SE 5%27 DUE 05/14/	14913UAL4	5.00%	4.04%	5/14/2027	0.96	534,436.50	-	534,436.50	535,000.00	540,157.94	100.96
Corporate Bonds	CISCO SYSTEMS, IN 4.8%27 DUE 02/26/	17275RBQ4	4.80%	4.17%	2/26/2027	0.65	1,079,619.70	-	1,079,619.70	1,081,000.00	1,086,389.87	100.50
Corporate Bonds	CITIGROUP INC. VAR 30 DUE 02/13/3	172967PF2	5.17%	4.75%	2/13/2030	2.70	1,027,950.00	(1,088.92)	1,026,861.08	1,000,000.00	1,014,317.00	101.43
Corporate Bonds	CITIGROUP INC. VAR 29 DUE 03/04/2	17327CAW3	4.79%	4.64%	3/4/2029	1.76	2,018,830.00	(1,048.90)	2,017,781.10	2,000,000.00	2,007,700.00	100.39
Corporate Bonds	CONOCOPHILLIPS CO 4.7%30 DUE 01/1	20826FBJ4	4.70%	4.53%	1/15/2030	3.54	2,045,940.00	(1,889.13)	2,044,050.87	2,000,000.00	2,011,528.00	100.58
Corporate Bonds	JOHN DEERE CAPIT 1.05%26 DUE 06/17	24422EVR7	1.05%	2.03%	6/17/2026	0.05	263,828.75	-	263,828.75	295,000.00	294,619.75	99.87
Corporate Bonds	ENTERPRISE PRODUC 2.8%30 DUE 01/3	29379VBX0	2.80%	4.48%	1/31/2030	3.67	1,389,160.00	-	1,389,160.00	1,500,000.00	1,413,679.50	94.25
Corporate Bonds	THE GOLDMAN SACHS VAR 30 DUE 07/	38141GB29	5.05%	4.80%	7/23/2030	3.15	7,635,275.00	(1,022.41)	7,634,252.59	7,500,000.00	7,569,517.50	100.93
Corporate Bonds	THE GOLDMAN SACHS VAR 28 DUE 08/	38141GZU1	4.48%	4.50%	8/23/2028	1.23	1,509,790.00	(176.41)	1,509,613.59	1,500,000.00	1,499,200.50	99.95

Treasury Report - continued

OPERATING ASSETS (SCHWAB) - HOLDINGS DETAIL

May 31, 2026

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Weighted Average Life (WAL)	Ending Par Value/Shares	Original Cost Basis	Amortization Value	Adjusted Cost Basis	Ending Market Value	Ending Unit Price
Corporate Bonds	HSBC USA INC. 5.294%27 DUE 03/04/2	40428HA44	5.29%	4.31%	3/4/2027	0.76	630,025.00	(16.23)	630,008.77	630,000.00	635,064.57	100.80
Corporate Bonds	JPMORGAN CHASE &. VAR 28 DUE 02/2	46647PCW4	2.95%	3.51%	2/24/2028	0.73	1,270,635.60	-	1,270,635.60	1,355,000.00	1,341,750.81	99.02
Corporate Bonds	JPMORGAN CHASE &. VAR 30 DUE 06/1	46647PDF0	4.57%	4.64%	6/14/2030	3.04	1,012,010.00	-	1,012,010.00	1,000,000.00	997,301.00	99.73
Corporate Bonds	JPMORGAN CHASE &. VAR 28 DUE 07/2	46647PDG8	4.85%	4.60%	7/25/2028	1.15	3,037,745.00	-	3,037,745.00	3,000,000.00	3,015,747.00	100.52
Corporate Bonds	JPMORGAN CHASE &. VAR 28 DUE 01/2	46647PEA0	5.04%	4.73%	1/23/2028	0.65	965,025.00	(0.06)	965,024.94	965,000.00	969,851.06	100.50
Corporate Bonds	JPMORGAN CHASE &. VAR 30 DUE 01/2	46647PEB8	5.01%	4.71%	1/23/2030	2.65	3,028,960.00	(3,753.81)	3,025,206.19	3,000,000.00	3,030,267.00	101.01
Corporate Bonds	MASSMUTUAL GLOBAL 5.1%27 DUE 04	57629W4S6	5.10%	4.27%	4/9/2027	0.86	499,875.00	-	499,875.00	500,000.00	503,786.00	100.76
Corporate Bonds	MET TOWER GLOBAL 4.85%27 DUE 01/	59989V2G8	4.85%	4.31%	1/16/2027	0.63	179,870.20	-	179,870.20	180,000.00	180,663.84	100.37
Corporate Bonds	MORGAN STANLEY 5.882%26 DUE 10/	61690U7W4	5.88%	4.57%	10/30/2026	0.33	1,148,025.00	-	1,148,025.00	1,148,000.00	1,155,380.49	100.64
Corporate Bonds	MORGAN STANLEY BA VAR 28 DUE 01/	61690U8A1	4.95%	4.71%	1/14/2028	0.62	1,162,209.40	-	1,162,209.40	1,170,000.00	1,174,579.38	100.39
Corporate Bonds	MORGAN STANLEY VAR 27 DUE 07/2(	61747YEC5	1.51%	1.85%	7/20/2027	0.14	619,184.20	-	619,184.20	705,000.00	702,141.93	99.59
Corporate Bonds	MORGAN STANLEY VAR 28 DUE 01/2	61747YEK7	2.48%	3.24%	1/21/2028	0.64	970,944.95	-	970,944.95	1,045,000.00	1,031,691.93	98.73
Corporate Bonds	MORGAN STANLEY VAR 28 DUE 04/2(	61747YER2	4.21%	4.32%	4/20/2028	0.89	1,266,031.60	-	1,266,031.60	1,305,000.00	1,302,181.20	99.78
Corporate Bonds	MORGAN STANLEY VAR 29 DUE 02/01	61747YFA8	5.12%	4.76%	2/1/2029	1.67	1,027,300.00	(7,799.97)	1,019,500.03	1,000,000.00	1,009,243.00	100.92
Corporate Bonds	MORGAN STANLEY VAR 28 DUE 04/1	61747YFP5	5.65%	5.11%	4/13/2028	0.87	1,115,025.00	(8.21)	1,115,016.79	1,115,000.00	1,126,037.39	100.99
Corporate Bonds	MORGAN STANLEY VAR 30 DUE 04/1	61747YFQ3	5.66%	4.93%	4/18/2030	2.88	1,029,520.00	(4,658.43)	1,024,861.57	1,000,000.00	1,025,975.00	102.60
THE PNC FINL SERV VAR 29 DUE 06/12/	693475BR5	5.58%	4.86%	6/12/2029	2.03	4,640,610.00	(28,796.40)	4,611,813.60	4,500,000.00	4,592,961.00	102.07
THE PNC FINL SERV VAR 30 DUE 05/14/	693475BX2	5.49%	4.79%	5/14/2030	2.96	1,541,140.00	(6,776.02)	1,534,363.98	1,500,000.00	1,538,176.50	102.55
PHILIP MORRIS I 4.375%30 DUE 04/30/	718172DT3	4.38%	4.55%	4/30/2030	3.92	3,015,400.00	(1,368.84)	3,014,031.16	3,000,000.00	2,981,406.00	99.38
PHILIP MORRIS I 3.875%28 DUE 10/27/	718172DX4	3.88%	4.35%	10/27/2028	2.41	1,495,360.00	-	1,495,360.00	1,500,000.00	1,483,287.00	98.89
THE CHARLES SCH 5.875%26 DUE 08/2	808513CG8	5.88%	4.91%	8/24/2026	0.15	1,918,437.20	-	1,918,437.20	1,920,000.00	1,925,470.08	100.28
THERMO FISHER SCI 4.2%31 DUE 03/01	883556DC3	4.20%	4.59%	3/1/2031	4.75	4,969,110.00	(12.67)	4,969,097.33	5,000,000.00	4,915,745.00	98.31
TOYOTA MOTOR CRE 4.55%29 DUE 08/	89236TMK8	4.55%	4.44%	8/9/2029	3.20	2,031,250.00	(828.56)	2,030,421.44	2,000,000.00	2,006,640.00	100.33
U.S. BANCORP 3.15%27 DUE 04/27/2	91159HHR4	3.15%	3.92%	4/27/2027	0.91	981,340.00	-	981,340.00	1,000,000.00	992,606.00	99.26
U.S. BANCORP VAR 29 DUE 06/12/2	91159HJM3	5.78%	4.91%	6/12/2029	2.03	5,163,445.00	(29,983.76)	5,133,461.24	5,000,000.00	5,123,980.00	102.48
U.S. BANCORP VAR 30 DUE 01/23/3(	91159HJQ4	5.38%	4.77%	1/23/2030	2.65	2,036,400.00	(4,766.14)	2,031,633.86	2,000,000.00	2,041,426.00	102.07
UNITEDHEALTH GRO 5.25%28 DUE 02/	91324PEP3	5.25%	4.31%	2/15/2028	1.62	1,042,370.00	(16,529.46)	1,025,840.54	1,000,000.00	1,016,025.00	101.60
UNITEDHEALTH GROU 4.6%27 DUE 04/	91324PEY4	4.60%	4.31%	4/15/2027	0.79	501,505.15	-	501,505.15	505,000.00	506,369.56	100.27
UNITEDHEALTH GROU 4.8%30 DUE 01/	91324PFG2	4.80%	4.52%	1/15/2030	3.54	2,040,360.00	(1,427.48)	2,038,932.52	2,000,000.00	2,018,670.00	100.93
UNITEDHEALTH GRO 4.65%31 DUE 01/	91324PFP2	4.65%	4.62%	1/15/2031	4.54	3,040,475.00	-	3,040,475.00	3,000,000.00	3,003,018.00	100.10
WELLS FARGO BANK 5.45%26 DUE 08/(	94988J6D4	5.45%	5.27%	8/7/2026	0.10	1,099,937.00	-	1,099,937.00	1,100,000.00	1,100,328.90	100.03
WELLS FARGO & CO VAR 28 DUE 06/01	95000U2S1	2.39%	3.34%	6/2/2028	1.00	968,716.60	-	968,716.60	1,060,000.00	1,039,886.50	98.10
WELLS FARGO & CO VAR 28 DUE 07/25	95000U3A9	4.81%	4.69%	7/25/2028	1.15	1,366,129.00	-	1,366,129.00	1,350,000.00	1,353,325.05	100.25
WELLS FARGO & CO VAR 29 DUE 07/25	95000U3E1	5.57%	4.98%	7/25/2029	2.15	3,619,190.00	(134.73)	3,619,055.27	3,500,000.00	3,561,456.50	101.76
Corporate Bonds	WELLS FARGO & CO VAR 30 DUE 01/2	95000U3J0	5.20%	4.81%	1/23/2030	2.65	1,285,847.50	(2,523.62)	1,283,323.88	1,250,000.00	1,266,200.00	101.30
Corporate Bonds	WELLS FARGO & CO VAR 28 DUE 04/22	95000U3L5	5.71%	5.09%	4/22/2028	0.89	895,025.00	(11.80)	895,013.20	895,000.00	905,288.03	101.15
	Total Count:	61	4.76%	4.58%		2.49	110,704,636.02	(136,190.99)	110,568,445.03	110,030,000.00	110,396,691.38	

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Weighted Average Life (WAL)	Ending Par Value/Shares	Original Cost Basis	Amortization Value	Adjusted Cost Basis	Ending Market Value	Ending Unit Price
U.S. Treasuries	US TREASUR NT 3.25%06/29 UST NOTE	91282CEV9	3.25%	4.04%	6/30/2029	3.09	9,853,845.40	-	9,853,845.40	10,000,000.00	9,767,578.00	97.68
U.S. Treasuries	US TREASU NT 3.625%05/28 UST NOTE	91282CHE4	3.63%	3.99%	5/31/2028	2.00	5,000,409.03	-	5,000,409.03	5,000,000.00	4,963,476.50	99.27
U.S. Treasuries	US TREASUR NT 3.75%06/30 UST NOTE	91282CHJ3	3.75%	4.11%	6/30/2030	4.08	7,486,458.38	-	7,486,458.38	7,500,000.00	7,397,167.50	98.63
U.S. Treasuries	US TREASUR NT 4.5%07/26 UST NOTE	91282CHM6	4.50%	4.03%	7/15/2026	0.13	1,097,864.09	-	1,097,864.09	1,100,000.00	1,100,945.23	100.09
U.S. Treasuries	US TREASU NT 4.375%08/26 UST NOTE	91282CHU8	4.38%	3.96%	8/15/2026	0.21	9,027,879.46	-	9,027,879.46	9,070,000.00	9,079,919.86	100.11
U.S. Treasuries	US TREASU NT 4.625%09/26 UST NOTE	91282CHY0	4.63%	3.95%	9/15/2026	0.30	7,503,223.47	-	7,503,223.47	7,540,000.00	7,558,260.37	100.24
U.S. Treasuries	US TREASU NT 4.625%10/26 UST NOTE	91282CJC6	4.63%	3.94%	10/15/2026	0.38	6,322,323.05	-	6,322,323.05	6,370,000.00	6,389,408.12	100.30
U.S. Treasuries	US TREASU NT 4.625%11/26 UST NOTE	91282CJK8	4.63%	3.94%	11/15/2026	0.46	4,733,323.20	(15,012.86)	4,718,310.34	4,715,000.00	4,731,944.30	100.36
U.S. Treasuries	US TREASU NT 4.375%12/26 UST NOTE	91282CJP7	4.38%	3.85%	12/15/2026	0.54	6,619,226.95	(24,962.70)	6,594,264.25	6,580,000.00	6,600,819.12	100.32
U.S. Treasuries	US TREASU NT 4.125%02/27 UST NOTE	91282CKA8	4.13%	3.86%	2/15/2027	0.71	15,007,587.41	-	15,007,587.41	15,140,000.00	15,170,752.37	100.20
U.S. Treasuries	US TREASUR NT 4.5%05/27 UST NOTE	91282CKR1	4.50%	3.95%	5/15/2027	0.96	19,957,711.63	-	19,957,711.63	20,050,000.00	20,161,213.34	100.55
U.S. Treasuries	US TREASU NT 4.625%06/27 UST NOTE	91282CKV2	4.63%	3.95%	6/15/2027	1.04	8,077,850.94	(36,494.23)	8,041,356.71	8,000,000.00	8,058,749.60	100.73
U.S. Treasuries	US TREASU NT 4.375%07/27 UST NOTE	91282CKZ3	4.38%	3.95%	7/15/2027	1.13	19,175,233.63	(76,299.92)	19,098,933.71	19,015,000.00	19,109,331.51	100.50
U.S. Treasuries	US TREASU NT 4.375%07/26 UST NOTE	91282CLB5	4.38%	3.91%	7/31/2026	0.17	50,625,226.47	(81,739.39)	50,543,487.08	50,515,000.00	50,568,273.12	100.11
U.S. Treasuries	US TREASUR NT 4%07/29 UST NOTE	91282CLC3	4.00%	4.07%	7/31/2029	3.17	7,598,275.27	(6,149.96)	7,592,125.31	7,500,000.00	7,484,765.25	99.80
U.S. Treasuries	US TREASU NT 3.625%08/29 UST NOTE	91282CLK5	3.63%	4.06%	8/31/2029	3.26	3,487,739.04	-	3,487,739.04	3,500,000.00	3,452,421.70	98.64
U.S. Treasuries	US TREASUR NT 3.5%09/29 UST NOTE	91282CLN9	3.50%	4.06%	9/30/2029	3.34	1,945,482.11	-	1,945,482.11	2,000,000.00	1,964,296.80	98.21
U.S. Treasuries	US TREASU NT 3.875%10/27 UST NOTE	91282CLQ2	3.88%	3.95%	10/15/2027	1.38	1,987,748.00	-	1,987,748.00	2,000,000.00	1,997,890.60	99.89
U.S. Treasuries	US TREASU NT 3.875%07/28 UST NOTE	91282CNM9	3.88%	4.01%	7/15/2028	2.13	13,588,079.25	-	13,588,079.25	13,500,000.00	13,460,975.55	99.71
U.S. Treasuries	US TREASU NT 3.625%08/28 UST NOTE	91282CNU1	3.63%	4.00%	8/15/2028	2.21	3,503,112.76	-	3,503,112.76	3,500,000.00	3,471,425.65	99.18
U.S. Treasuries	US TREASU NT 3.375%09/28 UST NOTE	91282CNY3	3.38%	4.00%	9/15/2028	2.30	8,954,107.62	-	8,954,107.62	9,000,000.00	8,872,733.70	98.59

Treasury Report - continued

OPERATING ASSETS (SCHWAB) - HOLDINGS DETAIL

May 31, 2026

Asset Class	Issuer	Cusip	Coupon Rate	Yield to Maturity	Maturity Date	Weighted Average Life (WAL)	Ending Par Value/Shares	Original Cost Basis	Amortization Value	Adjusted Cost Basis	Ending Market Value	Ending Unit Price
U.S. Treasuries	US TREASU NT 3.375%02/28 UST NOTE	91282CQB0	3.38%	3.95%	2/29/2028	1.75	1,488,235.18	-	1,488,235.18	1,500,000.00	1,484,706.90	98.98
U.S. Treasuries	US TREASUR NT 3.5%02/31 UST NOTE	91282CQD6	3.50%	4.12%	2/28/2031	4.75	1,474,055.49	-	1,474,055.49	1,500,000.00	1,459,746.00	97.32
U.S. Treasuries	US TREASU NT 3.875%03/31 UST NOTE	91282CQG9	3.88%	4.13%	3/31/2031	4.84	997,824.18	-	997,824.18	1,000,000.00	988,671.80	98.87
	Total Count:	24	4.17%	3.96%		1.24	215,512,822.01	(240,659.06)	215,272,162.95	215,595,000.00	215,295,472.89	

This summary was assembled by Shuster Advisory Group, LLC ("Shuster") by request from the City of Fontana. Account adjusted cost basis, ending value, and other information reflects the market value of your cash and investments provided by Charles Schwab & Co., Inc (Schwab). It does not include pending CMO/Asset-Backed investments, Mortgage Pools investments, and Agency Mortgage Pool Investments, such as bonds issued from the Federal Home Loan Mortgage Corporation (FHLMC), Federal National Mortgage Association (FNMA), or Government National Mortgage Association (GNMA), are amoritizing bonds whose principal is paid down over time. As such, performance should be evaluated relative to the Cost Basis of the investment, not the Par Value.

Glossary

Coupon Rate: This is the stated coupon rate for the security. For variable rate securities this rate may change. Data provided by Orion.
Yield to Maturity: This is the actual average annual return on a note if held to maturity. Data provided by Orion.
Maturity Date: This is the stated maturity date of the security. Certain securities like mortgage pools, collateralized mortgage obligations, and asset backed securities can have the option to be paid back prior to maturity.
CMO & Asset Backed Securities: This is a type of financial security which is collateralized by an underlying pool of assets.
Ending Par Value/Shares: The original par value of the security.
Cost Basis: Original cost of the security.
Adjusted Cost Basis: The original cost basis adjusted for amortization.
Weighted-Average-Life: This measures the average length of time for anticipated principal repayments to measure a bond's risk and liquidity.

Treasury Report - continued

SECTION 115 OPEB ASSETS (SHUSTER/SCHWAB) - HOLDINGS DETAIL

May 31, 2026

FONTANA
CALIFORNIA

Asset Class	Name	Ticker/Symbol	Prior Month End	Ending Market Value
Cash	Schwab Bank Sweep	SchwabCash	$ 84,655.19	$ 94,180.34
Private Debt	Thorofare Asset Based Lending Fund V Lp	88599T108	$ 863,222.11	$ 863,222.11
Diversified Emerging Mkts	iShares Core MSCI Emerging Markets ETF	IEMG	$ 1,410,287.34	$ 1,499,766.65
Foreign Large Value	iShares MSCI EAFE Value	EFV	$ 2,663,170.98	$ 2,016,179.08
Foreign Large Blend	Avantis International Equity ETF	AVDE	$ 1,989,259.09	$ 2,722,279.95
Global Bond-USD Hedged	JPMorgan International Bond Opportunities ETF	JPIB	$ 1,485,163.47	$ 1,492,884.22
Infrastructure	iShares US Infrastructure ETF	IFRA	$ 1,223,856.57	$ 1,191,011.85
Intermediate Core-Plus Bond	Fidelity Total Bond ETF	FBND	$ 4,139,205.63	$ 4,151,150.14
Large Blend	Schwab S&P 500 Index	SWPPX	$ 3,147,948.19	$ 3,314,434.38
Large Blend	iShares MSCI USA Quality Factor ETF	QUAL	$ 1,550,374.89	$ 1,612,015.85
Large Blend	iShares US Equity Factor Rotation Active ETF	DYNF	$ 1,063,971.50	$ 1,122,535.69
Large Blend	iShares Core S&P 500	IVV	$ 1,383,423.23	$ 1,456,189.60
Large Growth	SPDR S&P 500 Growth ETF	SPYG	$ 730,208.00	$ 789,396.50
Large Value	SPDR S&P 500 Value ETF	SPYV	$ 11.29	$ 11.51
Large Value	Avantis US Large Cap Value ETF	AVLV	$ 1,474,633.38	$ 1,537,829.52
Multisector Bond	PIMCO Income Fund Instl	PIMIX	$ 5,496,871.13	$ 5,536,553.28
Multisector Bond	PIMCO Multisector Bond ETF	PYLD	$ 1,660,580.95	$ 1,670,668.96
Multisector Bond	Tcw Flexible Income Etf	FLXR	$ 1,656,701.76	$ 1,655,018.12
Technology	Vanguard Information Technology	VGT	$ 754,938.03	$ 885,760.79
	Totals		$ 32,778,482.73	$ 33,611,088.54

This summary was assembled by Shuster Advisory Group, LLC ("Shuster") by request from the City of Fontana. The information shown is taken from Schwab custodial data and is believed to be accurate. Any discrepancy is purely unintentional and is not guaranteed by Shuster.

Treasury Report - continued

SECTION 115 PENSION STABLIZATION ASSETS (SHUSTER/SCHWAB) - HOLDINGS DETAIL

May 31, 2026

FONTANA
CALIFORNIA

Asset Class	Name	Ticker/Symbol	Prior Month End	Ending Market Value
Cash	Schwab Bank Sweep	SchwabCash	$ 86,649.82	$ 89,476.06
Private Debt	Thorofare Asset Based Lending Fund V Lp	88599T108	$ 359,100.46	$ 359,100.46
Diversified Emerging Mkts	iShares Core MSCI Emerging Markets ETF	IEMG	$ 794,567.03	$ 844,980.38
Foreign Large Blend	Avantis International Equity ETF	AVDE	$ 1,500,460.10	$ 1,533,762.75
Foreign Large Value	iShares MSCI EAFE Value	EFV	$ 1,120,527.28	$ 1,135,691.01
Global Bond-USD Hedged	JPMorgan International Bond Opportunities ETF	JPIB	$ 552,265.56	$ 555,136.56
Infrastructure	iShares US Infrastructure ETF	IFRA	$ 690,196.74	$ 671,673.89
Intermediate Core-Plus Bond	Fidelity Total Bond ETF	FBND	$ 1,486,964.61	$ 1,491,255.55
Large Blend	iShares US Equity Factor Rotation Active ETF	DYNF	$ 599,306.88	$ 632,294.53
Large Blend	iShares Core S&P 500	IVV	$ 1,398,045.51	$ 1,471,580.99
Large Blend	Schwab S&P 500 Index	SWPPX	$ 1,151,273.48	$ 1,212,161.12
Large Blend	iShares MSCI USA Quality Factor ETF	QUAL	$ 873,918.35	$ 908,664.25
Large Growth	SPDR S&P 500 Growth ETF	SPYG	$ 411,541.14	$ 444,899.44
Large Value	SPDR S&P 500 Value ETF	SPYV	$ 45.05	$ 45.93
Large Value	Avantis US Large Cap Value ETF	AVLV	$ 830,812.29	$ 866,417.16
Multisector Bond	PIMCO Income Fund Instl	PIMIX	$ 2,036,314.72	$ 2,051,014.91
Multisector Bond	PIMCO Multisector Bond ETF	PYLD	$ 617,672.61	$ 621,424.96
Multisector Bond	Tcw Flexible Income Etf	FLXR	$ 616,102.08	$ 615,475.96
Technology	Vanguard Information Technology	VGT	$ 425,227.83	$ 498,915.30
	Totals		$ 15,550,991.54	$ 16,003,971.21

This summary was assembled by Shuster Advisory Group, LLC ("Shuster") by request from the City of Fontana. The information shown is taken from Schwab custodial data and is believed to be accurate. Any discrepancy is purely unintentional and is not guaranteed by Shuster.

Conclusion

The City Council has provided fiscal policy direction that has laid the foundation for the 2025/2026 Operating Budget's conservative approach to revenues and expenditures. **The recommended budget changes included in the Fourth Quarter Budget Report continue to adhere to City Council Policy.**

As stated by the City Council's Mission Statement below, the City of Fontana embraces every opportunity to enrich the lives of those who reside in this community, and this is possible due to its committed elected leadership and the talents and ingenuity of the individuals in this community and organization. The key is through a well-planned, long-term fiscal plan, based upon economic development that will continue to generate high paying long-term employment opportunities, bring in new and stable sales tax revenue sources, and maintaining intergovernmental relations. Though there are still great challenges ahead, the City is firmly committed to meeting each and every challenge that comes our way.

"We seek and embrace every opportunity to enrich the lives of those who live, work, play and invest in the City of Fontana."

Mission Statement Adopted April 26, 2022

General Fund - Fund Balance Reconciliation

(Five-Year Summary)

	2021/22 Audited Actuals	2022/23 Audited Actuals	2023/24 Audited Actuals	2024/25 Audited Actuals	2025/2026 Adopted Budget	2025/2026 Adjusted Budget	2025/2026 Proposed Adjustments	2025/2026 Proposed Budget
Revenues	$ 135,371,657	$ 146,743,017	$ 151,466,541	$ 164,278,569	$ 197,996,520	$ 202,069,251	$ 4,674,650	$ 206,743,901
Expenditures	111,341,793	118,017,538	128,062,185	136,851,861	153,758,210	160,797,340	1,379,433	162,176,773
Revenues over (under) expenditures	**24,029,864**	**28,725,479**	**23,404,356**	**27,426,708**	**44,238,310**	**41,271,911**	**3,295,217**	**44,567,128**
Other sources & uses:								
Operating transfers in	12,073,139	11,585,264	11,566,054	12,384,062	12,244,050	12,262,084	0	12,262,084
Operating transfers out	(26,313,909)	(26,336,232)	(43,805,438)	(45,398,527)	(52,916,410)	(53,985,040)	(2,076,587)	(56,061,627)
Total other sources & uses	**(14,240,770)**	**(14,750,968)**	**(32,239,384)**	**(33,014,465)**	**(40,672,360)**	**(41,722,956)**	**(2,076,587)**	**(43,799,543)**
Revenues & other sources over (under) expenditures and other uses	9,789,094	13,974,511	(8,835,028)	(5,587,757)	3,565,950	(451,045)	1,218,630	767,585
Fund balance, beginning of year	47,728,351	57,517,445	72,639,194	64,798,697	51,634,946	61,081,278	0	61,081,278
Fund Balance Adjustment		1,147,238	994,531	2,405,106	2,124,090	1,936,649	(14,355,753)	(12,419,104)
GASB 31 Adjustment				(534,767)				
Fund balance, end of year	**$ 57,517,445**	**$ 72,639,194**	**$ 64,798,697**	**$ 61,081,278**	**$ 57,324,986**	**$ 62,566,882**	**$ (13,137,123)**	**$ 49,429,759**
FUND BALANCE								
Reserved								
Inventories	$ 375,878	$ 407,053	$ 512,764	$ 340,263	$ 512,764	$ 340,263		$ 340,263
Total reserved	**375,878**	**407,053**	**512,764**	**340,263**	**512,764**	**340,263**	**0**	**340,263**
Designated								
Economic Uncertainty	9,469,586	0	0	0	0	0		0
CALPERS UAL Forecased Increases	0	0	0	0	0	0		0
PERS Rate Stability	10,886,393	10,694,317	12,204,822	13,644,923	11,651,142	14,355,753	(14,355,753)	0
Animal Shelter JPA	0	0	800,000	800,000	582,570	582,570		582,570
Operating Contingencies	0	0	3,000,000	3,000,000	3,000,000	3,000,000		3,000,000
Future projects and reserves	0	0	750,000	750,000	3,201,460	4,494,226		4,494,226
Unappropriated	20,280,588	38,595,914	14,443,275	9,458,256	0	0		0
	$ 41,012,445	**$ 49,697,284**	**$ 31,710,861**	**$ 27,993,442**	**$ 18,947,936**	**$ 22,772,812**	**$ (14,355,753)**	**$ 8,417,059**
Total available for contingencies	**$ 16,505,000**	**$ 22,941,910**	**$ 33,087,836**	**$ 33,087,836**	**$ 38,377,050**	**$ 39,794,070**	**$ 1,218,630**	**$ 41,012,700**

Other Funds - Unreserved Fund Balances

Fiscal Year 2025/2026

	Audited Fund Balance July 1, 2025	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2026
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Other General Funds:								
102 City Technology	$ 3,412,830	$ -	$ 9,073,384	$ (12,190,729)	$ -	$ 295,485	-	$ 295,485
103 Facility Maintenance	755,292	0	9,683,940	(10,386,250)	0	52,982	-	52,982
104 Office of Emergency Services	1,250,323	0	0	(123,413)	0	1,126,910		1,126,910
105 KFON	1,936,782	250,000	0	(1,323,790)	0	862,992		862,992
106 Self Insurance	21,510,281	10,384,803	0	(10,632,645)	0	21,262,439		21,262,439
107 Retirees Medical Benefits	2,700,924	265,000	2,600,000	(2,813,960)	0	2,751,964		2,751,964
108 Supplemental Retirement	37,572	0	35,000	(36,410)	0	36,162		36,162
110 General Fund Operating Projects	675,466	650	1,223,050	(1,873,894)	0	25,272		25,272
115 Lease-Fire	3	6,303,972	41,477	0	(6,345,449)	3		3
125 Storm Water Compliance	444,115	304,500	0	(388,216)	0	360,399		360,399
Total Other General Funds	**$ 32,723,588**	**$ 17,508,925**	**$ 22,656,851**	**$ (39,769,307)**	**$ (6,345,449)**	**$ 26,774,608**	**$ -**	**$ 26,774,608**
Special Revenue Funds:								
201 Muni Svcs Fiscal Impact Fee	$ 26,126,706	$ 943,100	$ -	$ -	$ (1,270,550)	$ 25,799,256	$ -	$ 25,799,256
221 Federal Seizure Treasury	171,577	100,000	0	(115,000)	0	156,577		156,577
222 Crime Prev Asset Seizure	34,755	2,500	0	(18,000)	0	19,255		19,255
223 Federal Asset Seizure	12,138,871	1,000,000	0	(6,838,943)	0	6,299,928		6,299,928
224 State Asset Seizure	541,035	20,000	0	(72,820)	0	488,215		488,215
225 PD Traffic Safety	3,417,930	400,000	0	(387,018)	0	3,430,912		3,430,912
226 Opioid Settlement	857,979	847,643	0	(1,090,466)	0	615,156		615,156
241 Air Quality Mgmt District	887,604	304,000	0	(603,518)	(13,480)	574,606	20,526	595,132
243 Traffic Safety	100,812	45,000	0	(52,760)	0	93,052		93,052
244 Prop 1B	146,491	0	0	0	0	146,491		146,491
245 Measure I Reimb 2010-2040	(2,875,240)	27,011,651	0	(24,136,411)	0	0		0
246 Measure I Local 2010-2040	12,555,539	5,710,860	0	(13,483,036)	(450,000)	4,333,363		4,333,363
281 Gas Tax (State)	2,118,532	6,012,640	0	(6,925,744)	(385,000)	820,428		820,428
282 Solid Waste Mitigation	9,487,247	5,505,000	0	(5,379,647)	(313,880)	9,298,720		9,298,720
283 Road Maintenance & Rehab	8,701,641	7,094,017	0	(12,746,110)	0	3,049,548		3,049,548
301 Grants	(11,298,329)	69,914,089	0	(58,539,236)	(76,524)	0	-	0
302 ARPA 2021	6,245,859	(2)	0	(6,245,857)	0	0		0
303 TDA/Article 3	(14,466)	1,632,271	0	(1,617,805)	0	0		0
304 ARPA - County	(886,432)	1,140,880	0	(254,448)	0	0		0

Other Funds - Unreserved Fund Balances

Fiscal Year 2025/2026

		Audited Fund Balance July 1, 2025	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2026
			Revenues	Transfers In	Expenditures	Transfers Out	Available		
Special Revenue Funds:									
322	State COPS AB 3229	$ 1,457,205	$ 672,000	$ -	$ (733,131)	$ -	$ 1,396,074		$ 1,396,074
362	CDBG	(28,128)	5,123,947	0	(4,623,970)	(33,310)	438,539		438,539
363	Home Program	93,047	7,362,080	0	(7,157,098)	0	298,029		298,029
385	After School Program	0	4,407,400	0	(4,138,900)	(268,500)	0		0
386	ASES ELO-P Grant	(69,800)	13,127,390	0	(12,616,890)	(440,700)	0		0
395	LMD #1 City Wide	527,020	909,540	830,400	(1,560,975)	(207,900)	498,085		498,085
396	LMD #2 Village of Heritage	1,408,592	2,690,248	1,484,480	(4,218,162)	(431,190)	933,968		933,968
397	LMD #3 Empire Center	272,516	62,120	0	(75,810)	(7,100)	251,726		251,726
398	LMD #3 Hunter's Ridge	2,135,104	965,370	251,960	(1,266,024)	(146,260)	1,940,150		1,940,150
399	LLMD #3 Hunter's Ridge	89,454	35,810	0	(35,660)	(3,340)	86,264		86,264
401	CFD #1 Southridge Village	2,202,640	6,516,335	31,080	(4,698,325)	(3,095,150)	956,580		956,580
403	CFD #6-3A Bellgrove II	482,476	228,660	0	(172,140)	(46,820)	492,176		492,176
404	CFD #6-2 N Morningside	344,877	110,290	0	(105,660)	(14,460)	335,047		335,047
405	CFD #6-1 Stratham	500,035	209,240	0	(148,440)	(116,990)	443,845		443,845
406	CFD #6 The Landings	3,068,705	425,540	161,400	(698,990)	(87,160)	2,869,495		2,869,495
407	CFD #7 Country Club Estates	262,415	127,260	20,890	(231,360)	(27,700)	151,505		151,505
408	CFD #8 Presley	532,822	81,458	136,370	(300,930)	(34,260)	415,460		415,460
409	CFD #9M Morningside	(45,165)	184,680	115,300	(183,080)	(117,420)	(45,685)		(45,685)
410	CFD #10M Jurupa Industrial	237,558	42,610	0	(67,400)	(6,310)	206,458		206,458
412	CFD #12 Sierra Lakes	1,366,046	1,033,680	497,430	(1,561,680)	(174,580)	1,160,896		1,160,896
413	CFD #13M Summit Heights	147,566	559,310	477,600	(1,028,770)	(126,250)	29,456		29,456
414	CFD #14M Sycamore Hills	82,021	480,820	89,920	(527,950)	(115,840)	8,971		8,971
415	CFD #15M Silver Ridge	147,151	332,430	0	(181,340)	(217,970)	80,271		80,271
416	CFD #16M Ventana Pointe	64,220	48,670	0	(46,850)	(31,610)	34,430		34,430
418	CFD #18M Badiola Homes	47,204	7,010	0	(3,790)	(4,460)	45,964		45,964
420	CFD #20M	63,169	38,070	0	(38,940)	(20,080)	42,219		42,219
421	CFD #21M	243,058	40,950	0	(19,550)	(21,730)	242,728		242,728
423	CFD #23M	28,377	8,410	0	(2,270)	(10,920)	23,597		23,597
424	CFD#24M	191,286	46,400	0	(21,840)	(28,320)	187,526		187,526
425	CFD #25M	274,346	92,270	0	(61,960)	(53,710)	250,946		250,946
427	CFD #27M	(49,619)	66,210	38,280	(74,220)	(30,630)	(49,979)		(49,979)
428	CFD #28M	450,414	163,730	0	(108,060)	(110,680)	395,404		395,404

Other Funds - Unreserved Fund Balances

Fiscal Year 2025/2026

	Audited Fund Balance July 1, 2025	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2026
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Special Revenue Funds:								
429 CFD #29M	$ (4,284)	$ 29,910	$ 33,000	$ (42,430)	$ (21,060)	$ (4,864)		$ (4,864)
430 CFD #30M	744,646	241,050	0	(140,630)	(158,580)	686,486		686,486
431 CFD #31 Citrus Heights North	863,398	481,040	0	(275,030)	(190,800)	878,608		878,608
432 CFD #32M	107,915	18,730	0	(6,140)	(15,170)	105,335		105,335
433 CFD #33M Empire Lighting	178,917	46,700	0	(92,760)	(8,680)	124,177		124,177
434 CFD #34 Empire Detention Basin	266,847	21,140	0	(24,150)	(2,260)	261,577		261,577
435 CFD #35M	1,115,408	603,660	117,850	(884,657)	(106,880)	845,381		845,381
436 CFD #36M	30,455	24,940	7,570	(27,690)	(20,650)	14,625		14,625
437 CFD #37 Montelago	92,053	98,460	56,830	(153,140)	(58,240)	35,963		35,963
438 CFD #38M	909,552	181,870	0	(81,990)	(116,960)	892,472		892,472
439 CFD #39M	25,707	24,200	60	(21,180)	(16,580)	12,207		12,207
440 CFD #40M	79,156	10,530	0	(1,660)	(7,830)	80,196		80,196
441 CFD #41M	122,119	15,520	0	(12,550)	(8,090)	116,999		116,999
442 CFD #42M	252,359	49,380	0	(77,490)	(7,250)	216,999		216,999
444 CFD #44M	27,628	10,090	0	(10,980)	(6,220)	20,518		20,518
445 CFD #45M	318,901	113,370	0	(91,900)	(57,320)	283,051		283,051
446 CFD #46M	318,786	49,890	0	(43,530)	(24,510)	300,636		300,636
447 CFD #47M	(713)	12,980	9,680	(17,200)	(6,480)	(1,733)		(1,733)
448 CFD #48M	451,885	76,050	0	(61,010)	(31,670)	435,255		435,255
449 CFD #49M	26,949	14,470	0	(15,180)	(6,290)	19,949		19,949
450 CFD #50M	76,336	40,640	0	(22,920)	(30,160)	63,896		63,896
451 CFD #51M	72,621	75,350	0	(81,840)	(39,240)	26,891		26,891
453 CFD #53M	86,513	9,080	0	(6,210)	(5,230)	84,153		84,153
454 CFD #54M	17,770	28,280	15,300	(46,030)	(15,670)	(350)		(350)
455 CFD #55M	63,117	7,320	0	(6,530)	(3,210)	60,697		60,697
456 CFD #56M	126,907	26,040	0	(960)	(24,770)	127,217		127,217
457 CFD #57M	59,677	16,950	0	(18,010)	(6,560)	52,057		52,057
458 CFD #58M	18,336	4,410	0	(1,160)	(4,080)	17,506		17,506
459 CFD #59M	12,360	2,400	0	(1,160)	(110)	13,490		13,490
460 CFD #60M	85,717	12,940	0	(12,990)	(5,870)	79,797		79,797
461 CFD #61M	394,225	55,280	0	(30,070)	(29,090)	390,345		390,345
462 CFD #62M	55,598	5,580	0	(7,400)	(690)	53,088		53,088

Other Funds - Unreserved Fund Balances

Fiscal Year 2025/2026

	Audited Fund Balance July 1, 2025	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2026
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Special Revenue Funds:								
463 CFD #63M	$ 611,365	$ 54,640	$ -	$ (39,840)	$ (3,730)	$ 622,435		$ 622,435
464 CFD #64M	85,512	5,070	0	0	0	90,582		90,582
465 CFD #65M	203,464	20,430	0	(10,330)	(10,700)	202,864		202,864
466 CFD #66M	0	0	2,850	0	(2,850)	0		0
467 CFD #67M	191,691	43,450	0	(30,400)	(21,630)	183,111		183,111
468 CFD #68M	155,098	25,280	0	(18,460)	(12,980)	148,938		148,938
469 CFD #69M	633,010	178,130	0	(211,456)	(92,460)	507,224		507,224
470 CFD #70M Avellino	221,524	80,220	0	(56,680)	(39,760)	205,304		205,304
471 CFD #71M Sierra Crest	409,360	132,740	28,110	(158,580)	(21,450)	390,180		390,180
472 CFD #72M	28,442	12,160	0	(11,480)	(6,590)	22,532		22,532
473 CFD #73M	294,295	67,580	0	(33,480)	(37,290)	291,105		291,105
474 CFD #74M	579,245	84,810	0	(41,500)	(52,360)	570,195		570,195
475 CFD #75M	55,788	14,750	0	(10,640)	(8,880)	51,018		51,018
476 CFD #76M	79,891	37,860	0	(39,890)	(8,520)	69,341		69,341
477 CFD #77M	49,731	13,290	0	(10,660)	(6,840)	45,521		45,521
478 CFD #78M	251,280	79,060	0	(36,900)	(61,080)	232,360		232,360
479 CFD #79M	209,509	21,500	0	(860)	(80)	230,069		230,069
480 CFD #80M	385,486	240,810	0	(129,640)	(124,280)	372,376		372,376
481 CFD #81M	81,907	123,610	0	(105,450)	(48,850)	51,217		51,217
482 CFD #82M	211,424	29,480	0	(500)	0	240,404		240,404
483 CFD #83M	199,673	63,940	0	(33,960)	(31,190)	198,463		198,463
484 CFD #84M	45,400	19,500	0	(11,550)	(9,590)	43,760		43,760
485 CFD #85 THE MEADOWS	1,054,022	431,720	0	(362,460)	(37,280)	1,086,002		1,086,002
486 CFD #86 ETIWANDA RIDGE	198,568	67,660	0	(47,020)	(34,210)	184,998		184,998
487 CFD #87 El Paseo	219,896	77,250	0	(27,560)	(67,320)	202,266		202,266
488 CFD #88 SIERRA CREST II	316,437	113,730	10,420	(90,490)	(8,470)	341,627		341,627
489 CFD #89 BELROSE	245,609	60,980	0	(33,750)	(32,950)	239,889		239,889
490 CFD #90 SUMMIT @ ROSENA PH i	1,446,883	363,610	0	(280,160)	(78,930)	1,451,403		1,451,403
491 CFD #91M	35,989	6,080	0	(500)	(2,320)	39,249		39,249
492 CFD #92M	94,473	17,220	0	(8,690)	(6,360)	96,643		96,643
493 CFD #93M	48,140	12,780	0	(17,090)	(5,990)	37,840		37,840
494 CFD #94M	9,948	2,100	0	(500)	(1,750)	9,798		9,798

Other Funds - Unreserved Fund Balances

Fiscal Year 2025/2026

	Audited Fund Balance July 1, 2025	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2026
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Special Revenue Funds:								
495 CFD #95 SUMMIT @ ROSENA PH II	$ 431,865	$ 184,120	$ 3,200	$ (233,940)	$ (23,030)	$ 362,215		$ 362,215
496 CFD #96M Tr. 19957	46,622	11,330	0	(11,770)	(4,220)	41,962	(1,050)	40,912
497 CFD #97M	26,277	5,270	0	0	(3,690)	27,857		27,857
498 CFD #98M	26,684	6,050	0	(500)	(2,600)	29,634		29,634
500 CFD #100M	275,092	82,990	0	(29,280)	(58,590)	270,212	(9,000)	261,212
501 CFD #101M	35,041	8,010	0	(500)	(3,460)	39,091		39,091
502 CFD #102M	22,955	5,010	0	(500)	(1,750)	25,715		25,715
503 CFD #103M Estrada	20,104	4,420	0	0	(1,130)	23,394		23,394
504 CFD #104M	45,207	13,780	0	(9,790)	(4,610)	44,587	(1,300)	43,287
505 CFD #105M	109,765	47,560	0	(20,080)	(31,040)	106,205		106,205
506 CFD #106M	249,391	92,070	0	(22,930)	(47,510)	271,021		271,021
507 CFD #107M	59,441	39,910	0	(8,070)	(31,090)	60,191		60,191
509 CFD #109M	603,803	353,570	0	(180,470)	(154,100)	622,803		622,803
510 CFD #510M	26,066	17,420	0	0	(5,100)	38,386		38,386
511 CFD #111M	54,846	72,470	0	(14,490)	(57,490)	55,336		55,336
512 CFD #112M	122,978	304,580	0	(140,130)	(162,230)	125,198		125,198
513 CFD #113	0	64,960	0	0	0	64,960		64,960
514 CFD #114M	0	55,080	0	0	0	55,080		55,080
515 CFD #115M	0	426,000	0	0	0	426,000		426,000
516 CFD #116M	0	66,930	0	0	0	66,930		66,930
Total Special Revenue Funds	**$ 102,790,783**	**$ 180,654,807**	**$ 4,419,980**	**$ (190,066,487)**	**$ (11,045,314)**	**$ 86,753,769**	**$ 9,176**	**$ 86,762,945**
Debt Service Funds:								
580 General Debt Service	$ 62,975	$ 26,090,580	$ 5,794,025	$ (31,888,606)	$ -	$ 58,974	$ -	$ 58,974
Total Debt Service Funds	**$ 62,975**	**$ 26,090,580**	**$ 5,794,025**	**$ (31,888,606)**	**$ -**	**$ 58,974**	**$ -**	**$ 58,974**
Capital Project Funds:								
601 Capital Reinvestment	$ 48,549,657	$ 131,575,206	$ 20,907,224	$ (202,489,230)	$ (41,477)	$ (1,498,620)	$ 1,540,932	$ 42,312
602 Capital Improvements	8,723,151	1,979,354	0	(9,558,664)	(924,000)	219,841		219,841
603 Future Capital Projects	21,457,523	0	0	(344,883)	(13,000,000)	8,112,640		8,112,640
604 Capital Project -TUT	5,465,078	0	22,232,980	(22,504,025)	0	5,194,033	1,906,020	7,100,053
620 San Sevaine Flood Control	2,717,718	529,400	111,023	(111,023)	(39,250)	3,207,868		3,207,868
621 Upper Etiwanda Flood Control	49,554	0	0	0	0	49,554		49,554

Other Funds - Unreserved Fund Balances

Fiscal Year 2025/2026

	Audited Fund Balance July 1, 2025	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2026
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Capital Project Funds:								
622 Storm Drain	$ 22,097,140	$ 1,105,000	$ 508,080	$ (12,636,640)	$ (106,310)	$ 10,967,270		$ 10,967,270
623 Sewer Expansion	2,904,602	5,205,770	0	(685,652)	(3,750)	7,420,970		7,420,970
630 Circulation Mitigation	33,011,891	4,917,030	2,447,341	(20,470,427)	(46,120)	19,859,715		19,859,715
631 Fire Assessment	801,116	260,000	191,548	(615,470)	(260,000)	377,194		377,194
632 General Government	14,431,415	430,000	394,047	(12,911,811)	(48,490)	2,295,161		2,295,161
633 Landscape Medians	2,716,298	400,000	79,715	(1,702,318)	(35,170)	1,458,525		1,458,525
634 Library Capital Improvement	1,508,188	152,090	138,623	(138,623)	(31,700)	1,628,578		1,628,578
635 Parks Development	16,691,823	3,904,230	1,195,973	(6,252,069)	(34,580)	15,505,377		15,505,377
636 Police Capital Facilities	4,660,425	655,500	381,755	(706,726)	(70,280)	4,920,674		4,920,674
637 Underground Utilities	1,208,879	600,000	0	0	0	1,808,879		1,808,879
657 CFD #31 Citrus Heights North	1,894,388	0	0	0	0	1,894,388		1,894,388
658 CFD #31	6,052	0	0	0	0	6,052		6,052
659 CFD #70 Avellino	798	0	0	0	0	798		798
660 CFD #71 Sierra Crest	2,686	0	0	0	0	2,686		2,686
661 CFD #80 Bella Strada	15,782	0	0	0	0	15,782		15,782
663 CFD #74B Citrus/Summit	192,800	0	0	0	0	192,800		192,800
664 CFD #86 Etiwanda Ridge	989,653	0	0	0	0	989,653		989,653
665 CFD #85 The Meadows	19,502	0	0	0	0	19,502		19,502
666 CFD #88 Sierra Crest II	105,422	0	0	0	0	105,422		105,422
667 CFD #89 Belrose	(74)	0	74	0	0	0		0
668 CFD #90 Summit @ Rosena Ph I	8,691,981	0	0	(600,300)	(58,330)	8,033,351	(295,520)	7,737,831
669 CFD #95 Summit @ Rosena II	5,932,129	0	0	0	(24,800)	5,907,329	(5,561,208)	346,121
670 CFD #87 El Paseo	960,065	0	0	0	0	960,065		960,065
671 CFD #106 Mountain View	51,862	0	0	0	0	51,862		51,862
672 CFD #99 The Retreat	72,165	0	0	0	0	72,165		72,165
673 CFD #100 Victoria	3,856,250	0	0	(1,508,654)	0	2,347,596	(177,581)	2,170,015
674 CFD #111 Monterado	5,333,237	0	0	0	(2,313,804)	3,019,433	(1,136,678)	1,882,755
675 CFD#107 Highland	2,723,683	0	0	(117,005)	(1,827,393)	779,285		779,285
676 CFD#109 Narra Hills	75,569	0	0	0	0	75,569		75,569
677 CFD #112 The Gardens Phase One	28,974,840	0	0	(21,156,390)	(1,422,521)	6,395,929	(4,233,306)	2,162,623
Total Capital Project Funds	**$ 246,893,248**	**$ 151,713,580**	**$ 48,588,383**	**$ (314,509,910)**	**$ (20,287,975)**	**$ 112,397,326**	**$ (7,957,341)**	**$ 104,439,985**

Other Funds - Unreserved Fund Balances

Fiscal Year 2025/2026

	Audited Fund Balance July 1, 2025	Budget					Net Proposed Adjustments	Estimated Fund Balance June 30, 2026
		Revenues	Transfers In	Expenditures	Transfers Out	Available		
Enterprise Funds:								
701 Sewer Maintenance & Operations	$ 10,268,521	$ 31,162,640	$ -	$ (28,315,434)	$ (2,704,670)	$ 10,411,057	$ -	$ 10,411,057
702 Sewer Capital Projects	1,028,456	300,010	115,613	(1,439,759)	(4,320)	0		0
703 Sewer Replacement	4,132,260	1,000,000	400,000	(4,426,135)	(274,540)	831,585		831,585
710 Water Utility	952,518	0	0	0	0	952,518		952,518
720 Stage Red *	2,856,997	817,719	170,000	(2,139,593)	(19,710)	1,685,413	(1,607,841)	77,572
Total Enterprise Funds	**$ 19,238,752**	**$ 33,280,369**	**$ 685,613**	**$ (36,320,921)**	**$ (3,003,240)**	**$ 13,880,573**	**$ (1,607,841)**	**$ 12,272,732**
Internal Service Fund:								
751 FLEET OPERATIONS	$ 22,185,872	$ 8,612,055	$ 260,082	$ (15,889,051)	$ -	$ 15,168,958	$ -	$ 15,168,958
Total Internal Service Funds	**$ 22,185,872**	**$ 8,612,055**	**$ 260,082**	**$ (15,889,051)**	**$ -**	**$ 15,168,958**	**$ -**	**$ 15,168,958**
TOTAL ALL FUNDS	**$ 423,895,218**	**$ 417,860,316**	**$ 82,404,934**	**$ (628,444,282)**	**$ (40,681,978)**	**$ 255,034,208**	**$ (9,556,006)**	**$ 245,478,202**

* Beginning fund balance of $944,997 has been adjusted with loans approved in the current fiscal year.

General Fund - Recommended Adjustments

Fiscal Year 2025/2026

Fund	Organization Project #	Dept	Organization/Project Description	Object	Object Description	Appropriations	Revenues	Transfers In	Transfers Out	FB Impact	Reason
101 General Fund						1,379,433	4,674,650	-	2,076,587	1,218,630	
Revenue Adjustments						-	**4,674,650**	-	-	**4,674,650**	
	10128000	FN	Management Services	5062	Transaction Use Tax		4,674,650			4,674,650	Increase revenues for FY25-26 Transactional Use Tax (TUT) forecast
Offsetting Adjustments						**(170,567)**	-	-	**170,567**	-	
	10130105	DS	HomelessPrevent Res & Care Ctr	8115	Consultant Services	(170,567)				170,567	Defund and Xfer to fund #601 for The Path Improvements
	10130105	DS	HomelessPrevent Res & Care Ctr	8790	Operating Transfer Out				170,567	(170,567)	
New Requests (One-Time)						**1,550,000**	-	-	**1,906,020**	**(3,456,020)**	
	10128000	FN	Management Services	8790	Operating Transfer Out				1,906,020	(1,906,020)	Xfer to Fund #604 for forecasted TUT revenues
	10128100	FN	Mgmt Services Admin	8130	Other Professional Svcs	50,000				(50,000)	Increase appropriations for Beacon Economic contract
	10128100	FN	Mgmt Services Admin	8090	Managed Savings	1,500,000				(1,500,000)	Increase appropriations for FY26-27 One-Time Request funding

Other Funds - Recommended Adjustments

Fiscal Year 2025/2026

Fund	Organization Project #	Dept	Organization/Project Description	Object	Object Description	Appropriations	Revenues	Transfers In	Transfers Out	FB Impact	Reason
102 City Technology						-	-	-	-	-	
	10226101	IT	Information Systems	Various	Operating Accounts	(125,000)				125,000	}
	10226305	IT	Ops Audio Visual	Various	Operating Accounts	(25,000)				25,000	} Move appropriations for facility lockdown buttons
	26200003-102-A	IT	Facility Lockdown Buttons	8130	Other Professional Svcs	150,000				(150,000)	}
103 Facility Maintenance						24,654	24,654	-	-	-	
	10337317	PW&E	Facilities Maintenance	6480	Miscellaneous Reimb		24,654			24,654	} Increase revenues and appropriations for parking garage
	10337317	PW&E	Facilities Maintenance	8130	Other Professional Svcs	24,654				(24,654)	} incident reimbursment
241 Air Quality Mgmt Dist						(20,526)	-	-	-	20,526	
	37600006-241-A	PW&E	Metrolink Station Access Imprvments	Various	Operating Accounts	(20,526)				20,526	Project complete; return to fund balance
301 Grants						814,938	814,938	-	-	-	
	30126210	IT	Downtown Sec Improv	5390	Misc Grant Reimb		(32,950)			(32,950)	}
	30126210	IT	Downtown Sec Improv	8130	Other Professional Svcs	(32,950)				32,950	}
	37100001-301-A	PW&E	Downtown Parking Lot Improvements	5390	Misc Grant Reimb		(1,344)			(1,344)	} Move Torres project funds to 8572 Sierra - Warm Shell
	37100001-301-A	PW&E	Downtown Parking Lot Improvements	8130	Other Professional Svcs	(1,344)				1,344	} improvement project
	37600080-301-A	PW&E	8572 Sierra - Warm Shell Impr.	5390	Misc Grant Reimb		34,294			34,294	}
	37600080-301-A	PW&E	8572 Sierra - Warm Shell Impr.	8130	Other Professional Svcs	34,294				(34,294)	}
	30200018-301-B	DS	CalHome Program 2021	5328	CDBG Grant Reimbursement		14,938			14,938	} Increase revenues and appropriations due to program
	30200018-301-B	DS	CalHome Program 2021	8119	Construction-Non-Capital	14,938				(14,938)	} income spent
	30200029-301-A	DS	Clean CA Program	5328	CDBG Grant Reimbursement		30,000			30,000	}
	30200029-301-A	DS	Clean CA Program	8130	Other Professional Svcs	30,000				(30,000)	}
	30200029-301-B	DS	Clean CA Program	5328	CDBG Grant Reimbursement		270,000			270,000	} Increase revenues and appropriations for Clean CA Grant
	30200029-301-B	DS	Clean CA Program	8130	Other Professional Svcs	270,000				(270,000)	}
	30200032-301-A	DS	HHAP-5 Housing Assistance & Prevent	5328	CDBG Grant Reimbursement		50,000			50,000	}
	30200032-301-A	DS	HHAP-5 Housing Assistance & Prevent	8130	Other Professional Svcs	50,000				(50,000)	}
	30200032-301-B	DS	HHAP-5 Housing Assistance & Prevent	5328	CDBG Grant Reimbursement		450,000			450,000	} Increase revenues and appropriations for HHAP Grant
	30200032-301-B	DS	HHAP-5 Housing Assistance & Prevent	8130	Other Professional Svcs	450,000				(450,000)	}
496 CFD #96M Tr. 19957						1,050	-	-	-	(1,050)	
	49637209	PW&E	Landscape Maintenance	8130	Other Professional Svcs	1,050				(1,050)	Increase appropriations for operating expenses
500 CFD #100M Tr 2023						9,000	-	-	-	(9,000)	
	50037209	PW&E	Landscape Maintenance	8020	Utilities	9,000				(9,000)	Increase appropriations for CFD #100M utility expenses
504 CFD #104M						1,300	-	-	-	(1,300)	
	50437209	PW&E	Landscape Maintenance	8020	Utilities	1,300				(1,300)	Increase appropriations for utility expenses

Other Funds - Recommended Adjustments

Fiscal Year 2025/2026

Fund	Organization Project #	Dept	Organization/Project Description	Object	Object Description	Appropriations	Revenues	Transfers In	Transfers Out	FB Impact	Reason
601 Capital Reinvestment						(1,329,433)	40,932	170,567	-	1,540,932	
	28001008-601-A	FN	Miscellaneous Project	8330	Construction Contracts	(1,500,000)				1,500,000	Defund project to cover $1.5M loan to Stage Red Fund #720
	28001008-601-A	FN	Miscellaneous Project	8330	Construction Contracts	(1,420,347)				1,420,347	Defund project to fund 8491 Sierra Ave shops
	37600093-601-A	PW&E	8491 Sierra Ave Shops	8329	Other Construction	1,420,347				(1,420,347)	
	60130106	DS	Economic Development	8130	Other Professional Svcs	(125,000)				125,000	Move funds for Stage Red capital repair
	37300002-601-A	PW&E	Center Stage Theater Renovation	8320	Capital Acquisition	125,000				(125,000)	
	37600012-601-A	PW&E	City Hall Renovation Phase 2	8329	Other Construction	(2,659,174)				2,659,174	Decrease appropriations to match bond funded amount
	30200023-601-A	DS	Aldea Legacy Apts	8310	Land	(400,000)				400,000	
	37600035-601-A	PW&E	Downtown Parking Structure	8020	Utilities	(175,000)				175,000	Defund various projects to fund Downtown economic development incentives, Lerner Lane pavement art, City Hall and Downtown holiday decorations
	37600040-601-A	PW&E	Wayfinding Signs	Various	Operating Accounts	(400,000)				400,000	
	37600060-601-A	PW&E	Public Arts Building	8329	Other Construction	(25,000)				25,000	
	37600086-601-A	PW&E	Specialty Shop Tenant Improvements	8130	Other Professional Svcs	(100,000)				100,000	
	30100004-601-A	PW&E	Economic Development Incentive Prog	8120	Development Incentives	2,509,174				(2,509,174)	Increase appropriations for Downtown economic development incentives
	37600079-601-A	PW&E	Plaza Improvements Project	8329	Other Construction	250,000				(250,000)	Increase appropriations for Lerner Lane pavement art
	37200001-601-A	PW&E	Downtown Holiday Decorations	8329	Other Construction	1,000,000				(1,000,000)	Increase appropriations for City Hall and Downtown holiday decorations
	37000001-601-A	PW&E	Lease Revenue Bond Series 2025A	8130	Other Professional Svcs	(1,250,000)				1,250,000	Program bond appropriations for pickleball courts
	37600092-601-A	PW&E	Pickleball Court Project	8329	Other Construction	1,250,000				(1,250,000)	
	37300006-601-A	PW&E	Public Works Yard Improvements	Various	Operating Accounts	(271,624)				271,624	
	37300011-601-A	PW&E	PW East Yard – 16641/43 Orange Way	8329	Other Construction	771,624				(771,624)	Defund projects; move to PW Yard East Project
	37300012-601-A	PW&E	Public Works Storage - Building 2	Various	Operating Accounts	(500,000)				500,000	
	60130000	DS	Special Projects	6900	Operating Transfers In			170,567		170,567	Xfer from GF #101 and appropriate for The Path Improvements
	37600041-601-A	PW&E	Homelessness Prevent Res & Care Ctr	8314	Land & Bldg Improvements	170,567				(170,567)	
	37600041-601-A	PW&E	Homelessness Prevent Res & Care Ctr	6450	Miscellaneous Income		40,932			40,932	Increase revenue to offset Midyear expense
604 Capital Project -TUT						-	-	1,906,020	-	1,906,020	
	60437000	PW&E	PW Admin - TUT	6900	Operating Transfers In			1,906,020		1,906,020	Xfer from GF #101 for forecasted TUT revenues
668 CFD #90 Summit @ Rosena Ph 1						295,520	-	-	-	(295,520)	
	66837000	PW&E	CFD #90 Summit @ Rosena Ph I	8330	Construction Contracts	295,520				(295,520)	Increase appropriations for developer reimbursements
669 CFD #95 Summit at Rosena II						5,561,208	-	-	-	(5,561,208)	
	66937000	PW&E	CFD #95 Summit @ Rosena II	8330	Construction Contracts	5,561,208				(5,561,208)	Increase appropriations for developer reimbursements
673 CFD #100 Victoria						177,581	-	-	-	(177,581)	
	67337000	PW&E	CFD #100 Victoria	8330	Construction Contracts	177,581				(177,581)	Increase appropriations for developer reimbursements
674 CFD #111 Monterado						1,136,678	-	-	-	(1,136,678)	
	67437000	PW&E	CFD #111 Monterado	8330	Construction Contracts	1,136,678				(1,136,678)	Increase appropriations for developer reimbursements
677 CFD #112 The Gardens Phase One						4,233,306	-	-	-	(4,233,306)	
	67737000	PW&E	CFD #112 The Gardens Phase I	8330	Construction Contracts	4,233,306				(4,233,306)	Increase appropriations for developer reimbursements
720 Stage Red						1,805,413	197,572	-	-	(1,607,841)	
	72030104	DS	Stage Red	6488	Revenues - ASM		197,572			197,572	Increase revenue based on April - June estimates
	72030104	DS	Stage Red	8092	Expenses - ASM	120,000				(120,000)	Increase appropriations for Annual Management Fee
	72030104	DS	Stage Red	8092	Expenses - ASM	1,500,000				(1,500,000)	Increase appropriations for loan funds from Fund #601
	72030104	DS	Stage Red	8092	Expenses - ASM	185,413				(185,413)	Increase appropriations for GF loan funds File #26-1102, CC Approved 7/14/26

8437 Sierra Avenue
Fontana, CA 92335

File #: 26-1138
Agenda #: B.

Agenda Date: 7/14/2026
Category: New Business

FROM:
Development Services

SUBJECT:
Transformative Climate Communities Program Application

RECOMMENDATION:

1. Consider the funding for the grant application submittal for three microgrid projects, specifically Don Day, City Civic Center and Jesse Turner Center and direct the City Manager, or City Manager's designee, to enter into any agreements and documents necessary to advance the application.

2. Authorize the method to procure utilizing the Purchasing Policies and Procedure Manual 3.1.5 Non-Competitive Proposal - (5) For renewable energy and energy efficiency projects.

COUNCIL GOALS:

- Promote environmental sustainability and reduce the City's carbon footprint by investing in renewable energy and energy-efficient infrastructure.
- Practice sound fiscal management by reducing long-term energy costs and improving operational efficiency at City facilities.
- Support economic and community development by advancing innovative infrastructure projects that enhance the quality of life for residents and position the City as a leader in clean energy.

DISCUSSION:

The City of Fontana has received an unsolicited proposal from Alco Building Solutions to provide design, engineering, utility coordination, permitting, and implementation planning services (Phase 1) for solar PV, battery energy storage with microgrid controls, and DC fast charging infrastructure at three City facilities: Don Day Neighborhood Center, Jessie Turner Health and Fitness Community Center, and the Civic Center Campus. This initiative aims to reduce long-term operating costs, enhance facility resiliency during grid outages, and support the City's transportation electrification goals. This Phase 1 effort will advance each site to permit-ready status, reduce project risk, provide accurate cost estimates, and strengthen long-term facility resiliency and energy cost savings.

As part of the proposal, Alco Building Solutions included grant funding opportunities. Specifically, the Transformative Climate Communities (TCC) program funds community-led development and infrastructure projects that achieve major environmental, health, and economic benefits in California communities. Since 2018, more than $424,000,000 has been awarded on 177 unique projects to TCC applicants. To be eligible for the grant, the City will have to identify non-profit partners who will incorporate workforce development opportunities as part of the project. Round 6 of the grant

application cycle is now open with an anticipated total funding availability of $98,800,000. Project awards will be

The total proposed fee for facilities design is $390,000 ($130,000 per facility) regardless of whether or not the City is successful in receiving the grant. Based on the grant writer's past experience, there is a 75% probability of receiving the fully funded grant for the three microgrids locations. If approved by council, in addition to the contracts for design, as a condition of receiving a discounted rate for design services, the contractor will be provided a letter of commitment that binds the city to use Alco Building Systems for the construction of Phase 2, subject to confirmation of grant award for construction by the city and the city's final election to proceed with construction.

This proposal represents an important step toward modernizing City infrastructure with clean energy and resilience features. Staff will evaluate the technical approach, cost reasonableness, and alignment with available funding opportunities. Should the City Council desire to proceed based on the aforementioned costs, the Council shall direct the City Manager to enter into the necessary agreements based on the attached proposal from Alco Building Solutions for Phase 1 services and to handle all related administrative matters.

The construction of the facilities (Phase 2) is not part of staff's current recommendation and funds are not currently available to complete construction of the project. Via a separate contract, staff has retained California Consulting to prepare, and process grant applications to fund Phase 2 of the proposed project. If funding is awarded for the project, staff will return to council for appropriate approvals of necessary documents and agreements.

FISCAL IMPACT:
The fiscal impact associated with the approval of this item is $390,000 and a 10% contingency, funds are not available in the FY 2026-27 budget. All necessary budget adjustments will be included in the next quarterly FY 2026-27 budget report in General Fund (Fund 101) and supplemented by grants if received.

MOTION:
Approve staff recommendation.

DESIGN, ENGINEERING, PERMITTING &

IMPLEMENTATION PLANNING SERVICES

Prepared for the City of Fontana

June 08, 2026

SoCal Location
11636 Goldring Rd Unit A
Arcadia, CA 91006

alcobuildingsolutions.com
626-531-7676

NorCal Location
4320 Anthony Ct #8
Rocklin, CA 95677

City of Fontana
8353 Sierra Avenue
Fontana, CA 92335

Attn: Phillip Burum

Project Introduction

Alco Building Solutions is pleased to submit this proposal to provide design, engineering, utility coordination, permitting, and implementation planning services for three City of Fontana facilities: the Don Day Neighborhood Center, the Jessie Turner Health and Fitness Community Center, and the City of Fontana Civic Center. This engagement establishes the technical foundation for three connected systems at each site: on-site solar photovoltaic generation, battery energy storage with microgrid controls, and DC fast charging infrastructure. Each system is engineered to reduce long-term operating costs, strengthen facility resiliency, and prepare the city for transportation electrification.

The purpose of this phase is to advance each facility to a permit-ready and implementation-ready state. Construction is not included. By completing design and permitting first, the City gains accurate cost visibility, reduces project risk, and positions each facility to move directly into construction once funding and approvals are secured.

We are pleased to offer the following services for the project described above.

1. **DESIGN AND ENGINEERING**

   Solar PV, battery storage, microgrid, and DC fast charging systems are engineered to a permit-ready level of detail for each facility.

2. **UTILITY COORDINATION**

   Engagement with the serving utility to confirm available service capacity and interconnection requirements.

3. **PERMITTING SUPPORT**

   Preparation and management of permit submissions through Authority Having Jurisdiction approval.

4. **IMPLEMENTATION PLANNING**

   Preliminary construction budget, procurement strategy, and schedule to guide the construction phase.

Note: This proposal covers Phase 1 only. Construction and grant application services are not included. Grant activities are performed by others. Alco Building Solutions may provide technical information generated through engineering to support third-party funding efforts if requested.

Project Locations

This proposal addresses three City facilities. The site profiles below establish the framework for assessment and design. Final system capacities will be confirmed through field investigation, utility review, and engineering analysis.

1. Don Day Neighborhood Center

14501 Live Oak Avenue, Fontana, CA 92337

A community-serving facility evaluated on-site solar generation, battery storage, and electric vehicle charging. Engineering will confirm available roof and site area, existing electrical capacity, and the most effective configuration to offset facility load and support resiliency.

- Rooftop or site-mounted solar photovoltaic system
- Battery energy storage with microgrid controls for critical loads
- DC fast charging infrastructure
- Electrical infrastructure and utility coordination as required

2. Jessie Turner Health and Fitness Community Center

15556 Summit Avenue, Fontana, CA 92336

A high-use community and fitness facility with strong potential for energy cost reduction and resiliency. Design will assess solar generation capacity, critical-load backup through battery storage, and charging infrastructure sized for community demand.

- Solar photovoltaic system sized to facility consumption
- Battery energy storage and microgrid integration
- DC fast charging infrastructure
- Service and interconnection coordination with the utility

3. City of Fontana Civic Center

8353 Sierra Avenue, Fontana, CA 92335

The City's central civic facility, where resiliency and continuity of operations are priorities. Engineering will evaluate solar generation, battery storage for essential systems, microgrid architecture, and charging infrastructure for fleet and public use.

- Solar photovoltaic generation
- Battery energy storage with microgrid controls for essential operations
- DC fast charging infrastructure & Electrical, utility infrastructure planning

Scope of Services

The scope is organized into eight tasks that move each facility from existing-conditions assessment through permit-ready design and implementation planning. Each task produces a defined deliverable.

Task 1: Site Investigation and Existing Conditions Assessment

Establish a verified baseline of site and electrical conditions at each facility.

- Site verification and field measurement
- Existing electrical system review
- Utility service review
- Existing conditions documentation
- Facility assessment

Deliverable: Existing Conditions Report

Task 2: Conceptual Design Development

Translate site findings into a feasible, constructible concept for each system.

- Preliminary layouts
- Equipment strategy
- Site feasibility review
- Constructability review
- Infrastructure planning

Deliverable: Concept Design Package

Task 3: Solar PV Engineering

Engineer the photovoltaic systems to a permit-ready level of detail.

- Production modeling
- System sizing
- Preliminary layouts
- Electrical calculations
- Single-line diagrams
- Equipment schedules
- Permit-ready design documents

Deliverable: Solar PV Design Package

Task 4: Battery Energy Storage and Microgrid Engineering

Define storage capacity and microgrid architecture to protect critical loads.

- Battery sizing
- Critical load evaluation
- Microgrid architecture
- Controls strategy
- Electrical integration

Deliverable: BESS and Microgrid Design Package

Task 5: DC Fast Charging Infrastructure Engineering

Engineer the charging infrastructure and supporting electrical systems.

- 150 kW minimum DC fast charging infrastructure
- Charger location planning
- Electrical load calculations
- Conduit routing
- Utility review
- Site design

Deliverable: EV Charging Design Package

Task 6: Utility Coordination

Engage the serving utility to confirm service and interconnection requirements.

- Utility engagement
- Service review
- Interconnection support
- Utility comment resolution

Deliverable: Utility Coordination Package

Task 7: Permitting Support

Prepare and manage permit submissions through agency approval.

- Permit application preparation
- Authority Having Jurisdiction coordination

- Plan check response
- Permit revisions

Deliverable: Permit Submission Package

Task 8: Implementation Planning

Produce the budget, procurement, and schedule framework to guide construction.

- Preliminary construction budget
- Procurement planning
- Long-lead equipment identification
- Preliminary implementation schedule
- Construction sequencing recommendations

Deliverable: Implementation Planning Report

Compensation

Fees are presented by facility and divided between engineering and permitting services. Final values are confirmed under separate cover. Construction is not included and will be priced separately.

Don Day Neighborhood Center

Engineering Services	$105,000
Permitting Services (Allowance)	$25,000
Facility Subtotal	**$130,000**

Jessie Turner Health and Fitness Community Center

Engineering Services	$105,000
Permitting Services (Allowance)	$25,000
Facility Subtotal	**$130,000**

City of Fontana Civic Center

Engineering Services	$105,000
Permitting Services (Allowance)	$25,000
Facility Subtotal	**$130,000**

Project Total: $390,000

Note: The 50% incentive described below applies to these engineering and permitting fees, subject to the stated conditions.

Letter of Intent Incentive

Alco Building Solutions is committed to serving as the City's long-term implementation partner. The incentive below reflects that commitment.

50% Letter of Intent Discount

Alco Building Solutions is pleased to offer a 50% discount on the cost of this proposal, contingent upon the City issuing a Letter of Intent to Alco Building Solutions for the construction and implementation of the project.

This discount shall apply only if the City is awarded grant funding for the project. In the event the City does not receive grant funding, the discounted pricing shall not apply unless otherwise agreed to in writing by both parties.

The Letter of Intent shall confirm the City's intent to contract with Alco Building Solutions for the construction portion of the project, subject to successful grant award, final scope approval, mutually acceptable contract terms, and any required City approvals.

The discounted engineering and permitting fee are offered in reliance upon the City's stated intention to utilize Alco Building Solutions as its preferred implementation partner for the construction phase of the project following grant award.

Acceptance

Acceptance of this proposal authorizes Alco Building Solutions to proceed with the design, engineering, utility coordination, permitting support, and implementation planning services described herein. Phase 2 construction and implementation will be provided under a separate agreement following design completion and grant award.

If you have any questions, please contact me at (657) 445-5306.

Sincerely,

Farhan Sheikh

Farhan Sheikh
Chief Operating Officer
Alco Building Solutions

Approved by: _____ Date: _____

8437 Sierra Avenue
Fontana, CA 92335

File #: 26-1123
Agenda #: A. Communications/Reports

Agenda Date: 7/14/2026
Category: Elected Officials

Discussion and Possible Action Regarding Appointment to Fill Vacancy on the Parks, Community and Human Services Commission.

City Council

Acquanetta Warren, Mayor

Peter Garcia, Mayor Pro Tem

John Roberts, Council Member

Jesus “Jesse” Sandoval, Council Member

Phillip W. Cothran., Council Member