

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
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The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

T-1

DATE: 03.10.2026
MCG JOB #: 25.162.01

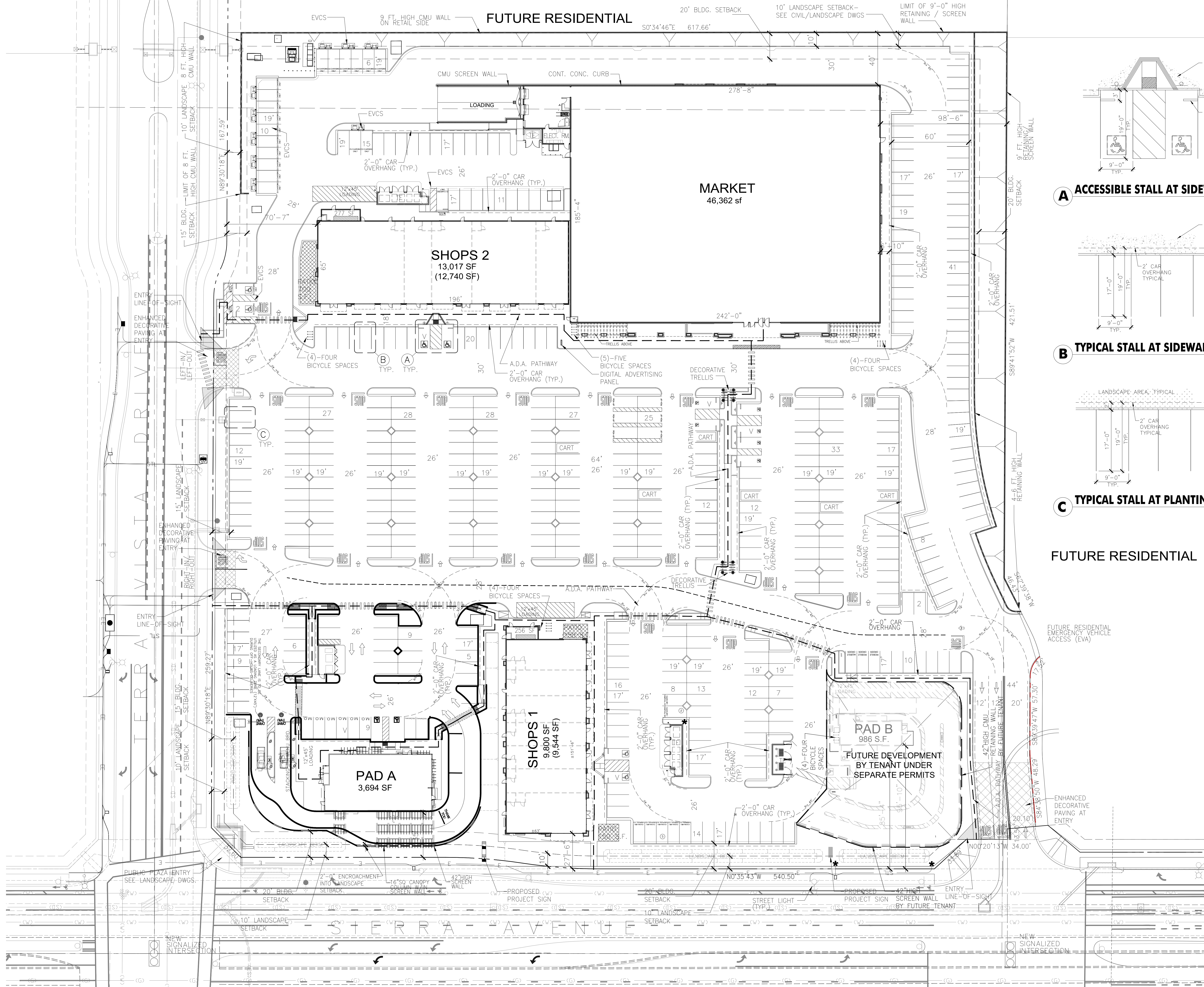
DATE	REVISIONS
03.10.2026	6th SUBMITTAL

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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

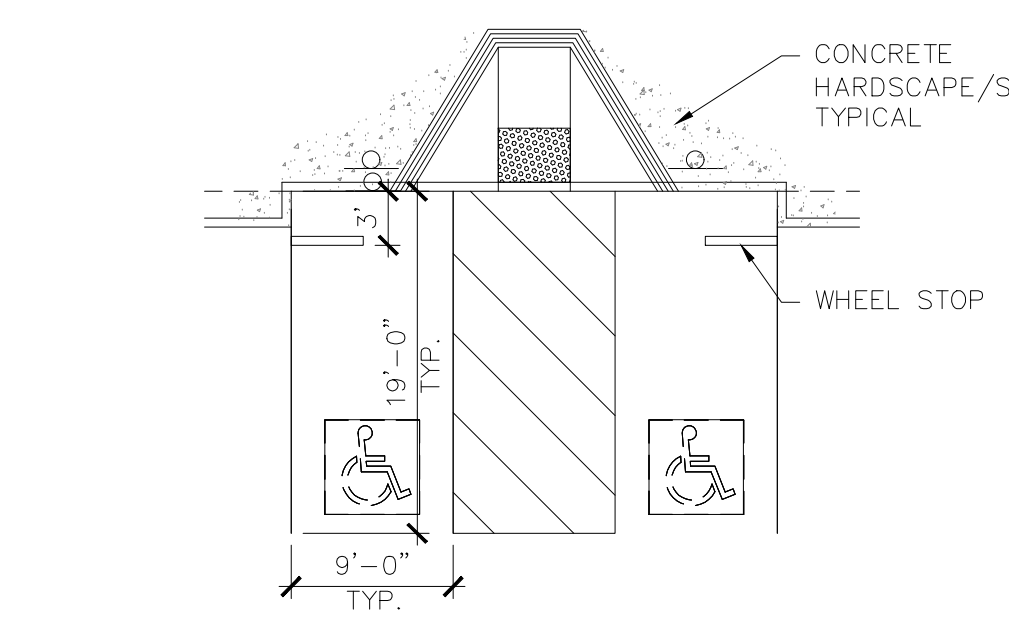
Accessible Parking Provided: 15 stalls
Standard: 9 stalls
Van Accessible: 6 stalls

Electric Vehicle & Bicycle Parking requirements:
EV Capable spaces: None
 (97/5= 19.4= 20 DCFChargers therefore no future are required)

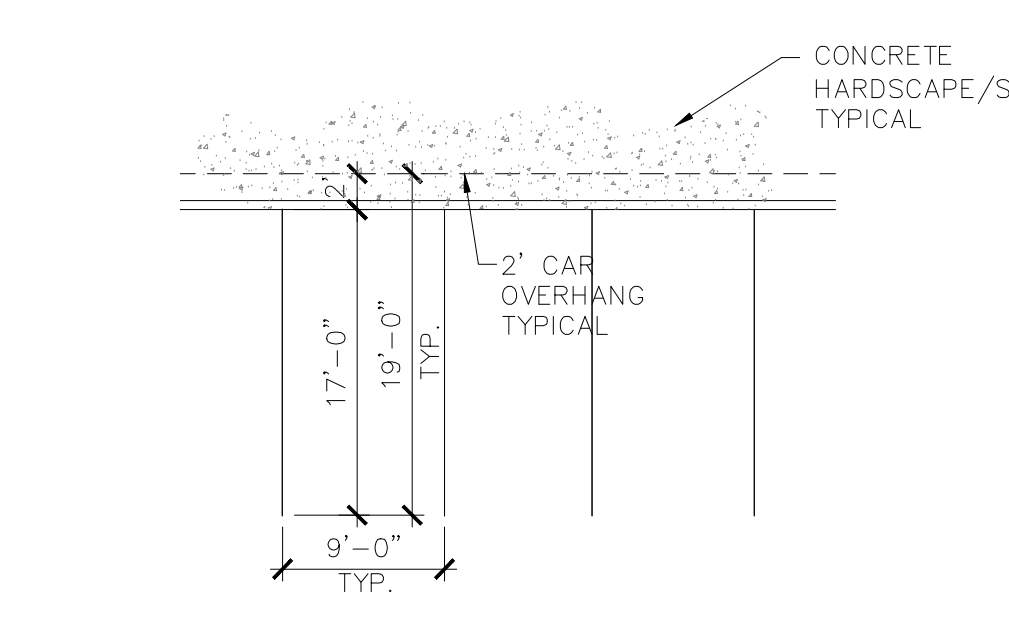
EV Charging Station: 21 stalls
Level-2 EV Charging Station: 1 stalls
Level-3 EV Charging Station: 20 stalls
 (97/5= 19.4= 20 DCFChargers required)

Short Term bicycle: 24 spaces
Short Term bicycle: 10 spaces

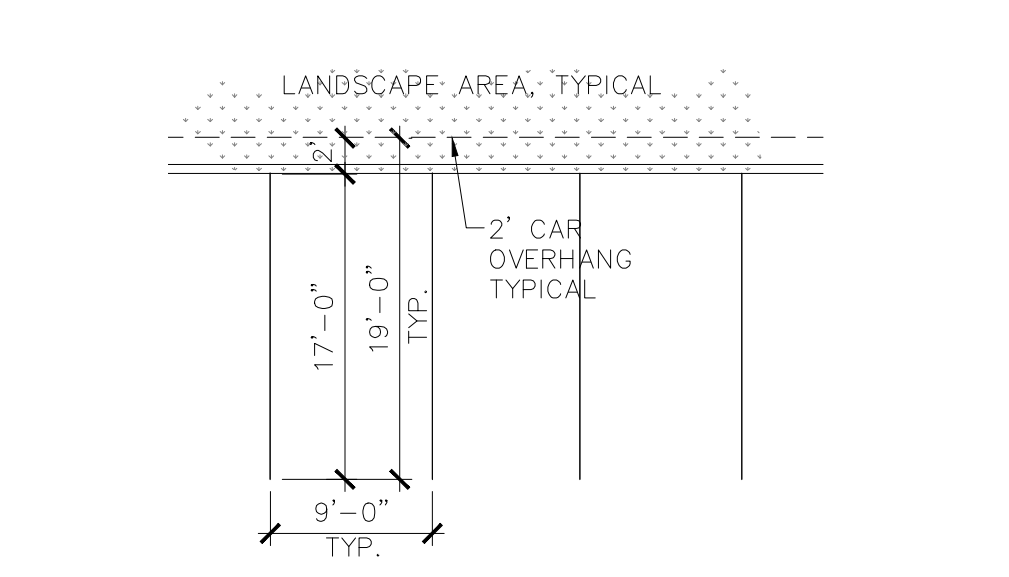
EIR: Resort Village at Arboretum- N. Fontana
Address: SWC Sierra Ave. and Terra Vista
Assessor Parcel Number: Not available



A ACCESSIBLE STALL AT SIDEWALK



B TYPICAL STALL AT SIDEWALK



C TYPICAL STALL AT PLANTING AREA

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 1°31'33" 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;

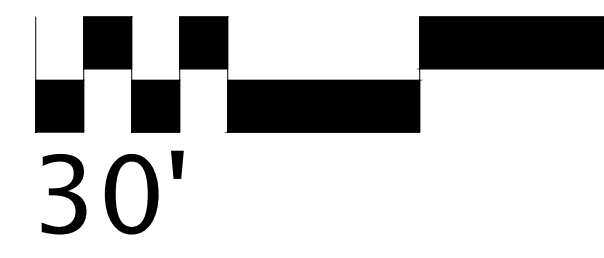
13. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°50'39" AN ARC LENGTH OF 50.72 FEET TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 292.00 FEET, A RADIAL LINE FROM SAID BEGINNING OF CURVE BEARS SOUTH 11°10'51" EAST;
14. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL 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 MCG OR UNDER MY DIRECTION IN CONFORMANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT. 7/8/2024

JAKE W. LAPPERT DATE
 PLS 9303



PRELIMINARY SITE PLAN

RESORT @ THE ARBORETUM

SCHEME 'FFF' 05/21/2026

FONTANA, CALIFORNIA

LEWIS RETAIL CENTERS

SP-1

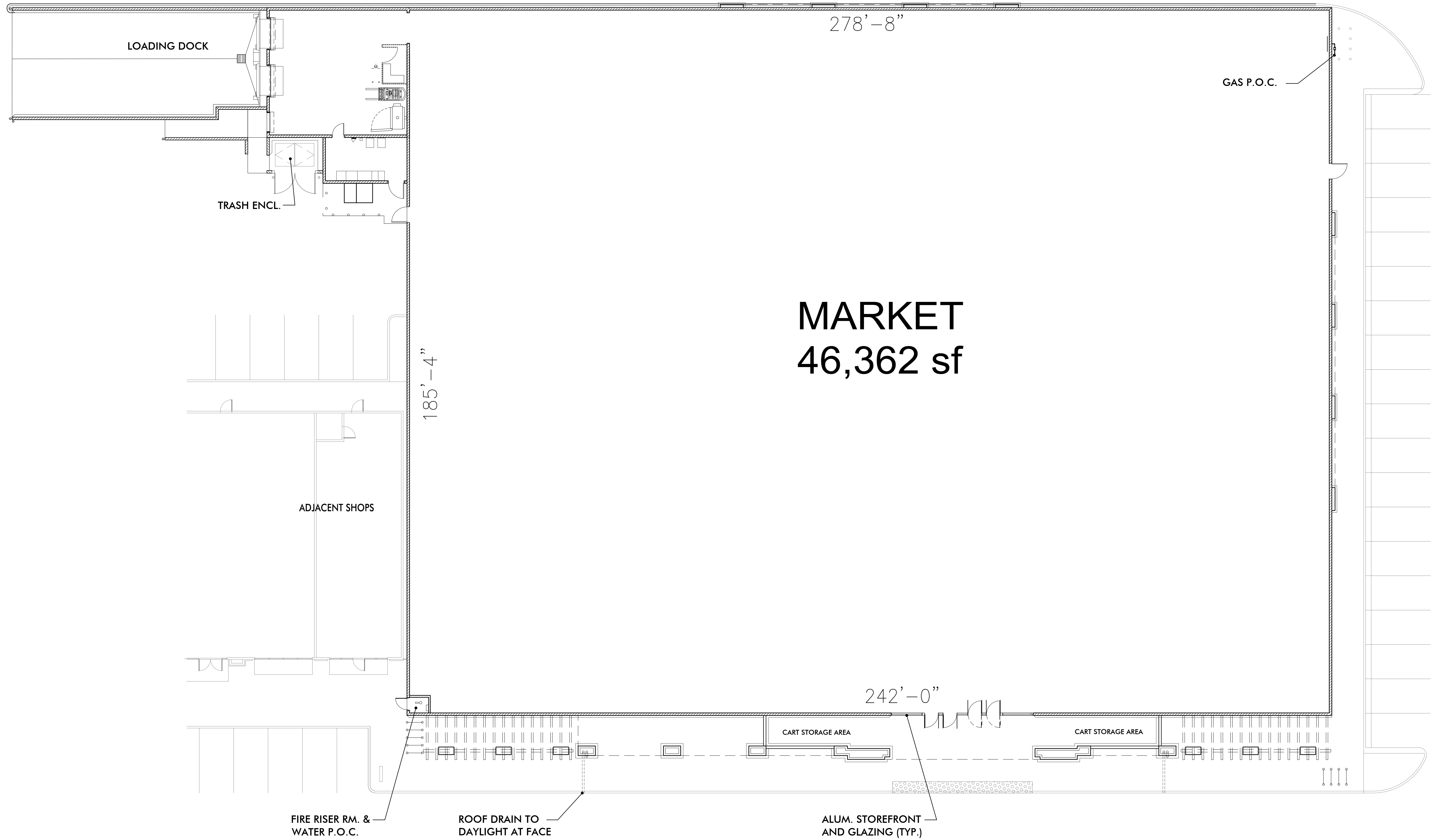
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DATE: 02.09.2026
 MCG JOB #: 25162.01

DATE	REVISIONS
03.10.2026	RM COMMENTS SP-McD
05.13.2026	No truck movements

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MARKET
46,362 sf

MAJOR 'A' (46,362 S.F.) FLOOR PLAN
3/32" = 1'-0"

LEASE FLOOR PLANS

The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

FP-1

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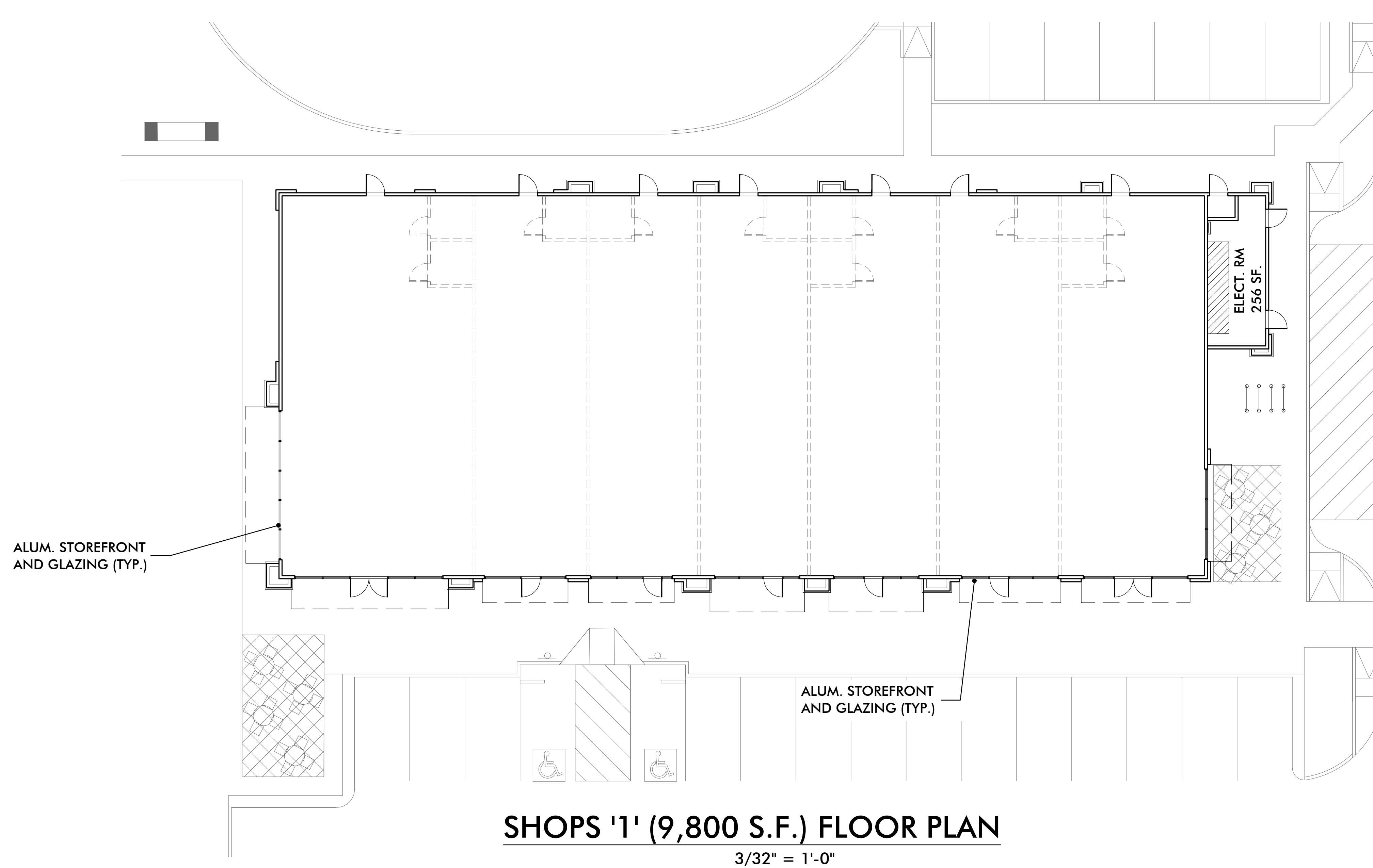
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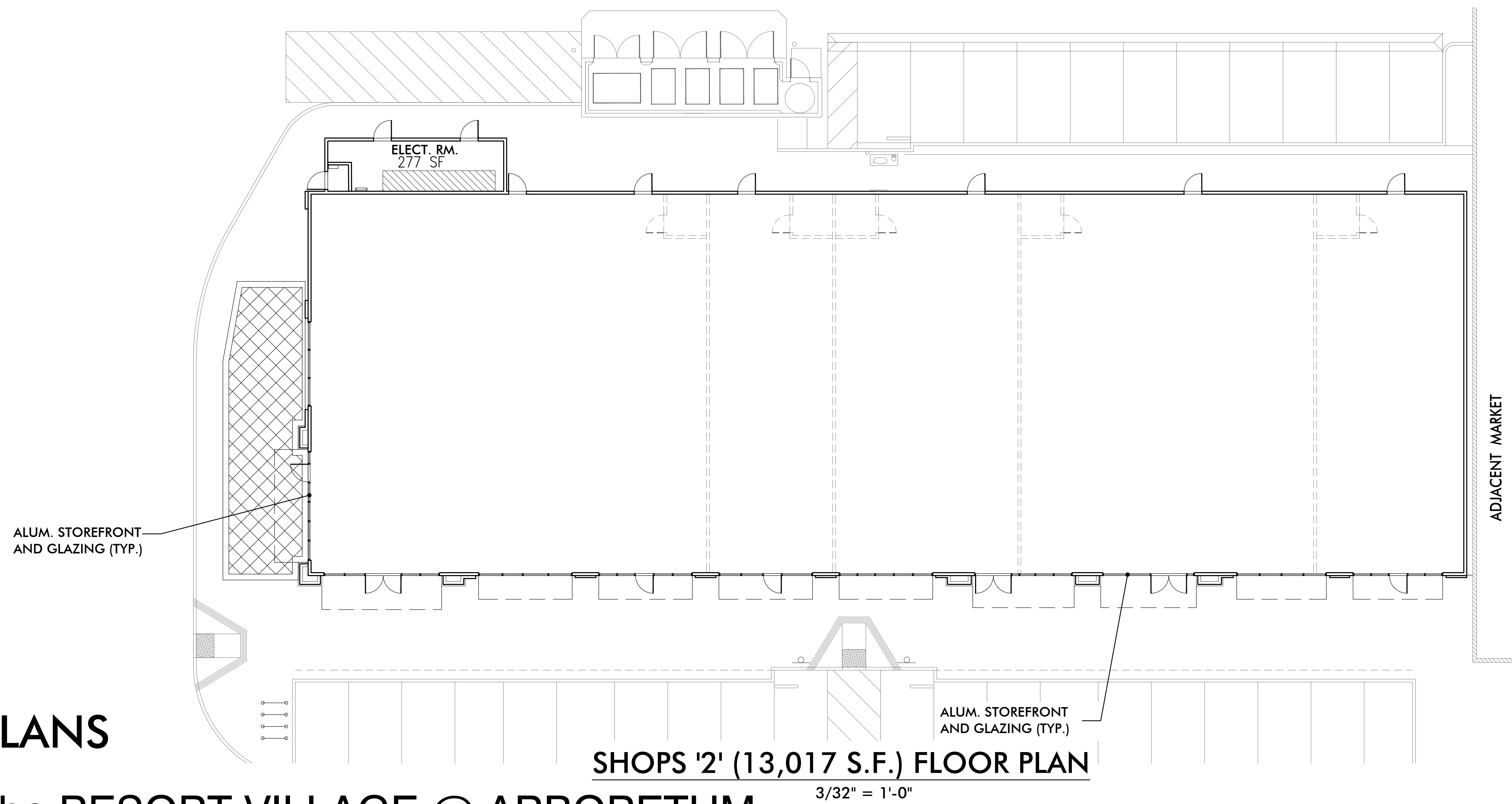
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SHOPS '1' (9,800 S.F.) FLOOR PLAN
3/32" = 1'-0"



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

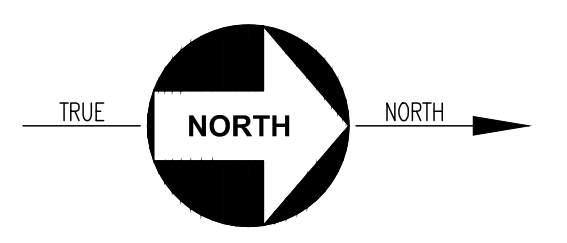
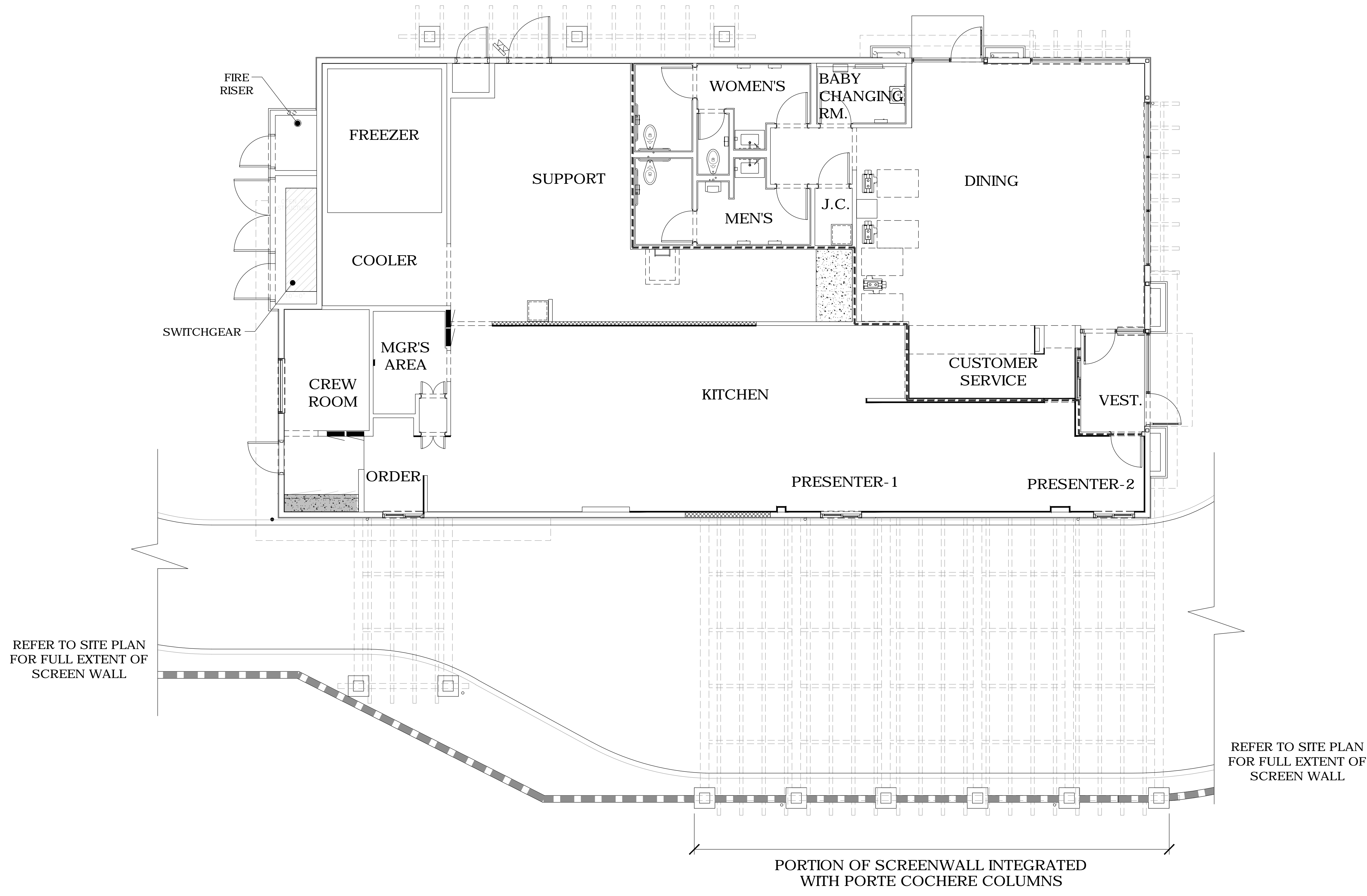
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MCDONALD'S 004-5176

NWC SIERRA AVENUE & TERRA VISTA DRIVE
FONTANA, CALIFORNIA

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/23850 - Floor Plan.dwg

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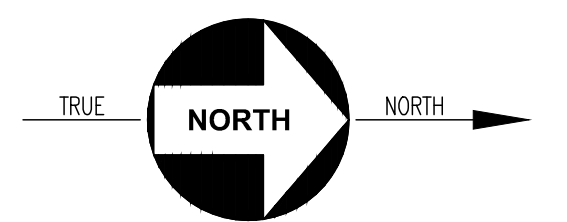
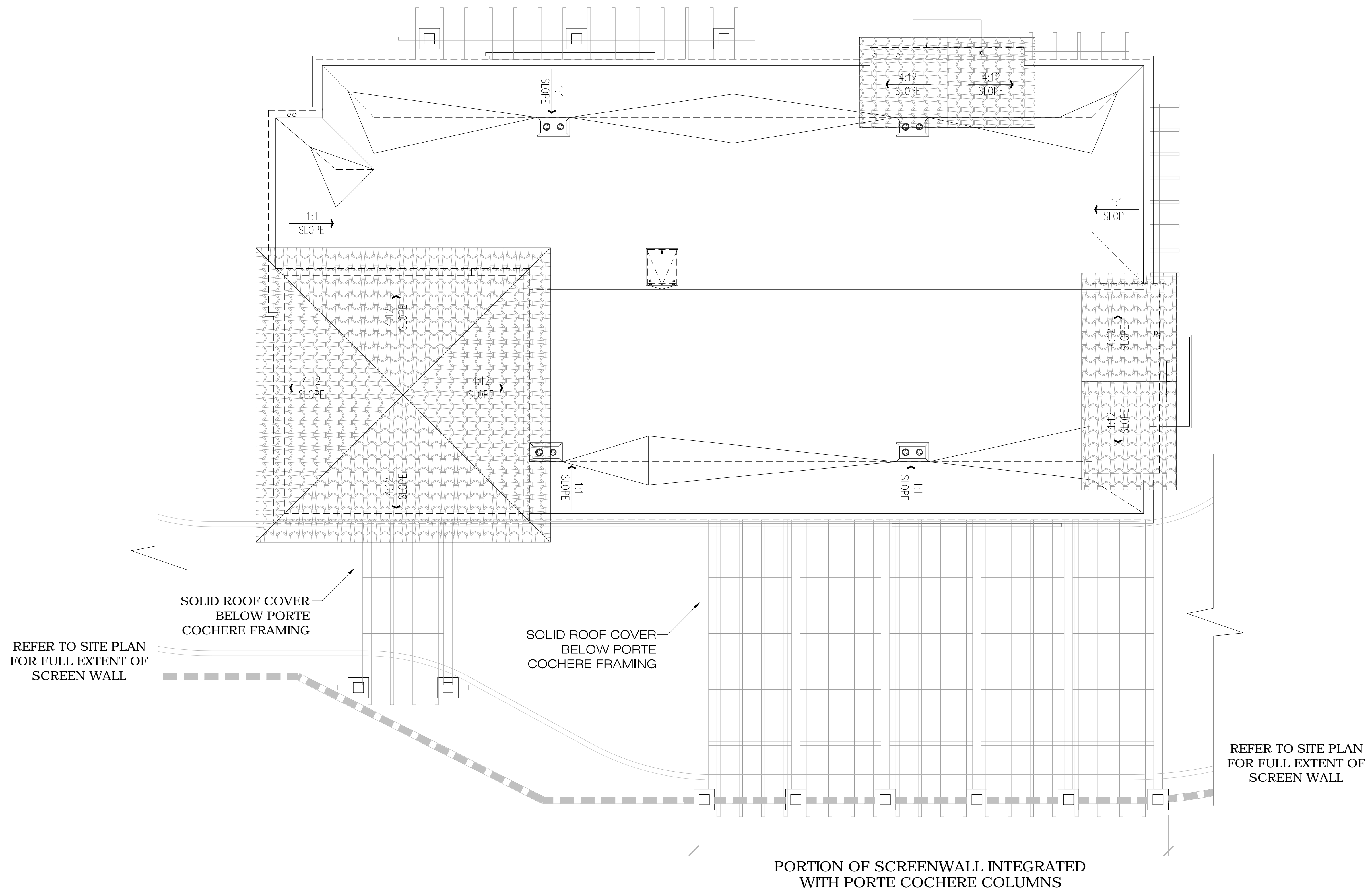
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RPL-3

ROOF PLAN

Scale: 3/16" = 1'

October 30, 2025

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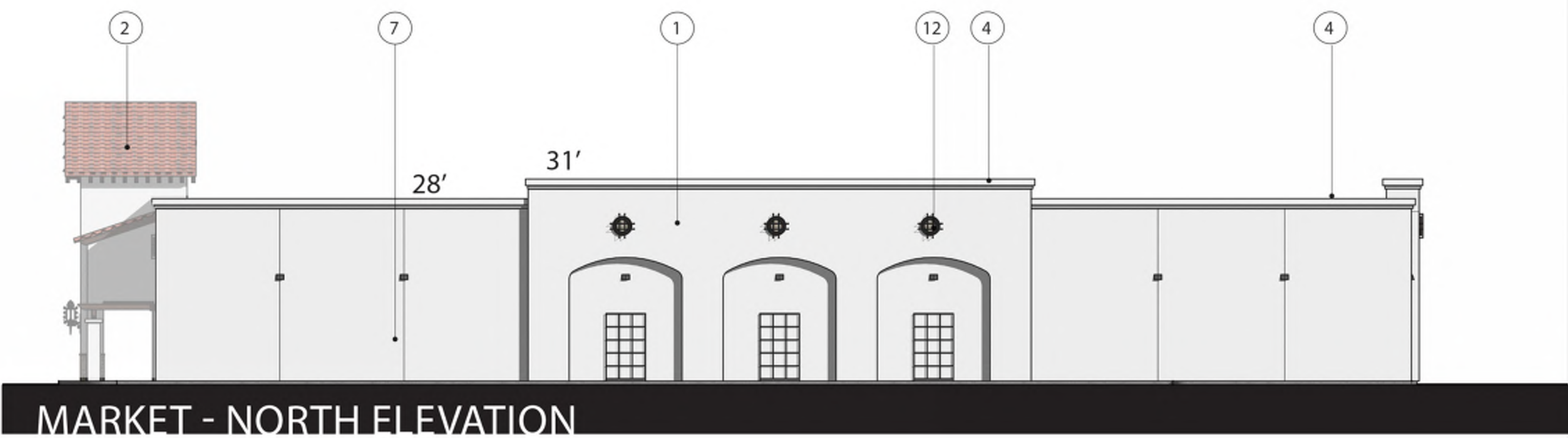
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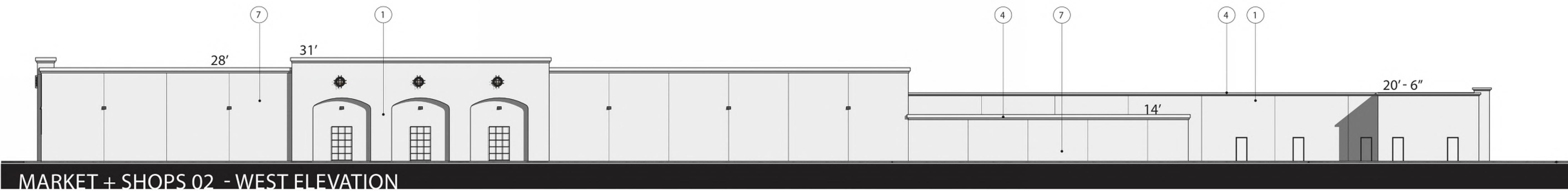
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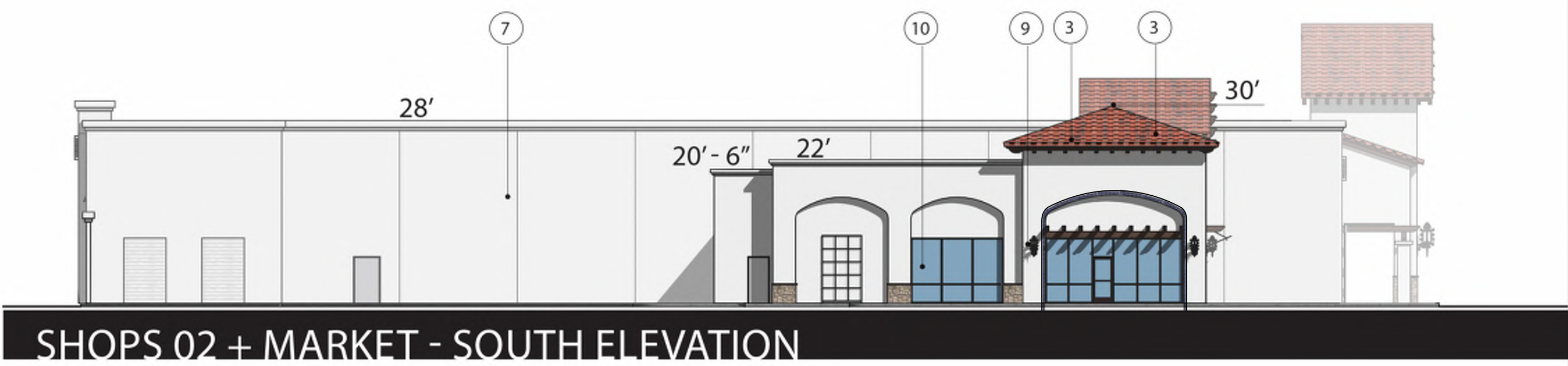




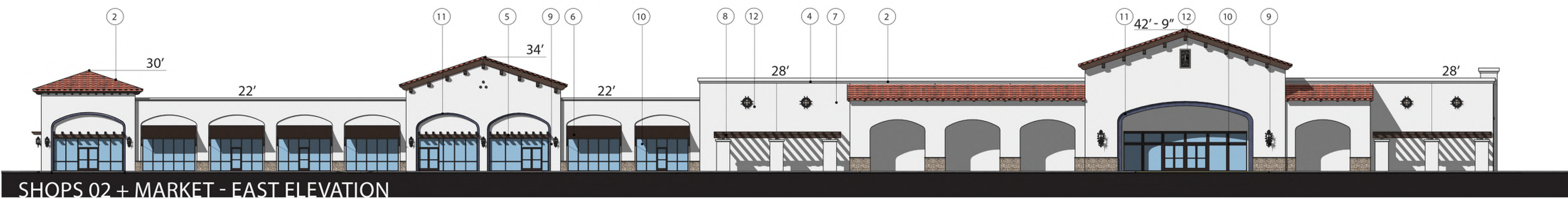
MARKET - NORTH ELEVATION



MARKET + SHOPS 02 - WEST ELEVATION



SHOPS 02 + MARKET - SOUTH ELEVATION

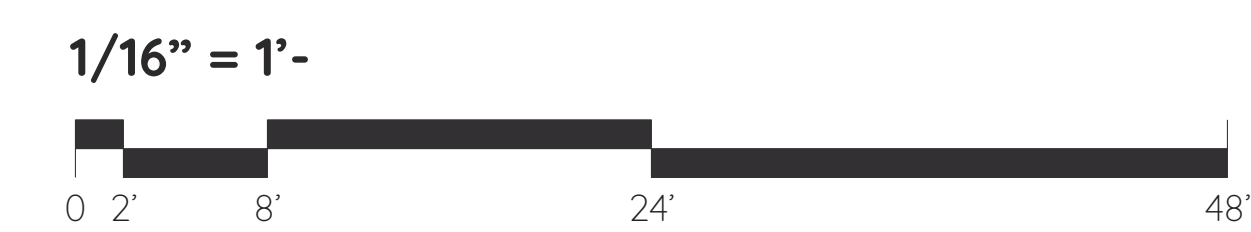
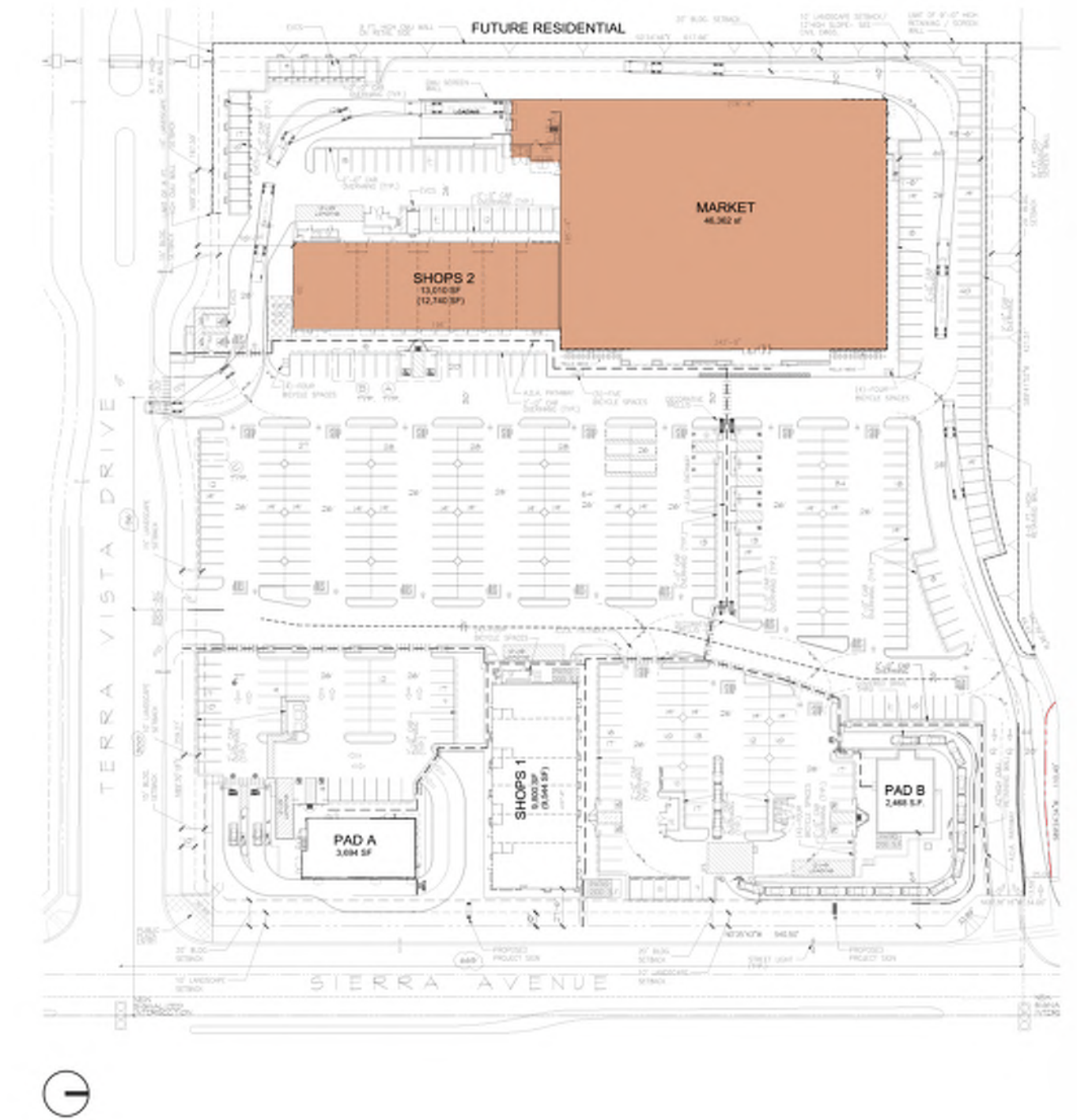


SHOPS 02 + MARKET - EAST ELEVATION

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 (MEXICANTILEDDESIGNS)
- 12 DECORATIVE WROUGHT IRON GRILL

SPECIFIC PLAN ARCHITECTURAL STYLE:
SANTA BARBARA STYLE



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The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

PROPOSED ELEVATIONS
MARKET & SHOPS 2 (SPECIFIC PLAN ARCHITECTURAL STYLE: SANTA BARBARA STYLE)

E-1

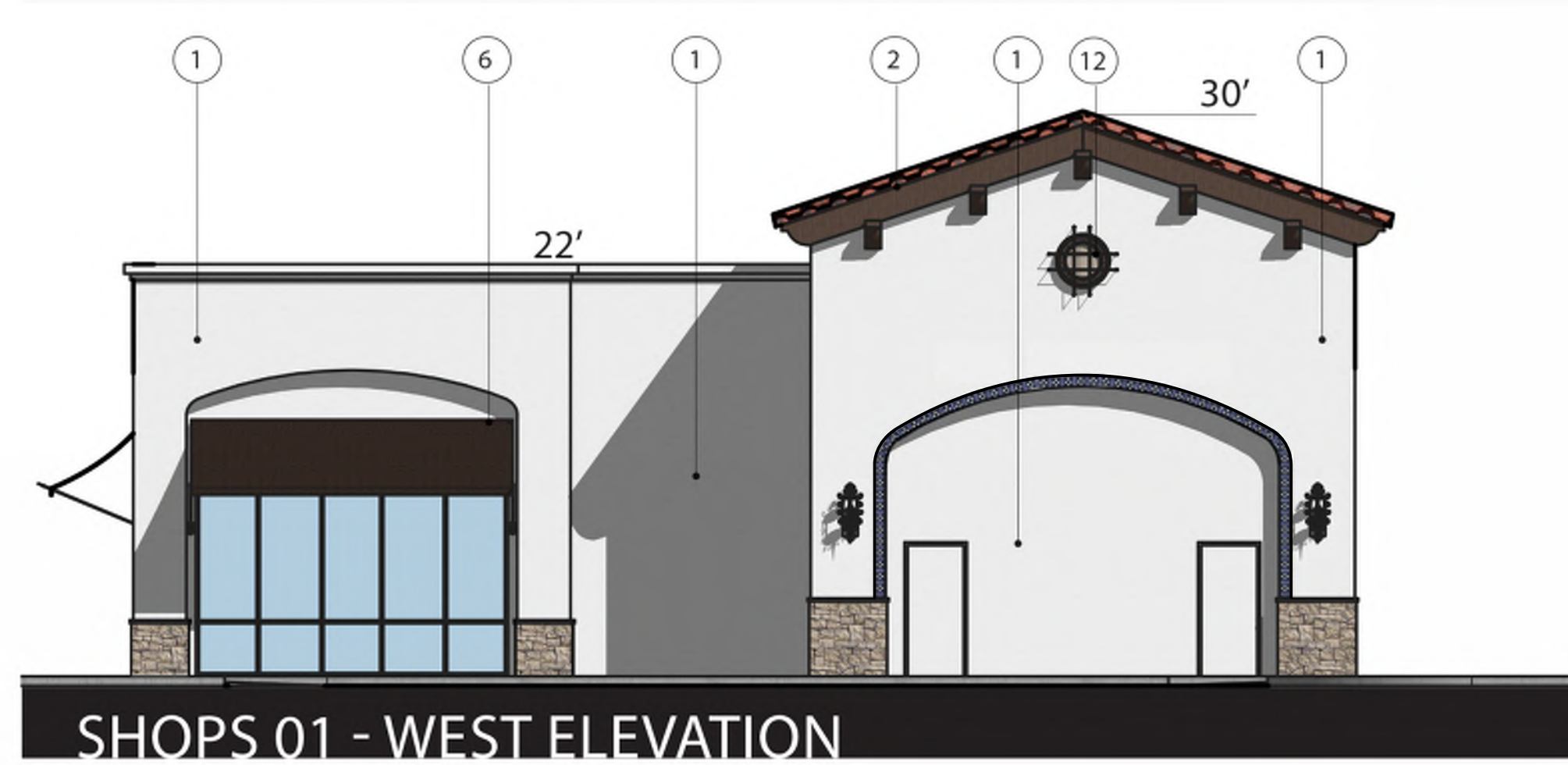
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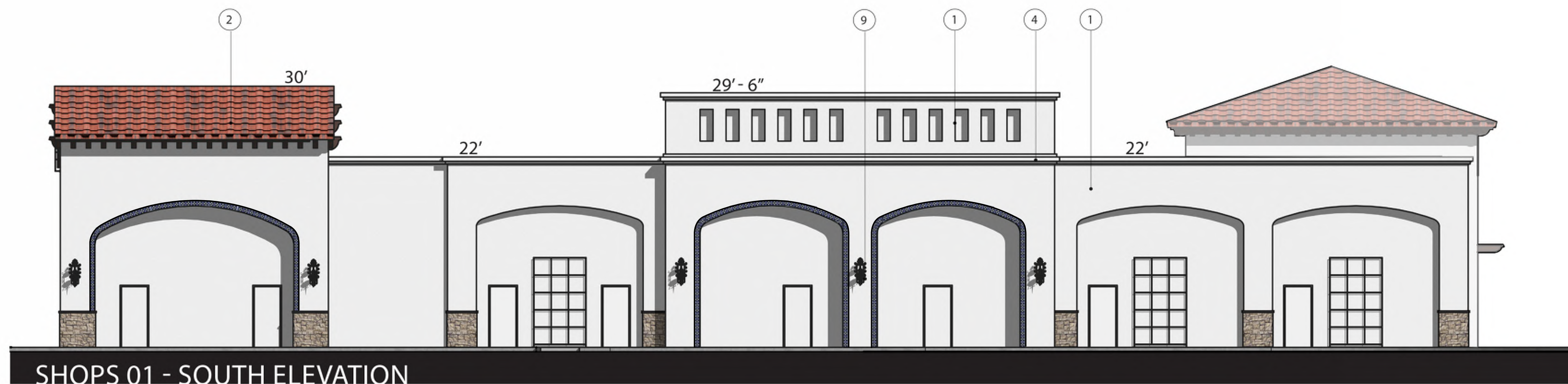




SHOPS 01 - NORTH ELEVATION



SHOPS 01 - WEST ELEVATION



SHOPS 01 - SOUTH ELEVATION

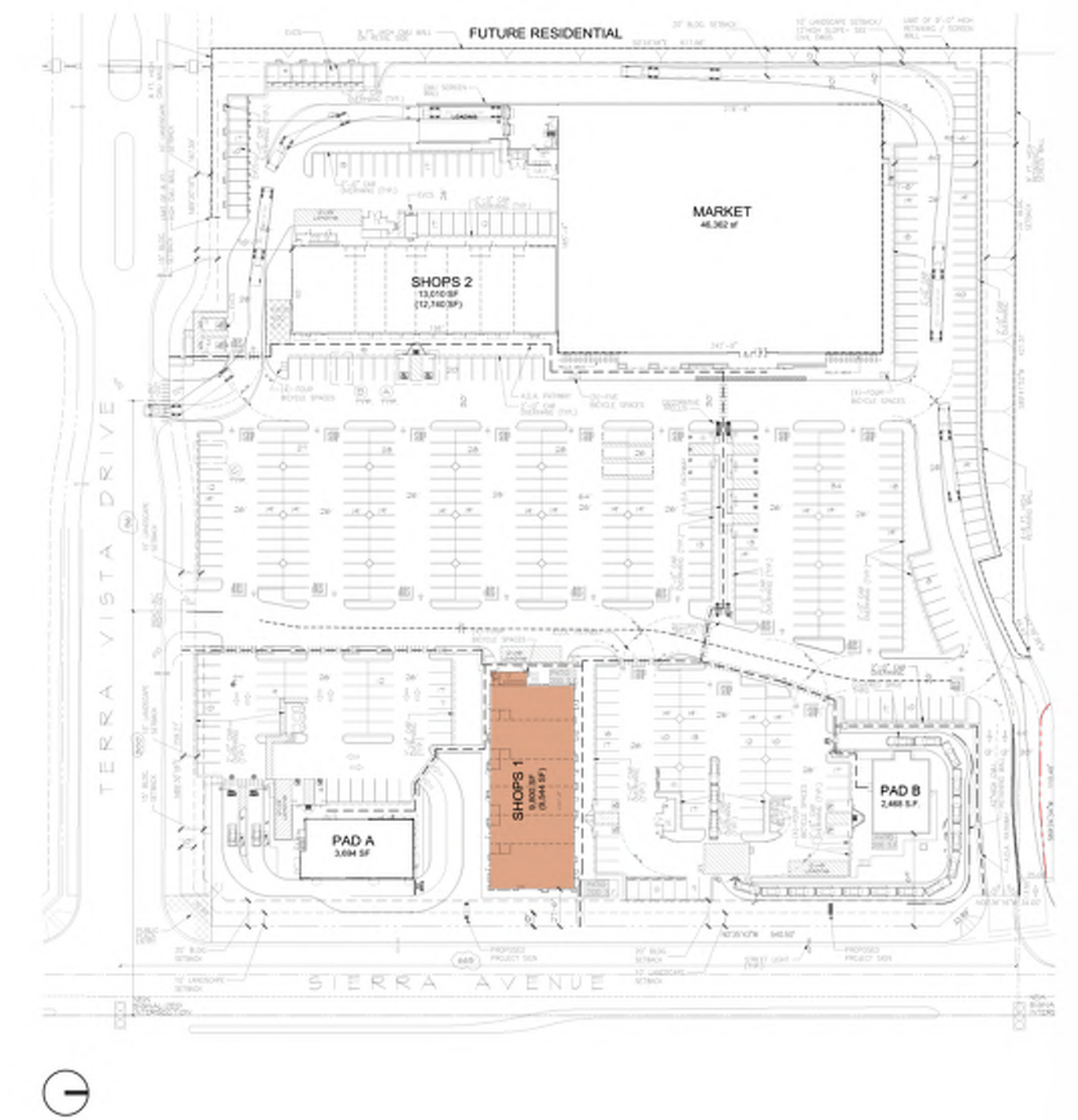


SHOPS 01 - EAST ELEVATION

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
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- 9 ARCHITECTURAL ACCENT LIGHTING WALL SCONCE
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- 12 DECORATIVE WROUGHT IRON GRILL

SPECIFIC PLAN ARCHITECTURAL STYLE:
SANTA BARBARA STYLE



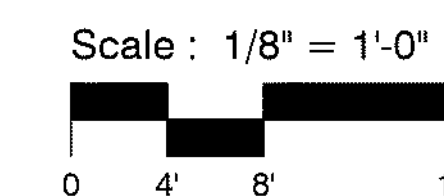
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The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

PROPOSED ELEVATIONS
SHOPS 1



E-2

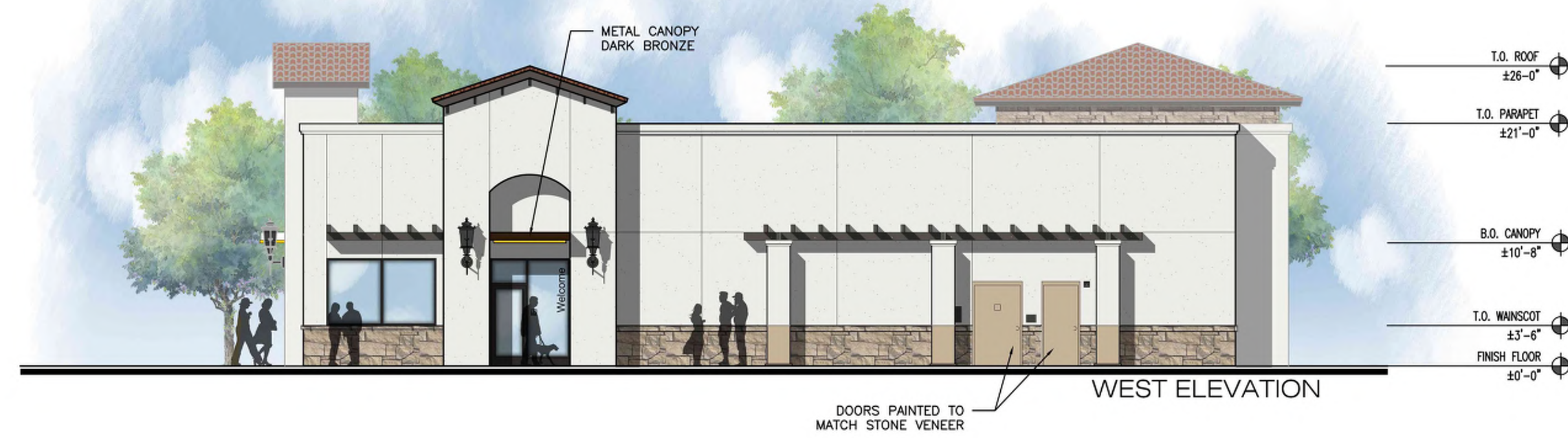
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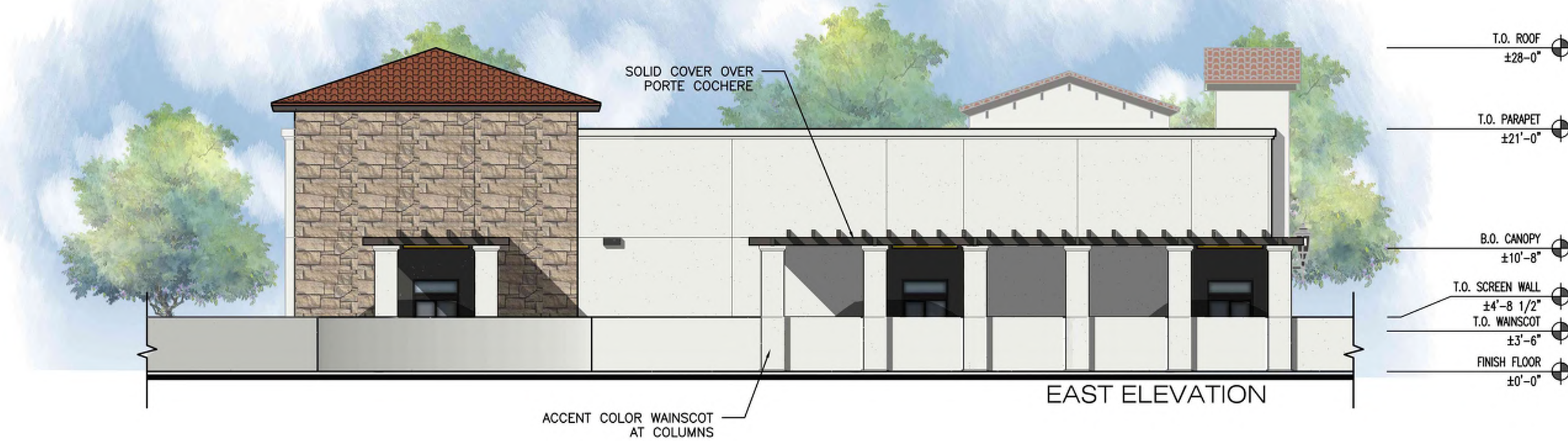
NORTH ELEVATION



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

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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\23850 - Elevations.dwg
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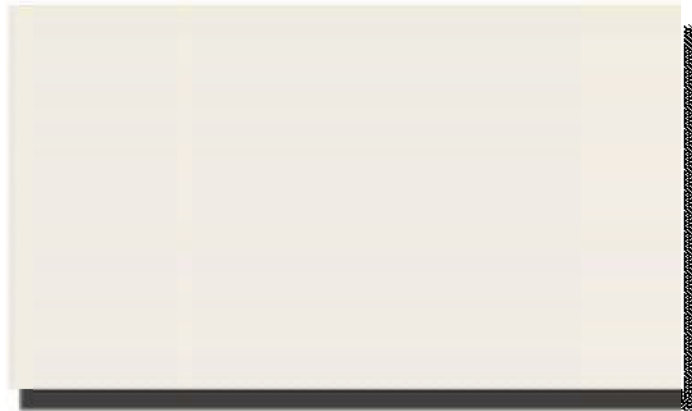


COLOR & MATERIALS

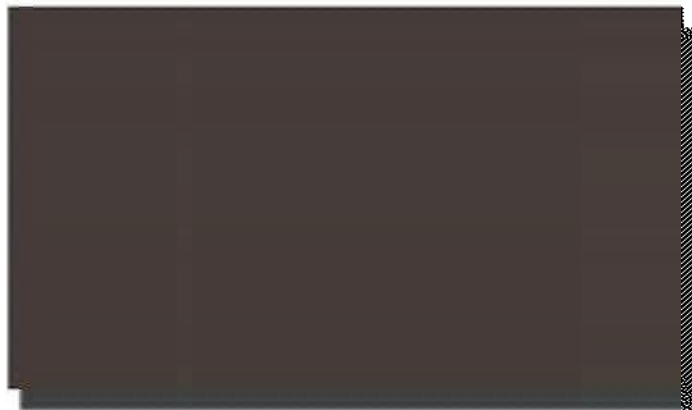
PAINT

- P1. SHERWIN WILLIAMS SW 7008 ALABASTER
- P2. SHERWIN WILLIAMS SW 7048 URBANE BRONZE

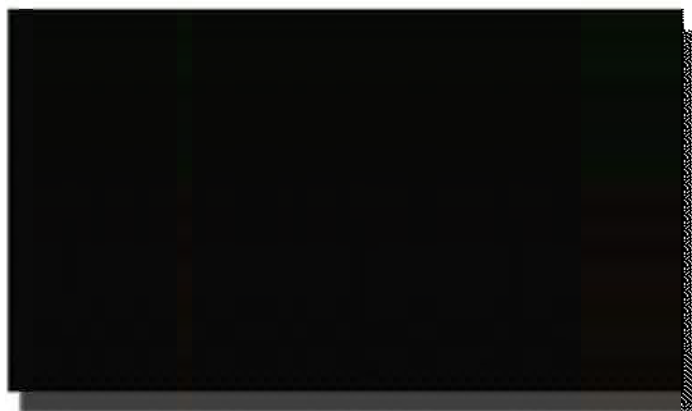
- A. US TILE BY BORAL - EL CAMINO BLEND
- B. 1. 70 % TRADITIONAL MEXICAN TILE - AZUL COBALT BY MEXICANTILEDDESIGNS
- 2. 30% BLEND MIX OF CUERDA, SOL DE RAYOS, HORTENCIA, CUPULA, & FLOR ARABE BY MEXICANTILEDDESIGNS
- C. ANODIZED ALUMINUM STOREFRONT- DARK BRONZE
- D. COMETART LIGHTING INC- WALL LANTERN "CELESTE"
- E. GLEN RAVEN FIRESIST - BLACK



P1



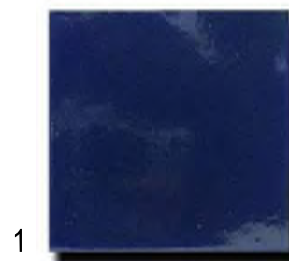
P2



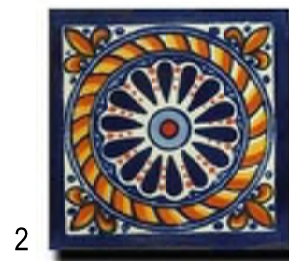
E



A



1



2



B

COLORS & MATERIALS



C



D

DATE: 03.10.2026
 MCG JOB #: 25.162.01

DATE	REVISIONS
03.10.2026	6th SUBMITTAL

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 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 guarantees of any kind are given or implied by the Architect.

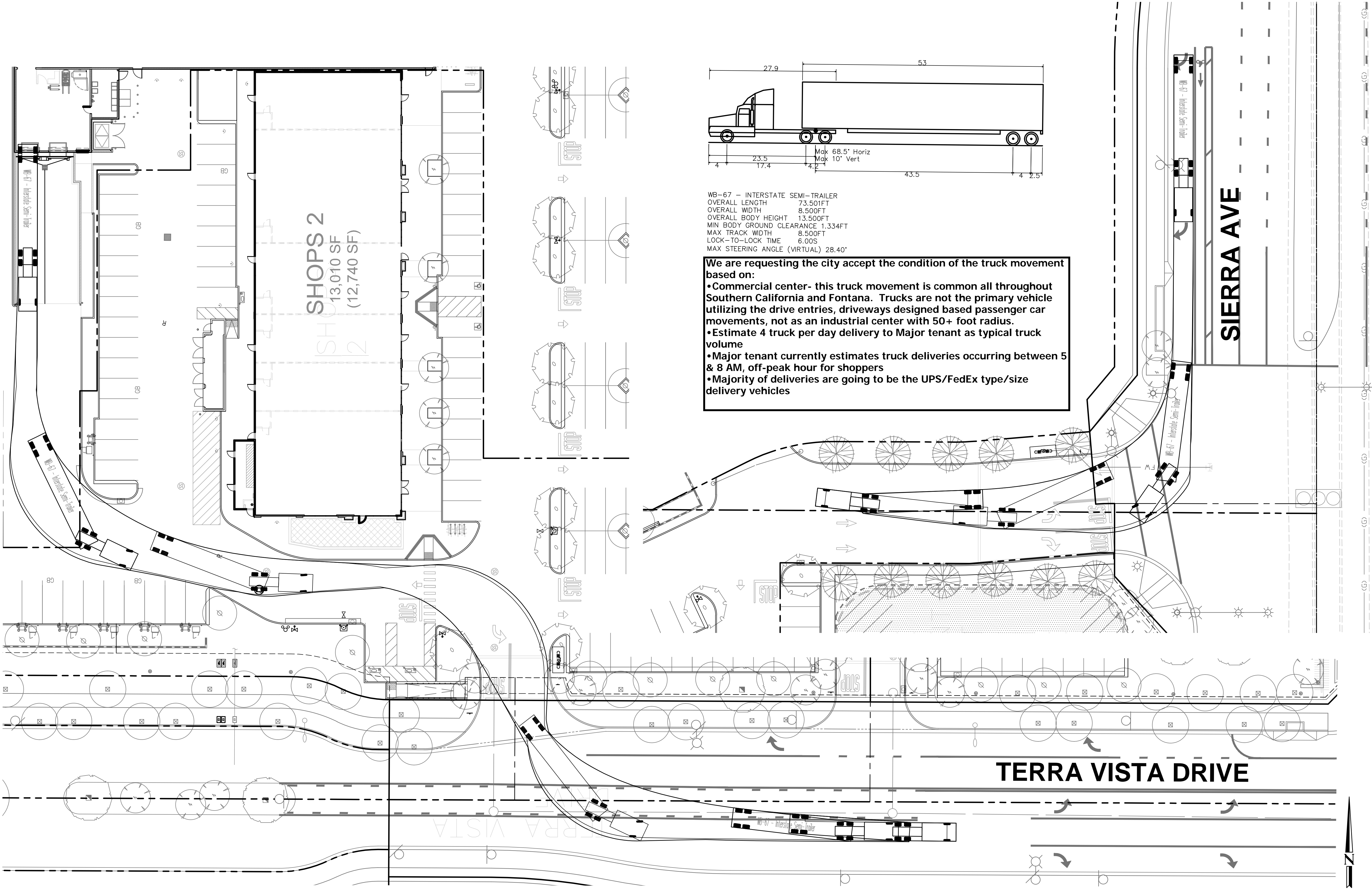
The RESORT VILLAGE @ ARBORETUM
 FONTANA, CALIFORNIA

CB-1

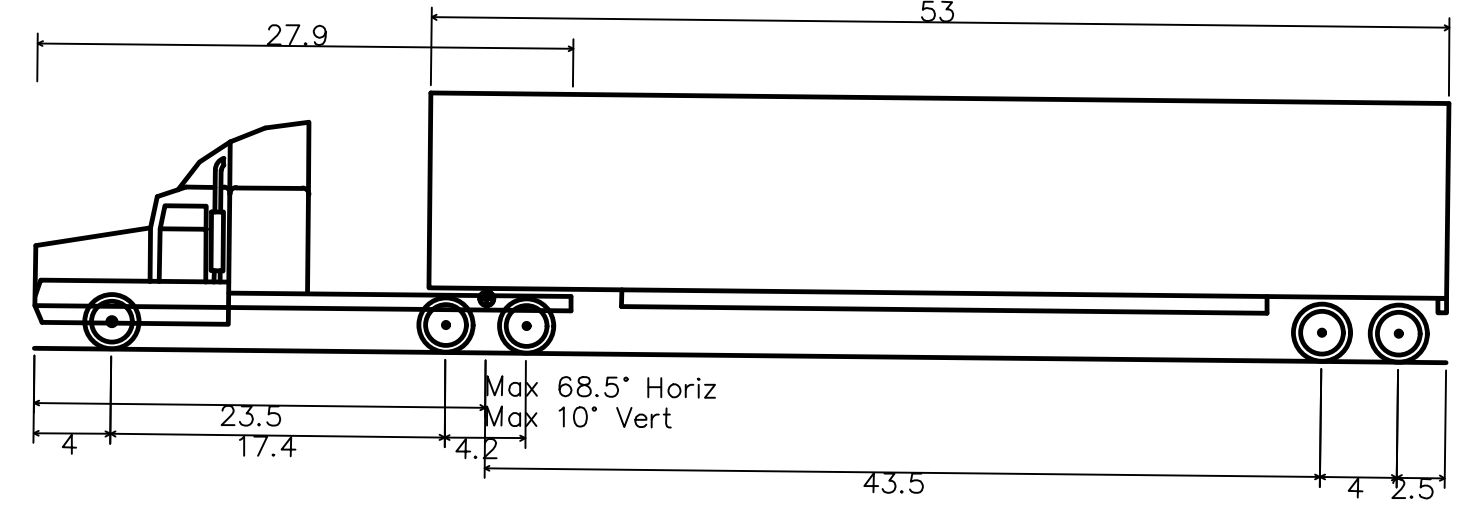
LEWIS
 RETAIL CENTERS

CLEVELAND
 DENVER
 GLENDORA
 IRVINE
 ORLANDO
 PHOENIX
 SAN FRANCISCO





SHOPS 2
13,010 SF
(12,740 SF)



WB-67 - INTERSTATE SEMI-TRAILER
 OVERALL LENGTH 73.50FT
 OVERALL WIDTH 8.50FT
 OVERALL BODY HEIGHT 13.50FT
 MIN BODY GROUND CLEARANCE 1.334FT
 MAX TRACK WIDTH 8.50FT
 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

TERRA VISTA DRIVE

SIERRA AVE



160 S. Old Springs Road
 Suite 210
 Anaheim Hills, CA 92808
 714-685-8860

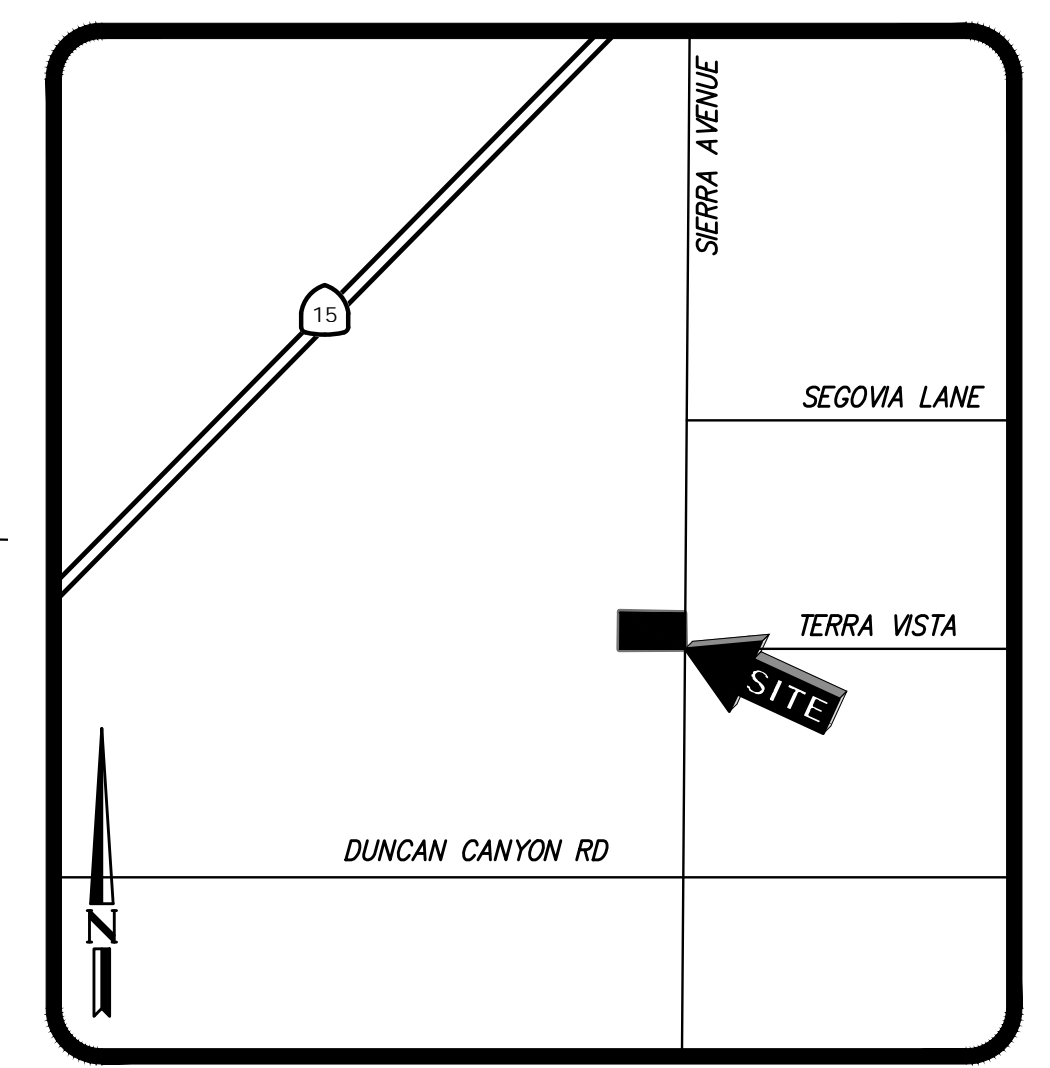
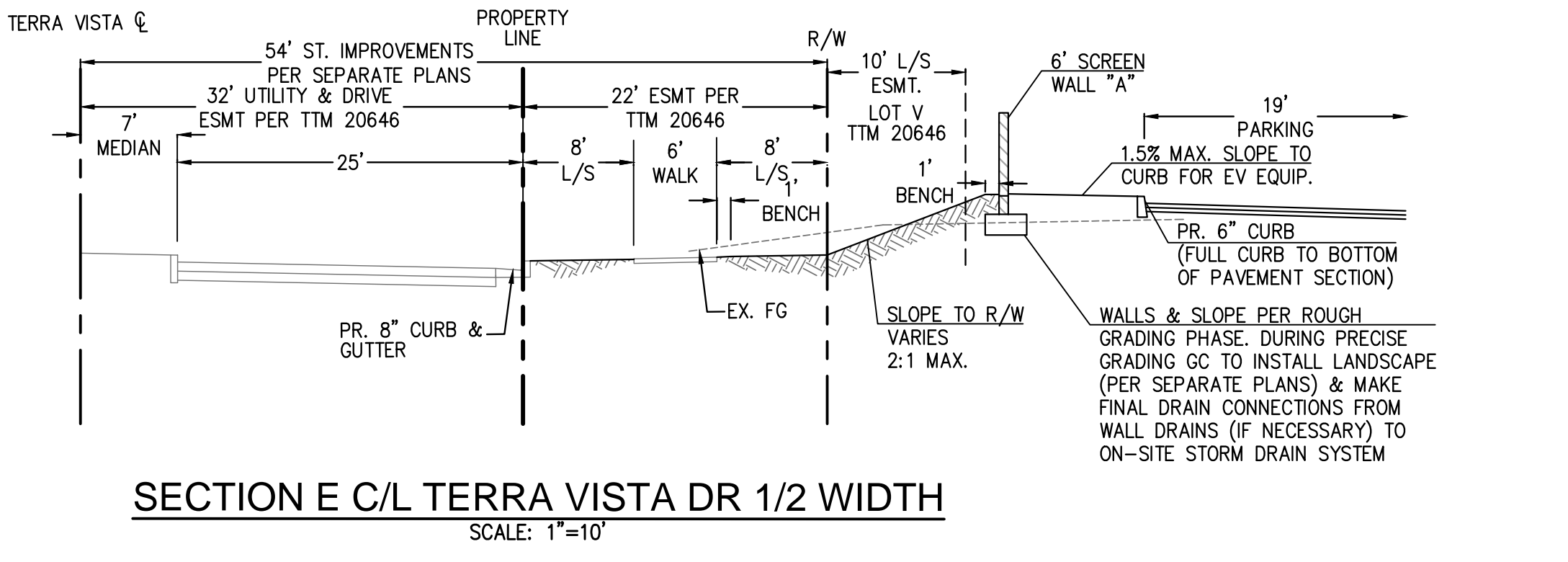
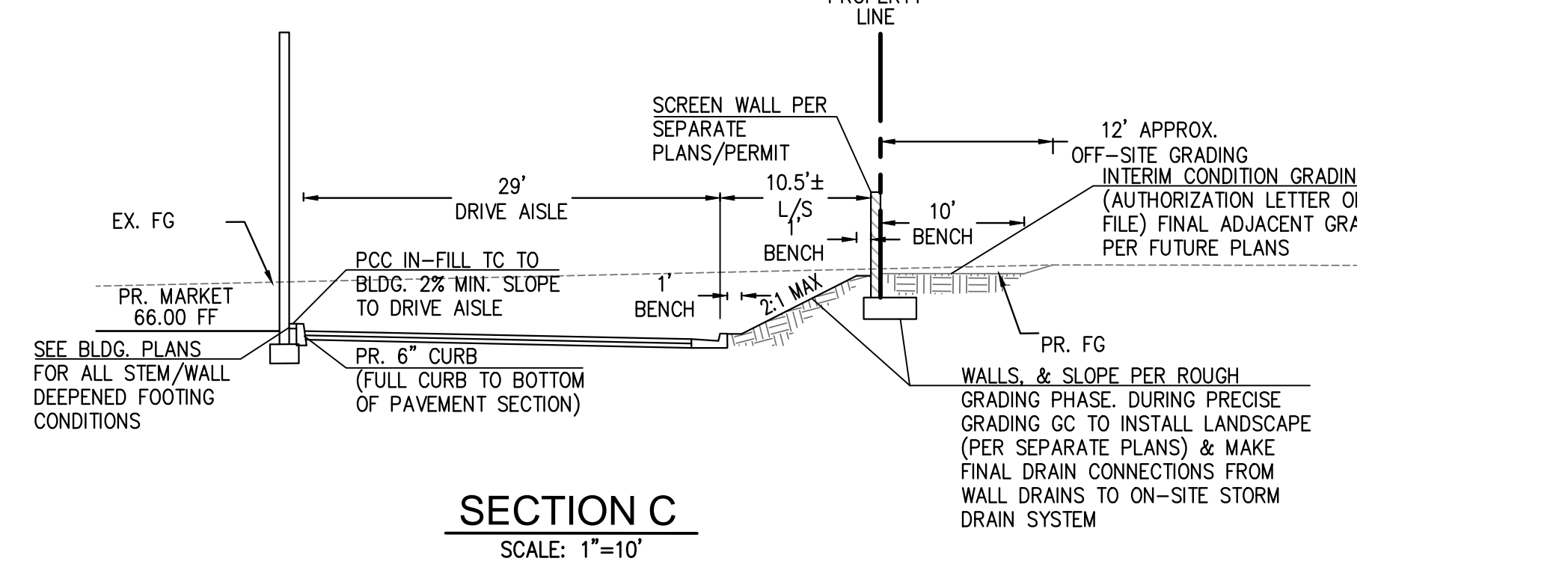
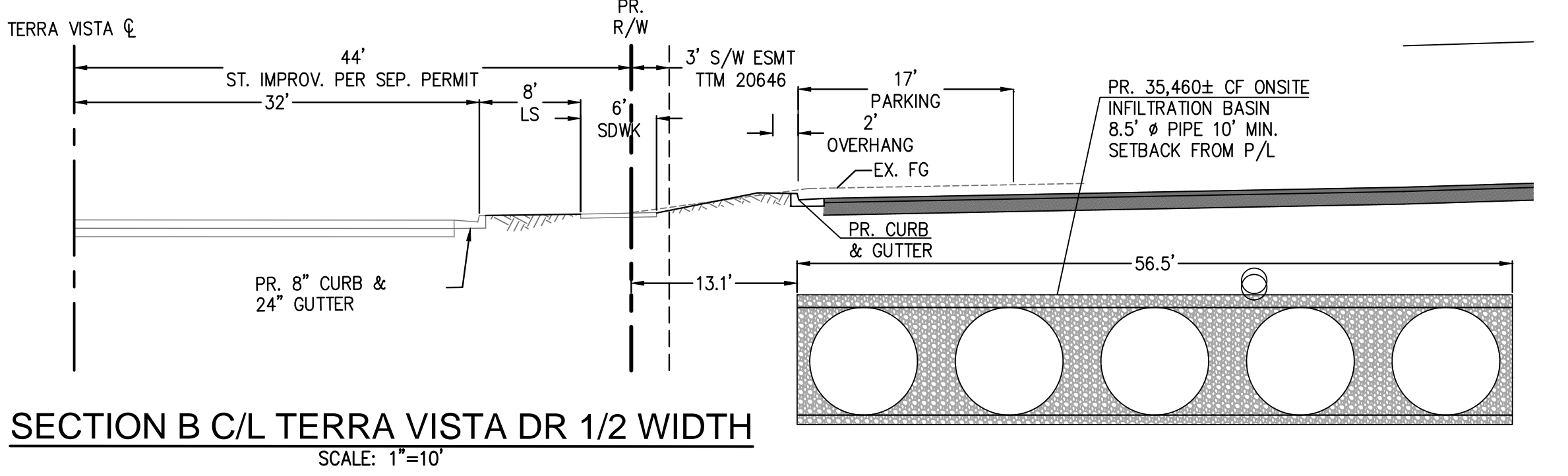
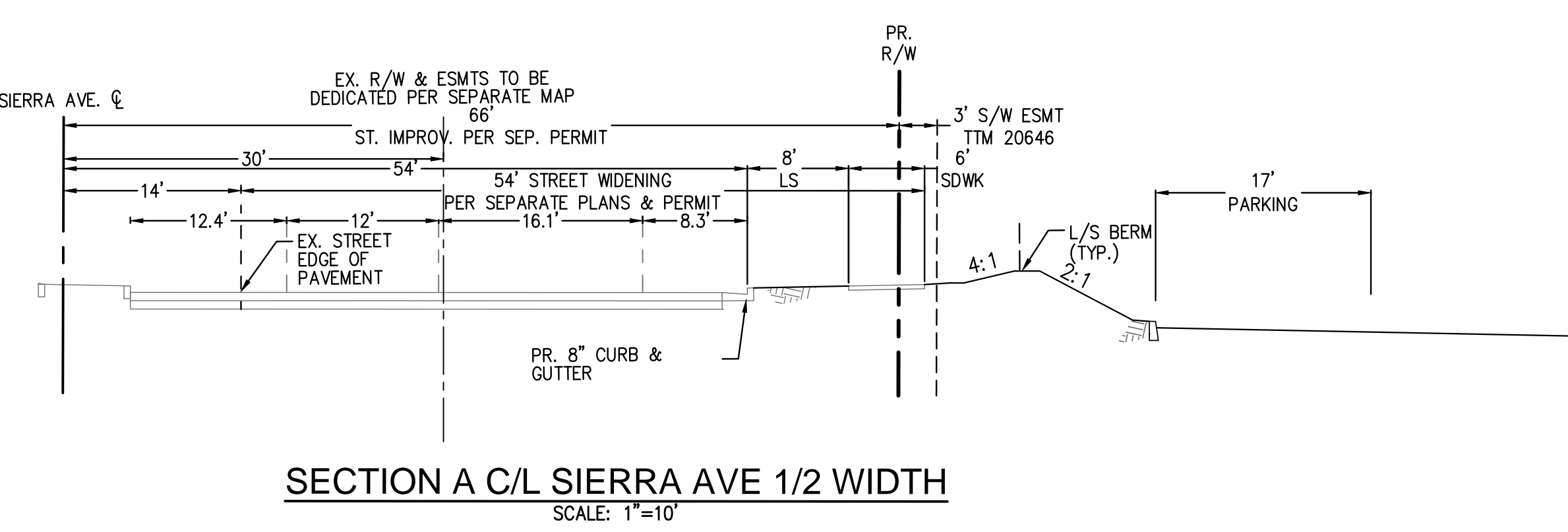
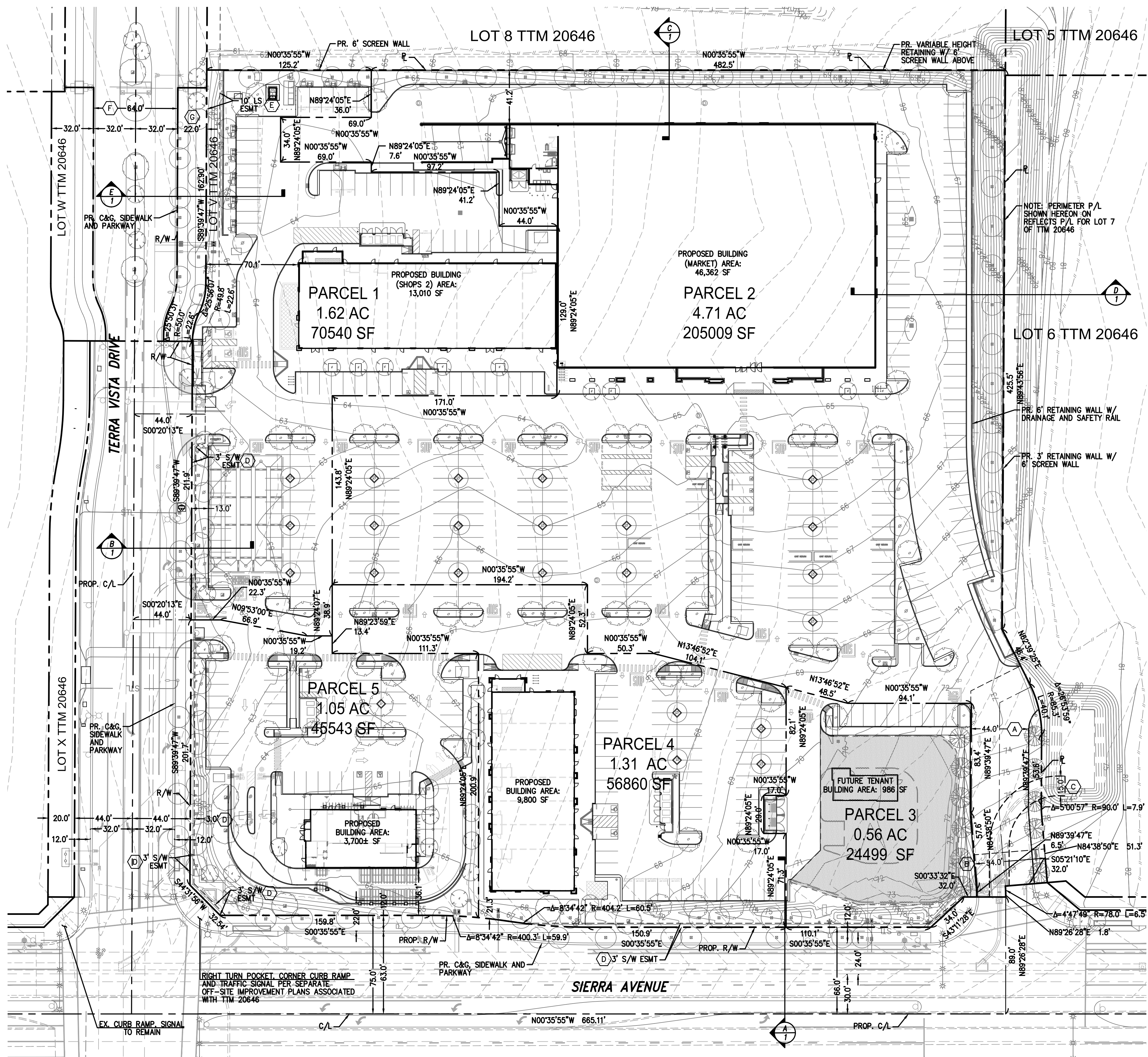
DRPC Engineering, Inc.
 Civil Engineering/Land Surveying/Land Planning

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

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



LEGEND:

ASPH	ASPHALT
BLDG	BUILDING
C&G	CURB & GUTTER
CL	CENTER LINE
ESMT	EASEMENT
EX, EXIST., (XX)	EXISTING ELECTRICAL VEHICLE
EV	EXISTING FINISH GRADE
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
SEP	SEPARATE
ST	STREET

SYMBOL LEGEND

— — — — —	PROPOSED PROPERTY LINE
— — — — —	EXISTING PARCEL LINE
— — — — —	EXISTING PROPERTY LINE
— — — — —	CENTER LINE
— — — — —	EASEMENT
— — — — —	PROPOSED BLOCK WALL

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.

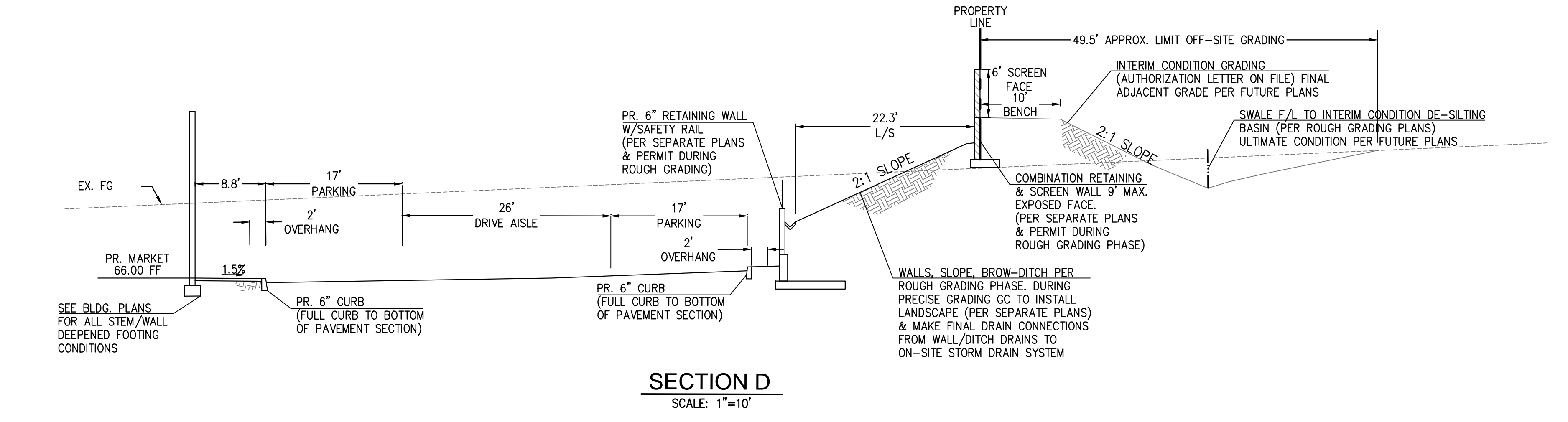
ZONING
EXISTING GENERAL PLAN LAND USE: RESIDENTIAL PLANNED COMMUNITY (R-PC)
ZONING DESIGNATION: ARBORETUM (SP)

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

- OWNER RESERVES UNTO HIMSELF AN EASEMENT FOR EMERGENCY INGRESS AND EGRESS, AND NECESSARY UTILITIES TO SERVE FUTURE ADJACENT DEVELOPMENT, LOT 6 TTM 20646.
- 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.
- EASEMENT FOR THE PURPOSE A PRIVATE STORM DRAIN SERVING LOT 6 OF TTM 20646. SEE TTM 20646 FOR PARTICULARS.
- EASEMENT TO CITY OF FONTANA FOR SIDEWALK PURPOSES, SEE TTM 20646 FOR PARTICULARS.
- PRIVATE EASEMENT FOR LANDSCAPE, SIDEWALK & SLOPE SEE TTM 20646 FOR PARTICULARS.
- EASEMENT FOR PUBLIC & PRIVATE UTILITIES & TERRA VISTA DRIVE SEE TTM 20646 FOR PARTICULARS.
- 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 GARAYTO

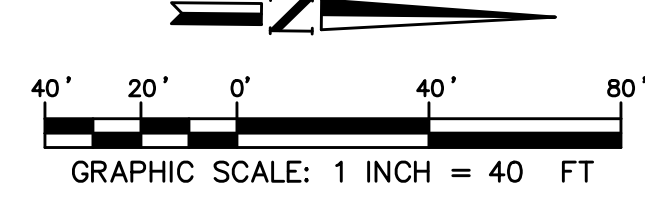
GAS
SOUTHERN CALIFORNIA GAS COMPANY
16231 VALLEY BLVD
FONTANA, CA 92335
PHONE: (909) 335-3988
CONTACT: STEVE WHITTEN

TELEPHONE
AT&T
3073 ADAMS STREET
RIVERSIDE, CA 92506
PHONE: (951) 359-2629
CONTACT: MARC POOLE

ELECTRIC
SOUTHERN CALIFORNIA EDISON
800 WEST CENAGA 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 DICKSON

SEWER
CITY OF FONTANA
8353 SIERRA AVENUE
FONTANA, CA 92335
PHONE: (909) 350-7610



DATE: May 14, 2026

FILENAME: M:\2023\03-654-Lewis_Abbotterium_Fontana\TM\03-654_TTM.dwg; LAST SAVED ON: May 14 2026 9:31am PLOTTED BY: JAY; ON: May 14 2026 10:05am; CFC



Lagerstroemia hybrid Hybrid Crape Myrtle
 Pyrus c. 'Aristocrata' Aristocrata Flowering Pear
 Platanus x acerifolia London Plane Tree
 Quercus agrifolia Coastal Live Oak
 Tristania conferta Brisbane Box
 Ulmus parvifolia 'Drake' Drake Evergreen Chinese Elm



Agave desertiana 'Variegata' Variegated Smooth Agave
 Agave Blue Glow Blue Glow Agave
 Aloe Blue Elf Blue Elf Aloe
 Anigozanthus flavidus Kangaroo Paw



Baccharis p. 'Twin Peaks' Twin Peaks Coyote Bush
 Bougainvillea 'Raspberry Ice' Raspberry Ice Bougainvillea
 Callistemon v. 'Little John' Dwarf Bottlebrush
 Carissa g. 'Green Carpet' Dwarf Natal Plum



Dodonaea viscosa 'Purpurea' Purple Hopseed Bush
 Hesperaloe parviflora Red Yucca
 Lantana 'New Gold' New Gold Lantana
 Lavandula alticola '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



EVERGREEN SCREEN TREE
 DECORATIVE SCREEN WALL
 ENHANCED CONCRETE PAVING
 RIGHT OF WAY LANDSCAPING & IRRIGATION BY MASTER DEVELOPER
 SHRUB / GROUNDCOVER AREA TYP.
 DECORATIVE TRELLIS
 PARKING LOT SHADE TREE
 PRIMARY DRIVE ACCENT TREE
 LAYERED SHRUB DRIVE-THRU SCREENING & RETAINING WALL
 ENHANCED DRIVE ENTRY, TYP.
 PUBLIC PLAZA ENTRY WITH RAISED SEAT WALL PLANTER AND METAL SHADE TRELLIS. REFER TO IMAGE ON LEFT
 FLOWERING ACCENT TREE
 LAYERED SHRUB DRIVE-THRU SCREENING & RETAINING WALL
 PROJECT SIGNAGE
 LANDSCAPE BERM AND LAYERED PARKING LOT SHRUB SCREENING
 DINING PATIO, TYP.
 RIGHT OF WAY LANDSCAPING & IRRIGATION BY MASTER DEVELOPER
 LINE-OF-SIGHT TRIANGLE
 TERRA VISTA DRIVE
 SIERRA AVE
 FUTURE DEVELOPMENT BY TENANT UNDER SEPARATE PERMITS

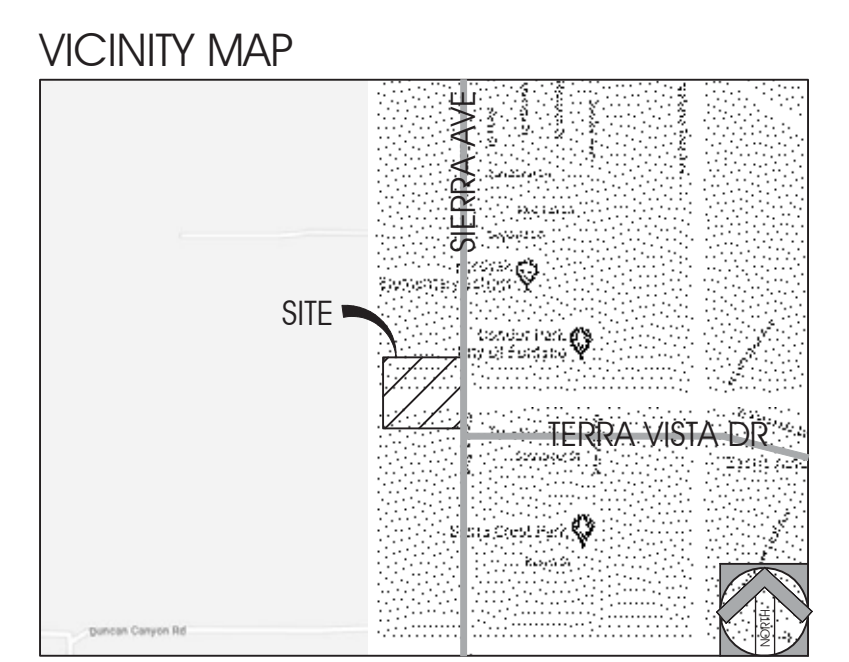
PLANT PALETTE

Symbol	Botanical Name	Common Name	WUCOLS
TREES			
	Lagerstroemia indica	Crape Myrtle	Mod
	Pyrus c. 'Aristocrata'	Aristocrata 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
SHRUBS / GROUNDCOVERS			
	Agave species	Agave	Low
	Aloe species	Aloe	Low
	Anigozanthus 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 japonicum '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'	Creeeping Rosemary	Low
	Salvia leucantha	Mexican Bush Sage	Low
	Salvia greggii 'Furman'	Furman's Red Autumn Sage	Low
	Westringia l. '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 Coffeeberry	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



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
 NORTH
 conceptual design + planning company
 1475 Scenic Drive, Suite 200
 Costa Mesa, CA 92626
 T: 949.399.0870
 www.cdpc.com
 COSTA MESA • CENTRAL COAST • LAS VEGAS
 cd pc
 L-1
 1 OF 1

Conceptual Design & Planning Company, Inc. 11/20/2025, 10:00 AM, P:\202508\Fontana Arboretum\CDPC\2025_08_11_Landscape_Plan.dwg, 2025, 10:00 AM, 1/1



STATER BROS.
MARKETS

BLUE BOTTLE

THE HENRY

MOSCOT

VAN LATHAN

CHANEL

ARCHERFOX

AESOP

MOSCA

FULL SERVICE

FRESH LOCAL

CARRYA

CARRYA

McDonald's





