8437 Sierra Avenue
Fontana, CA 92335

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

N

CITY OF FONTANA PLANNING DEPARTMENT

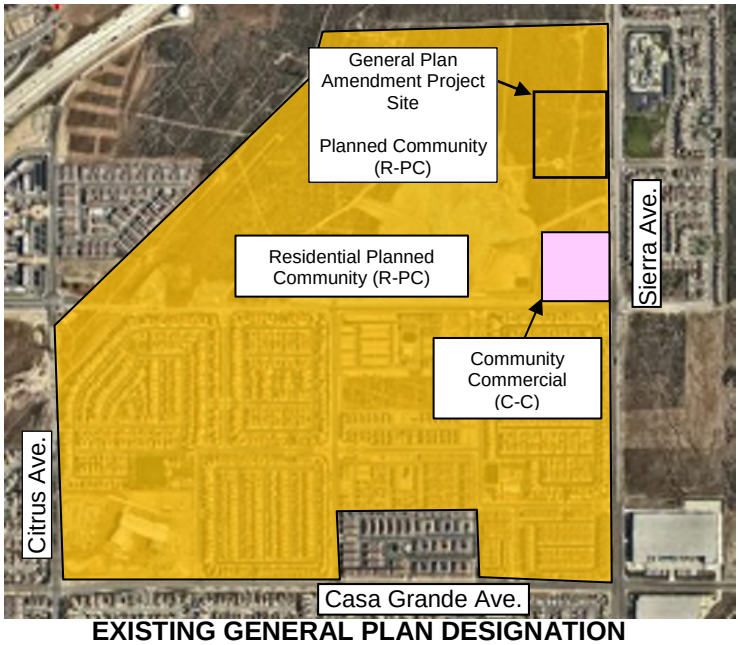
VICINITY MAP

DATE: June 2, 2026

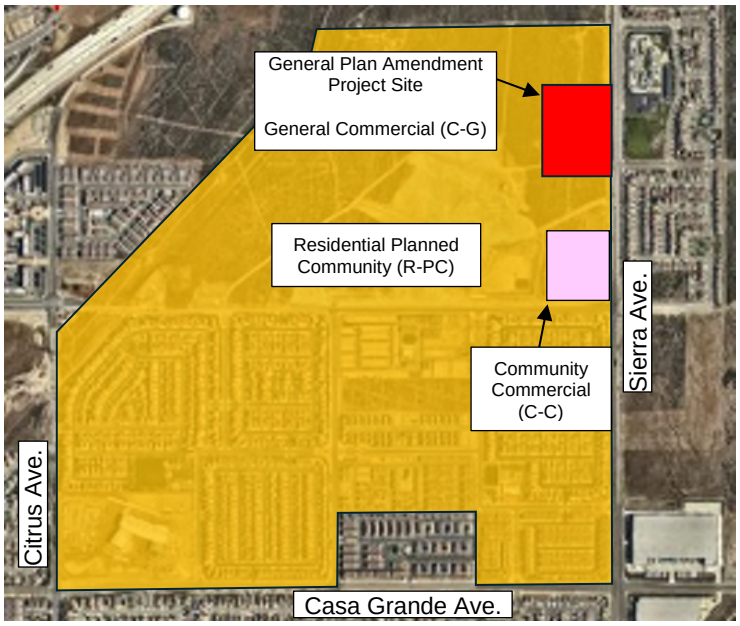
CASE: Master Case (MCN) No. 23-000034 & Master Case (MCN) No. 23-000044: General Plan Amendment (GPA) No. 23-000002, Specific Plan Amendment (SPA) No. 23-000002, Tentative Tract Map No. 20646 (TTM No. 26-0006), Tentative Parcel Map No. 20851 (TPM No. 23-000008) & Design Review (DRP) No. 23-000011, Conditional Use Permit (CUP) No. 23-00005, & Development Agreement No. 23-000012

ATTACHMENT NO. 1

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

ATTACHMENT NO. 2

CITY OF FONTANA PLANNING DEPARTMENT

EXISTING SPECIFIC PLAN LAND USE MAP

N

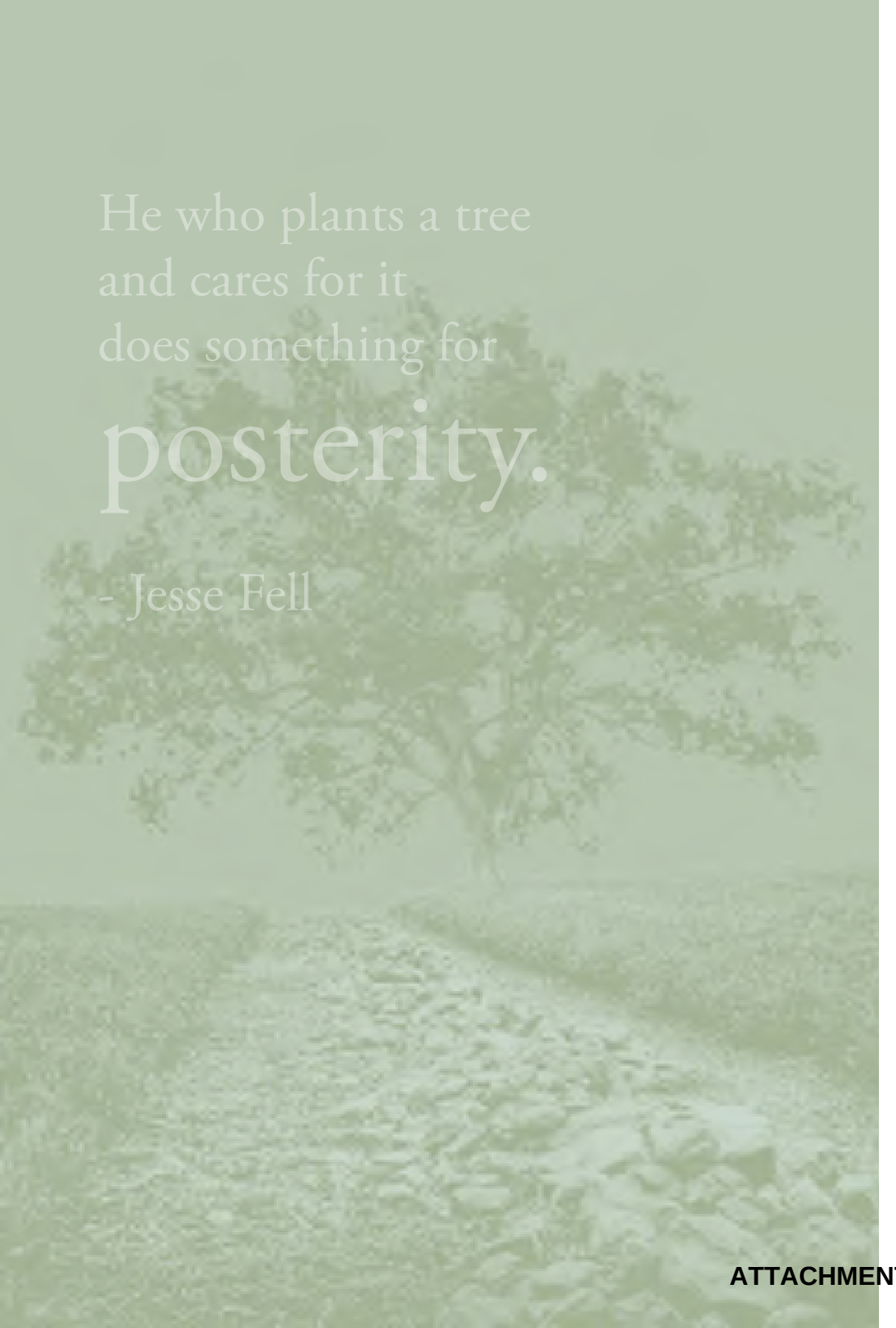
PROPOSED SPECIFIC PLAN LAND USE MAP

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

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The Arboretum Specific Plan

ADOPTED OCTOBER 14, 2009 | AMENDED MARCH 2026 ~~MAY 2023 JUNE 2021~~
CITY OF FONTANA, CALIFORNIA

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The Arboretum Specific Plan

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CITY OF FONTANA, CALIFORNIA

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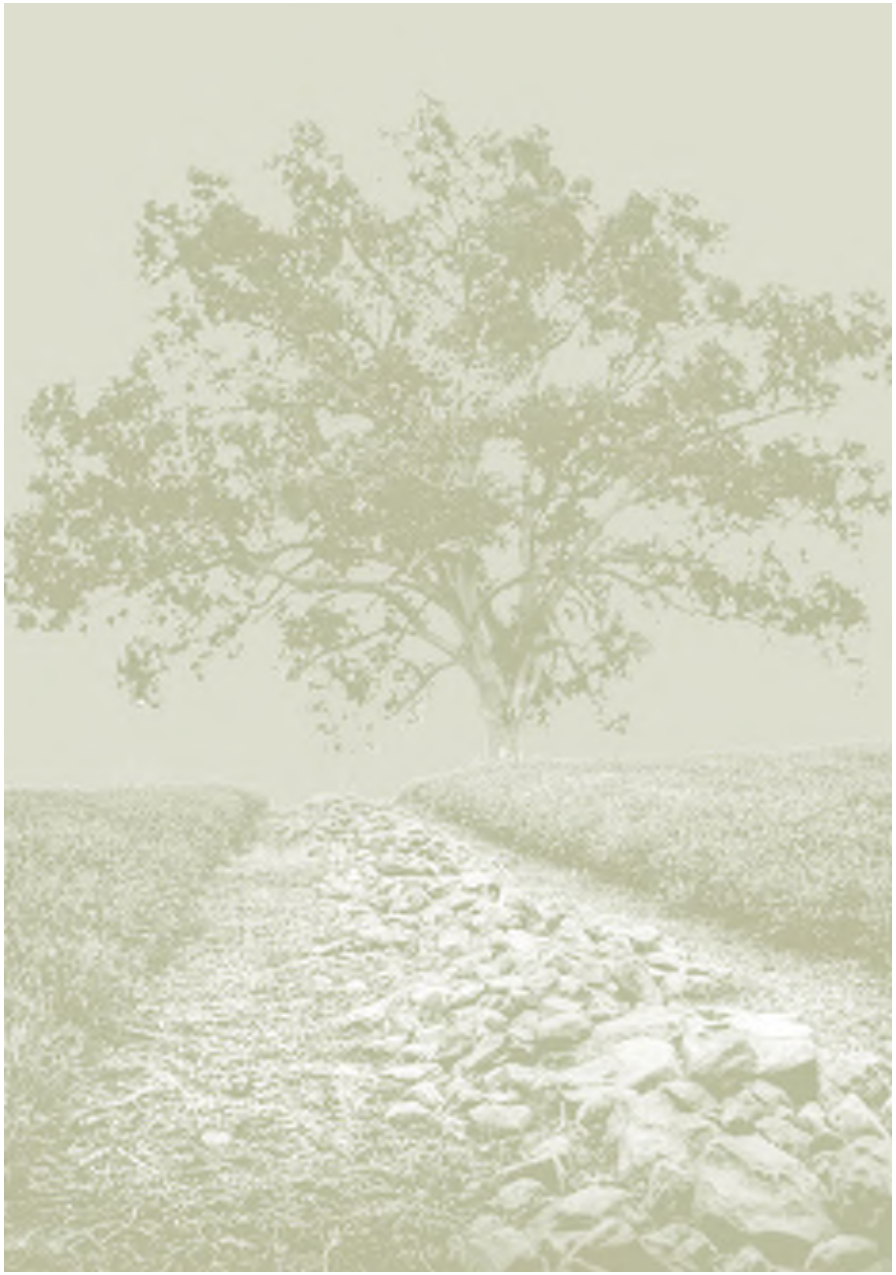

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Chapter 1.0

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.

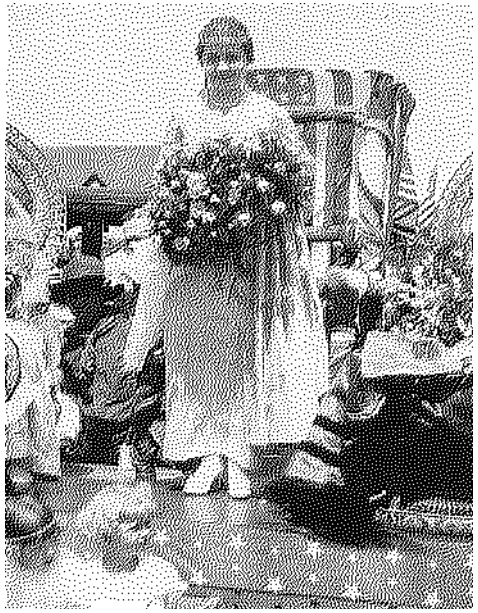
1.1 Honoring the City's Heritage

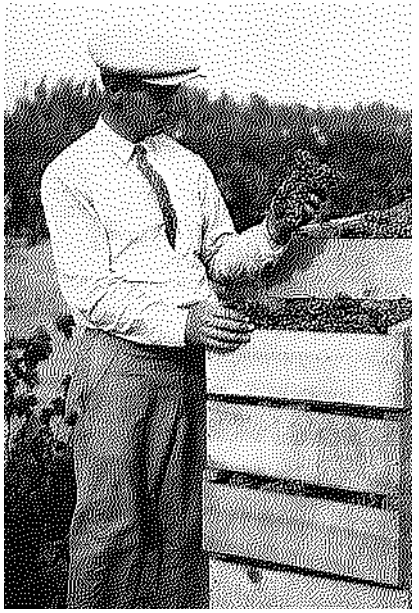
Every idea begins with a vision—the inspiration for all things associated with a particular undertaking. Historically, The Arboretum Specific Plan area was known for its citrus orchards—a vision that became the legacy of A.B. Miller.

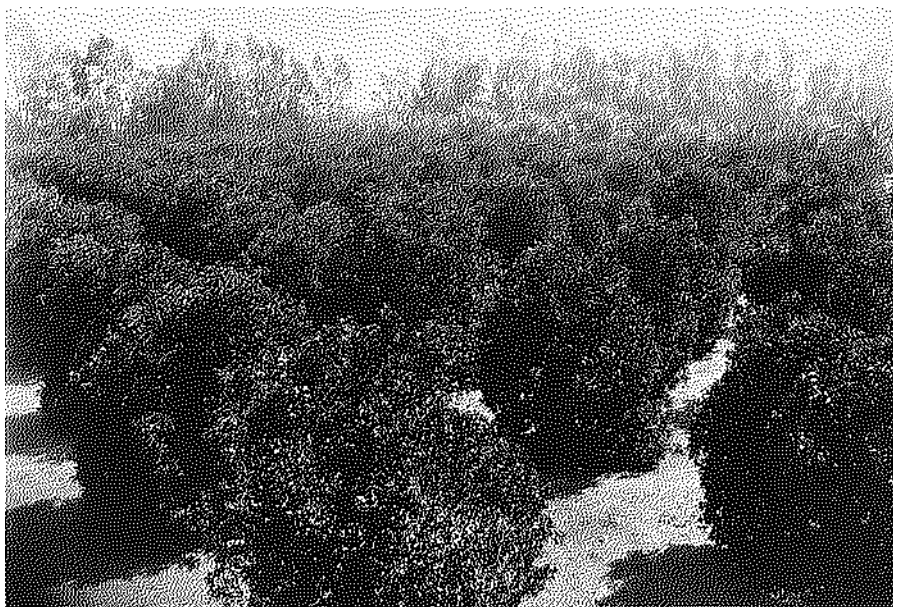
In 1905 A. B. Miller arrived in Fontana. He saw opportunity where others saw adversity; many claimed "he will blow away in six months." By 1920, A.B. Miller was successfully farming 5,000 acres of citrus in Northern Fontana, the largest individual citrus grove in the world.

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.

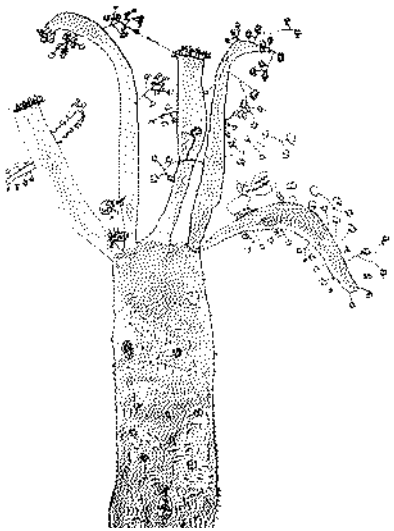
Throughout the Specific Plan document, guidelines and regulations promoting sustainable development and green practices have been included in the text. These guidelines are strongly encouraged, but not required, and are distinguished by the use of the leaf symbol, further emphasizing the environmental 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

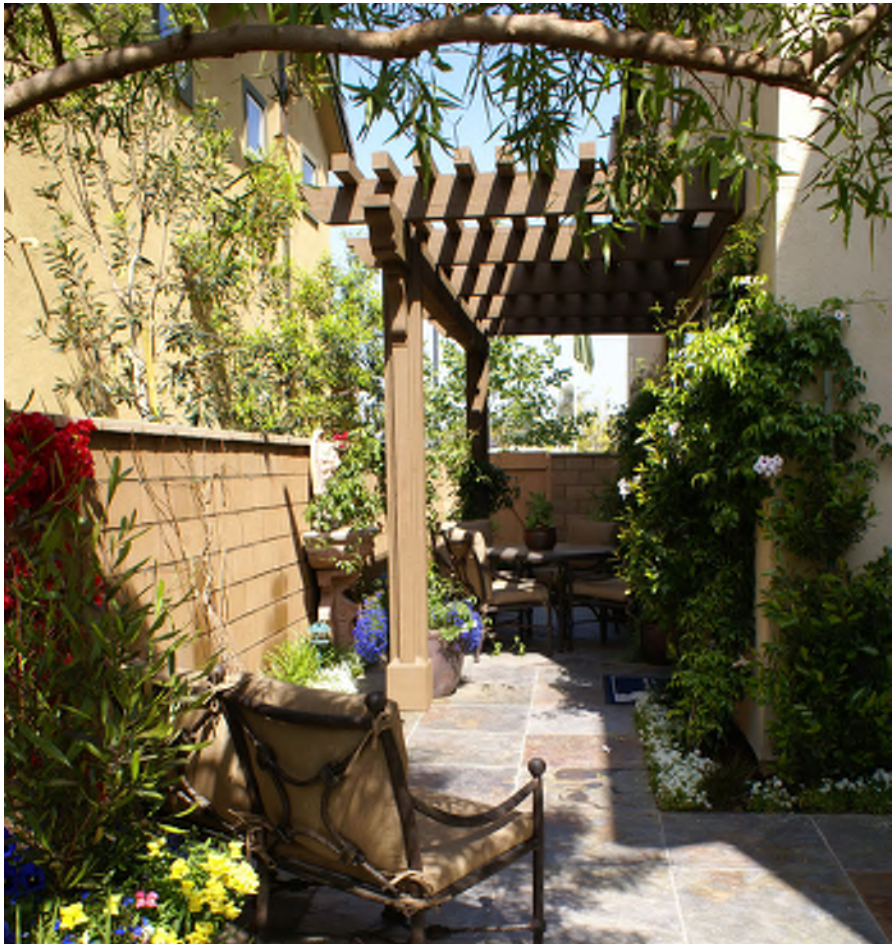
Educational opportunities are a cornerstone of The Arboretum community. Schools are a part of a community's social fabric at many levels, serving as centers of learning, employment, and social interaction. The integration of new school facilities is envisioned for The Arboretum and will be linked to 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

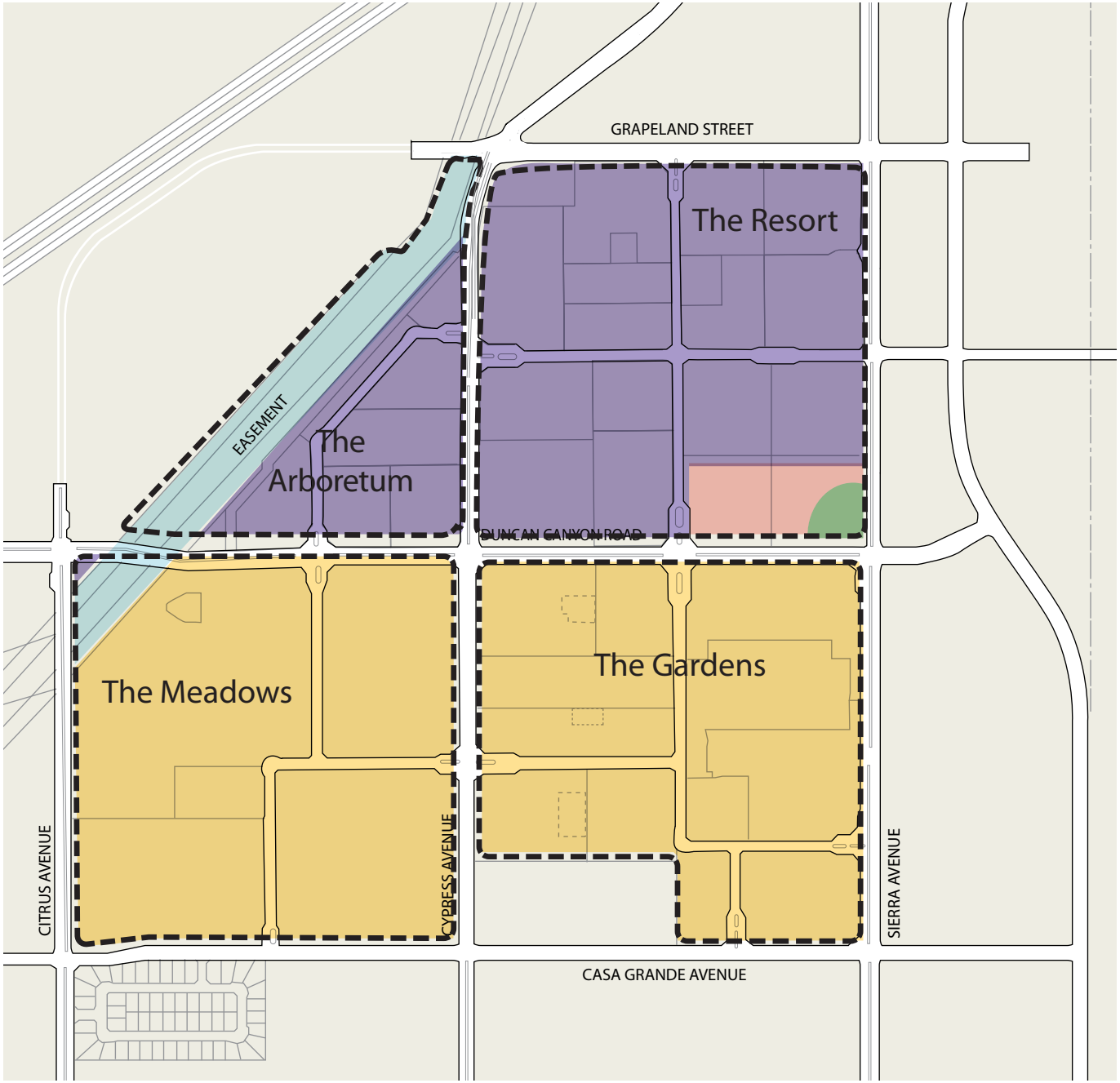
In response to government requirements, this Specific Plan has been prepared to provide the essential link between City of Fontana General Plan policies and actual development in the Specific Plan area. By functioning as a regulatory document, the Arboretum Specific Plan provides a means of implementing 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.



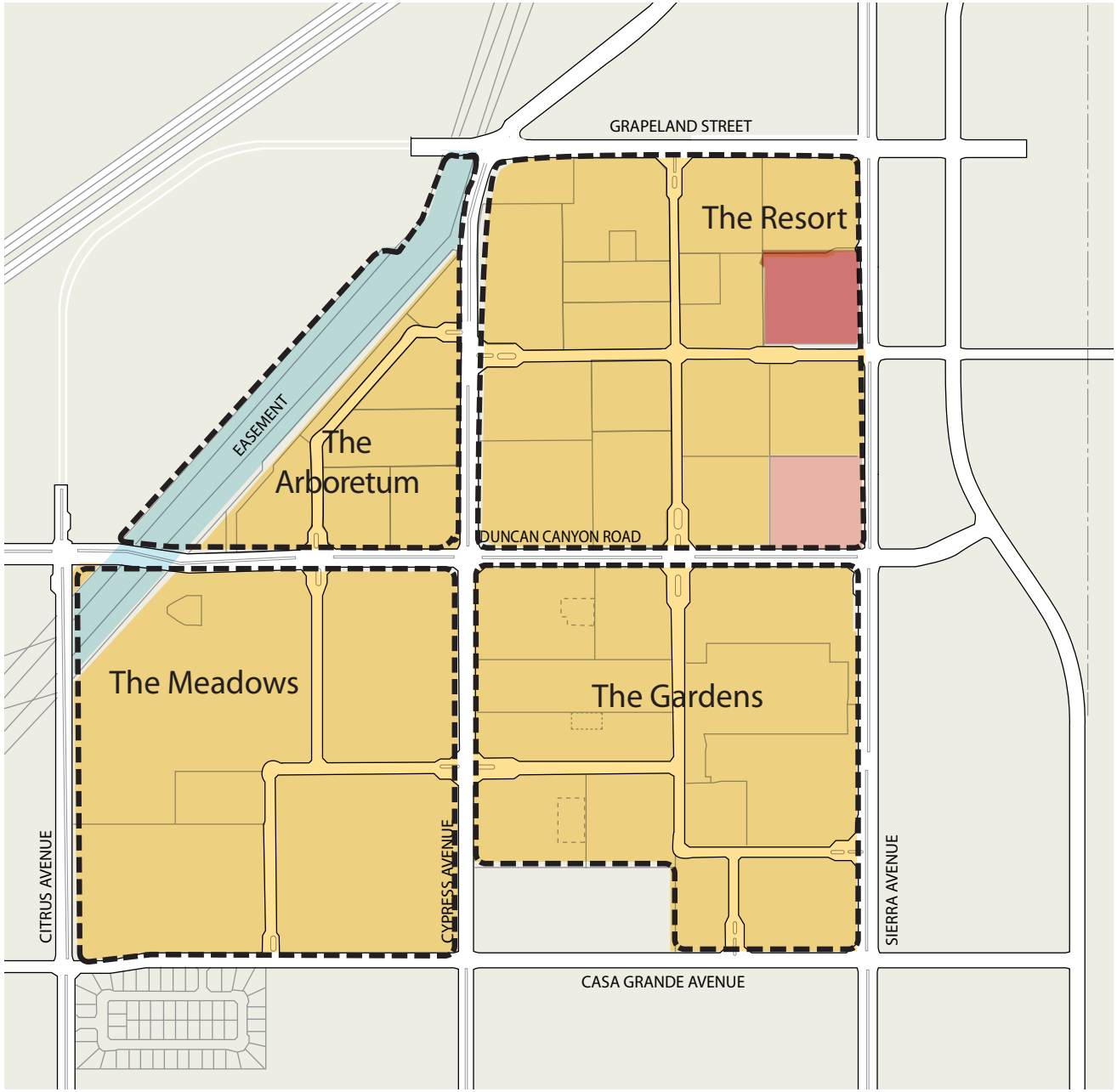
EXISTING GENERAL PLAN LAND USE PRIOR TO ORIGINAL SPECIFIC PLAN APPROVAL

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.

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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.

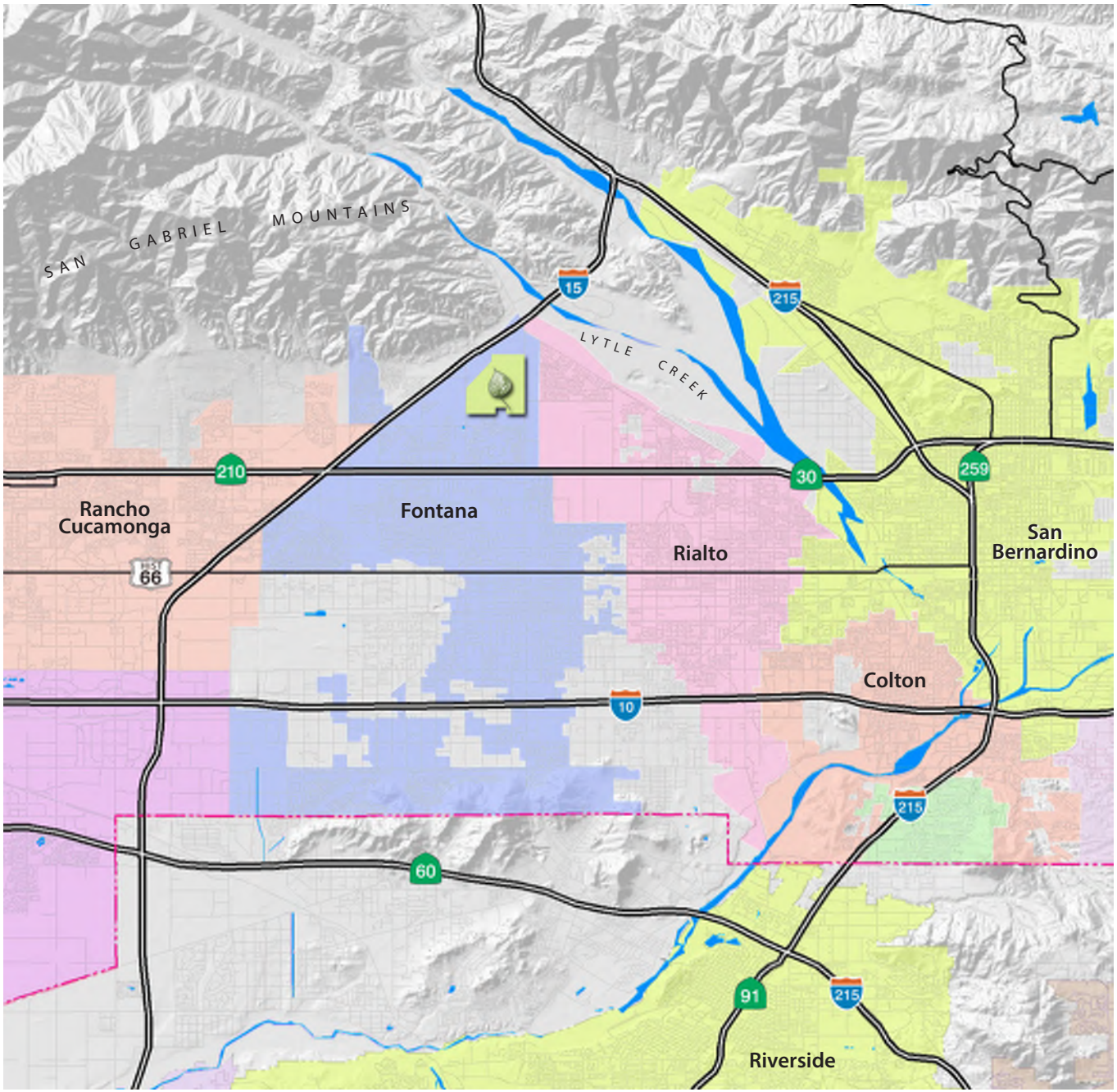
Views of the existing project area

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.

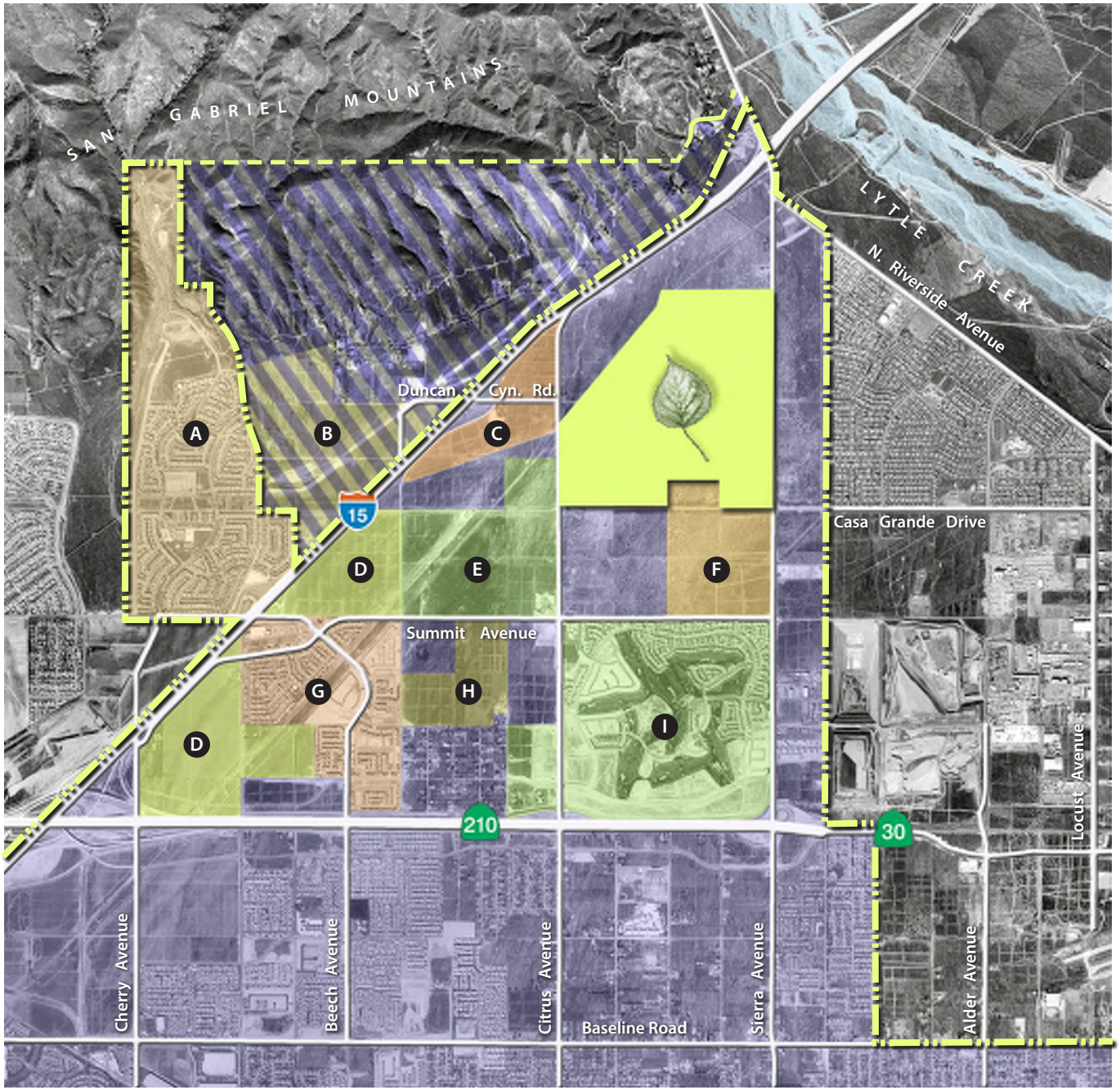
The Arboretum represents the largest remaining unentitled area in northern Fontana. The land uses proposed within the Arboretum are compatible with and complementary to the land uses identified within the specific plans mentioned above.

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

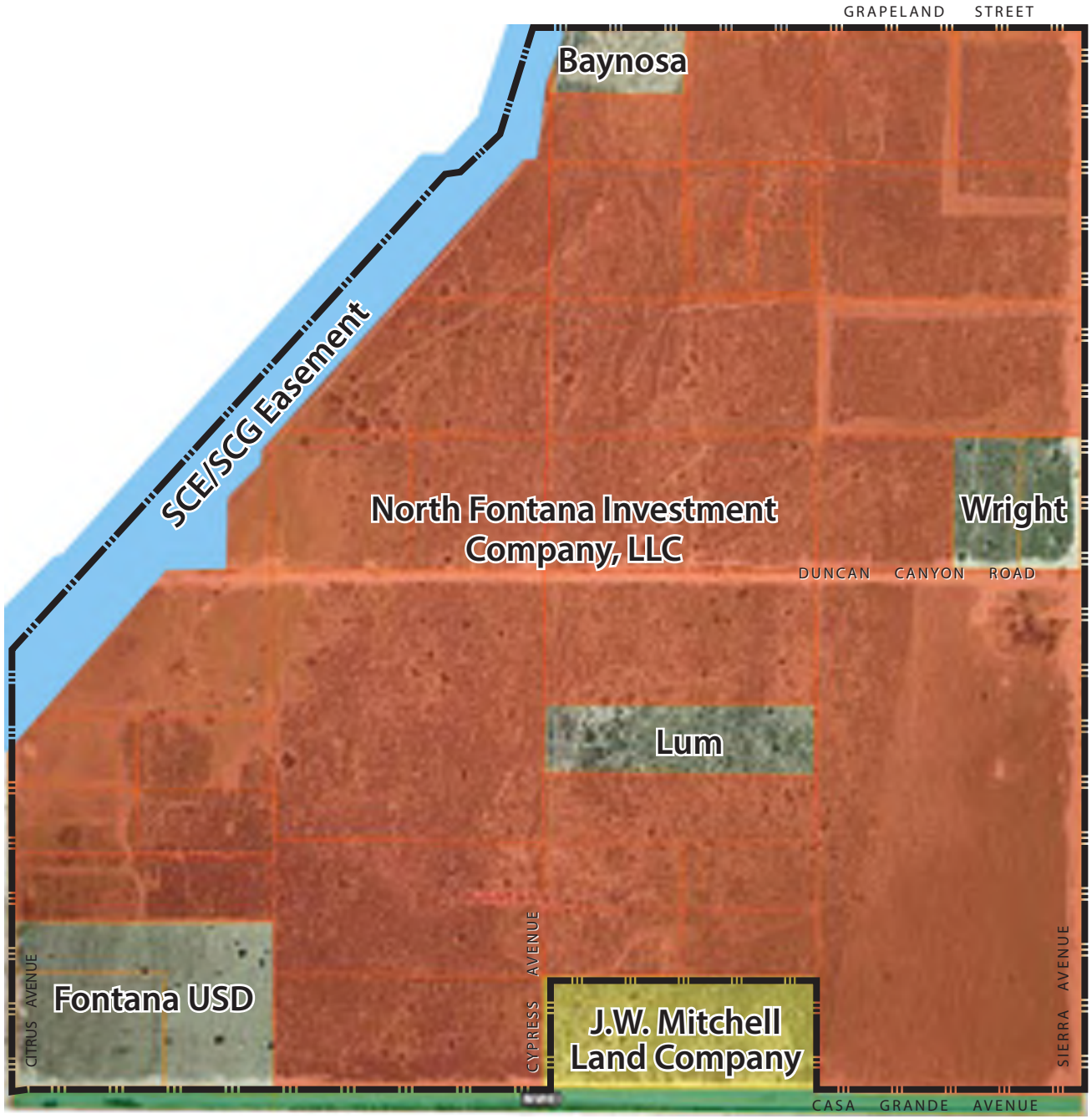
Located at the foothills of the San Gabriel Mountains, the Arboretum Specific Plan site is, for the most part, characterized by the gently sloping alluvial plain on which it is situated. Mostly vacant and undeveloped, the site contains a few mature trees that dot the landscape as well as some areas containing 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

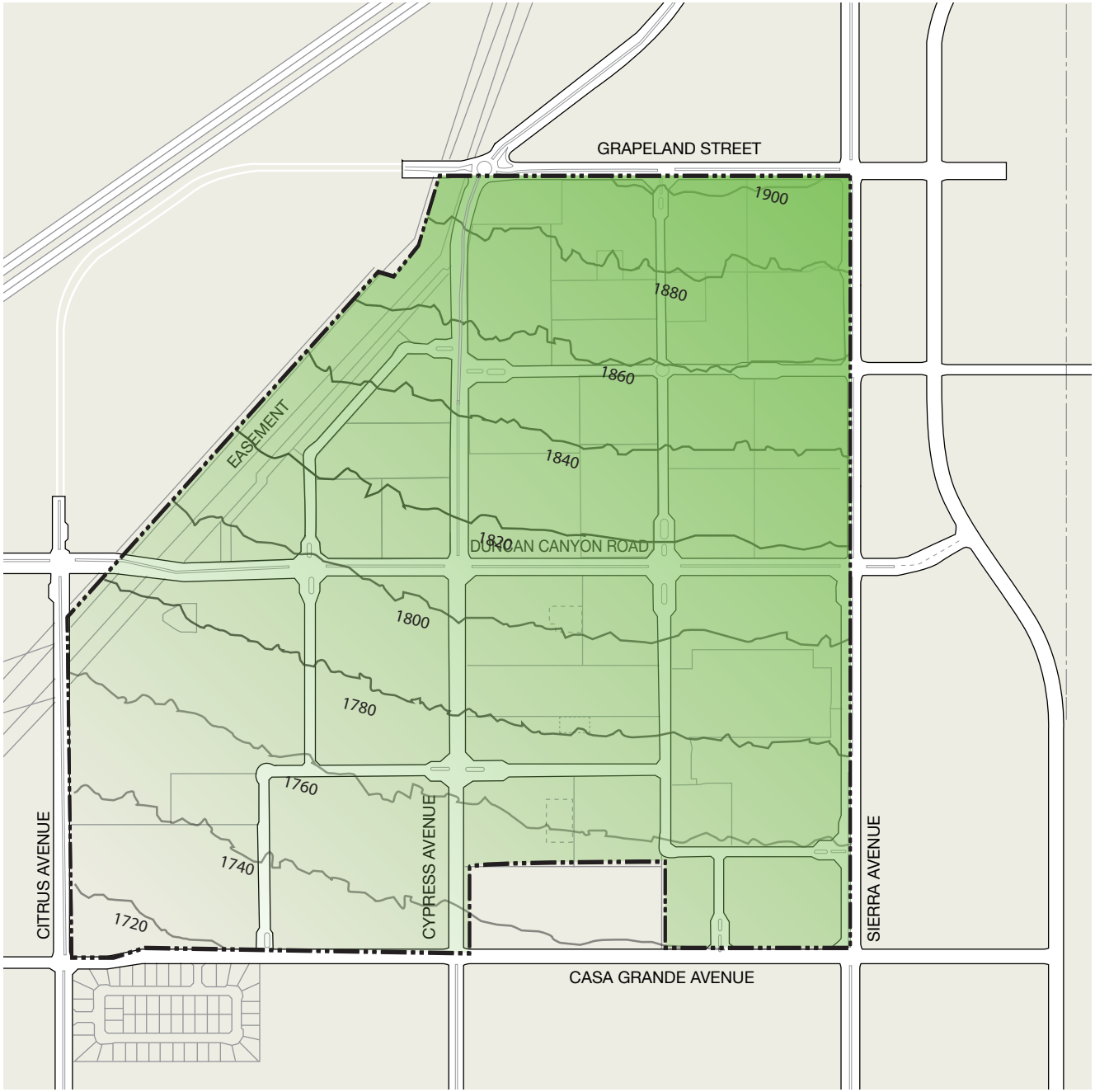
3.7 Topography and Hydrology

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.

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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.

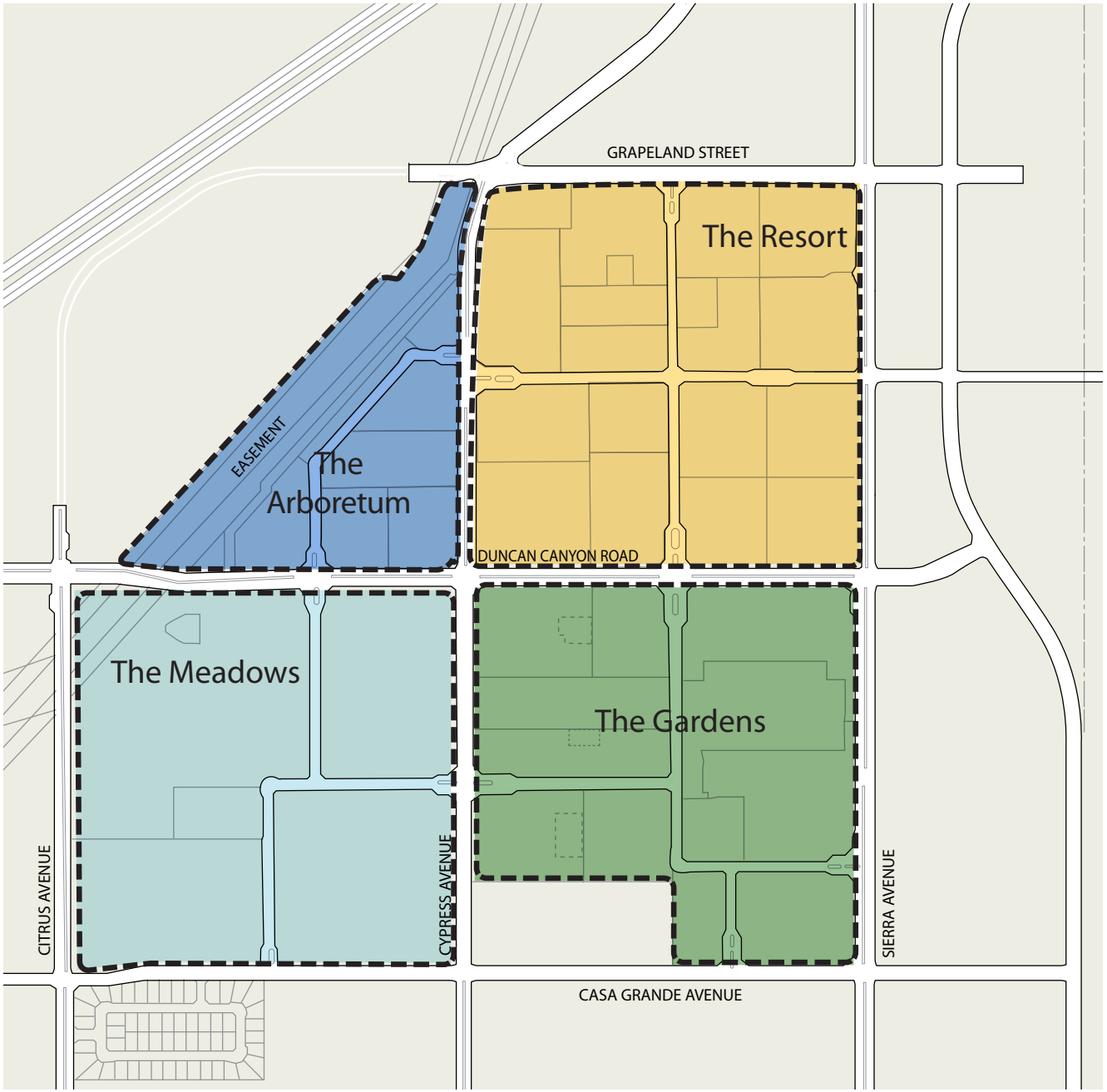
4.3 Neighborhood

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

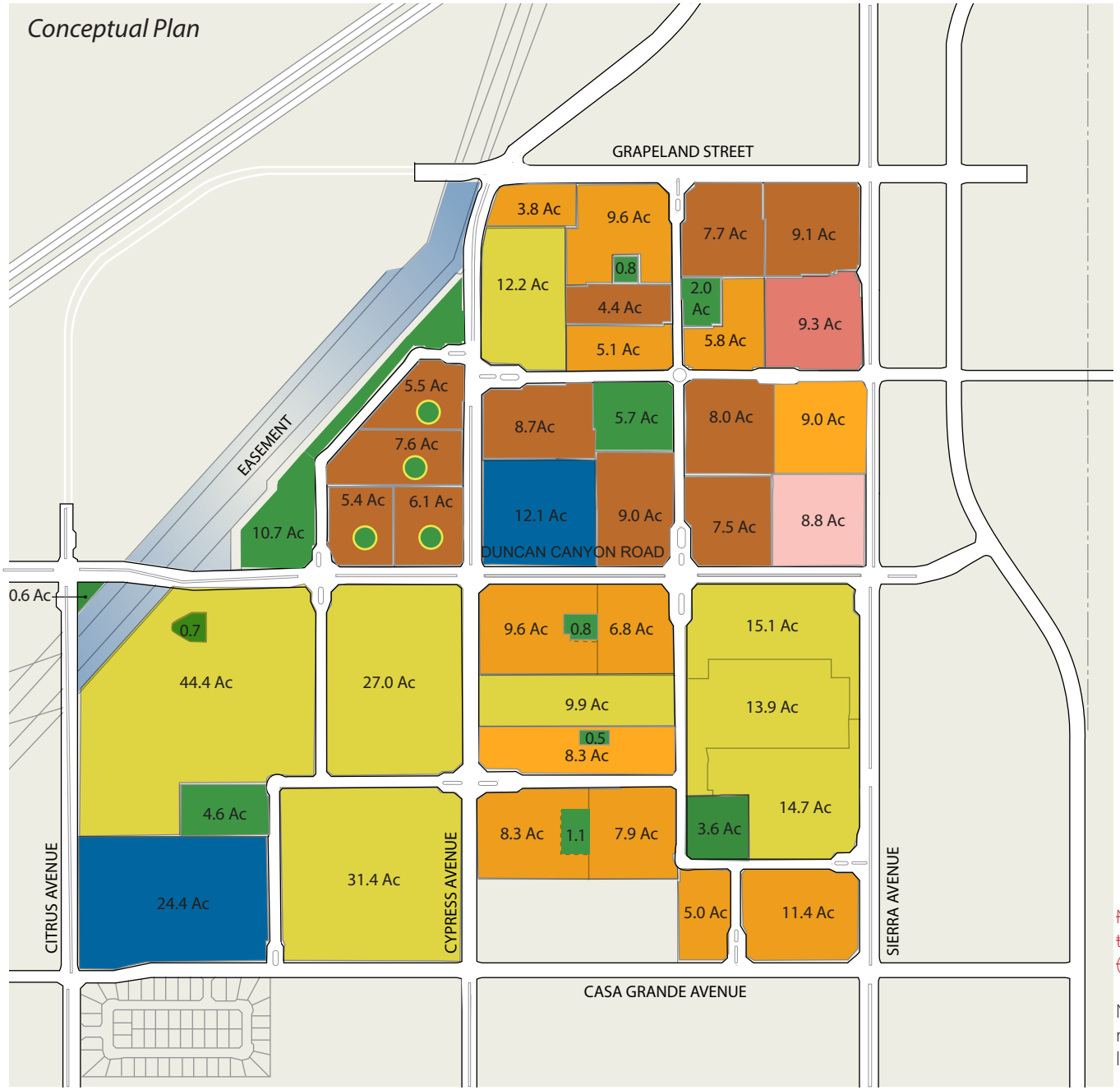
SCE and SCG utility easements comprise 31.2 acres and traverse along the northwestern edge of The Meadows and The Arboretum Villages. Improvements within the utility easements may include partnerships with local businesses, such as organic farming or community nurseries. Any community features or access 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	DENSITY 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.

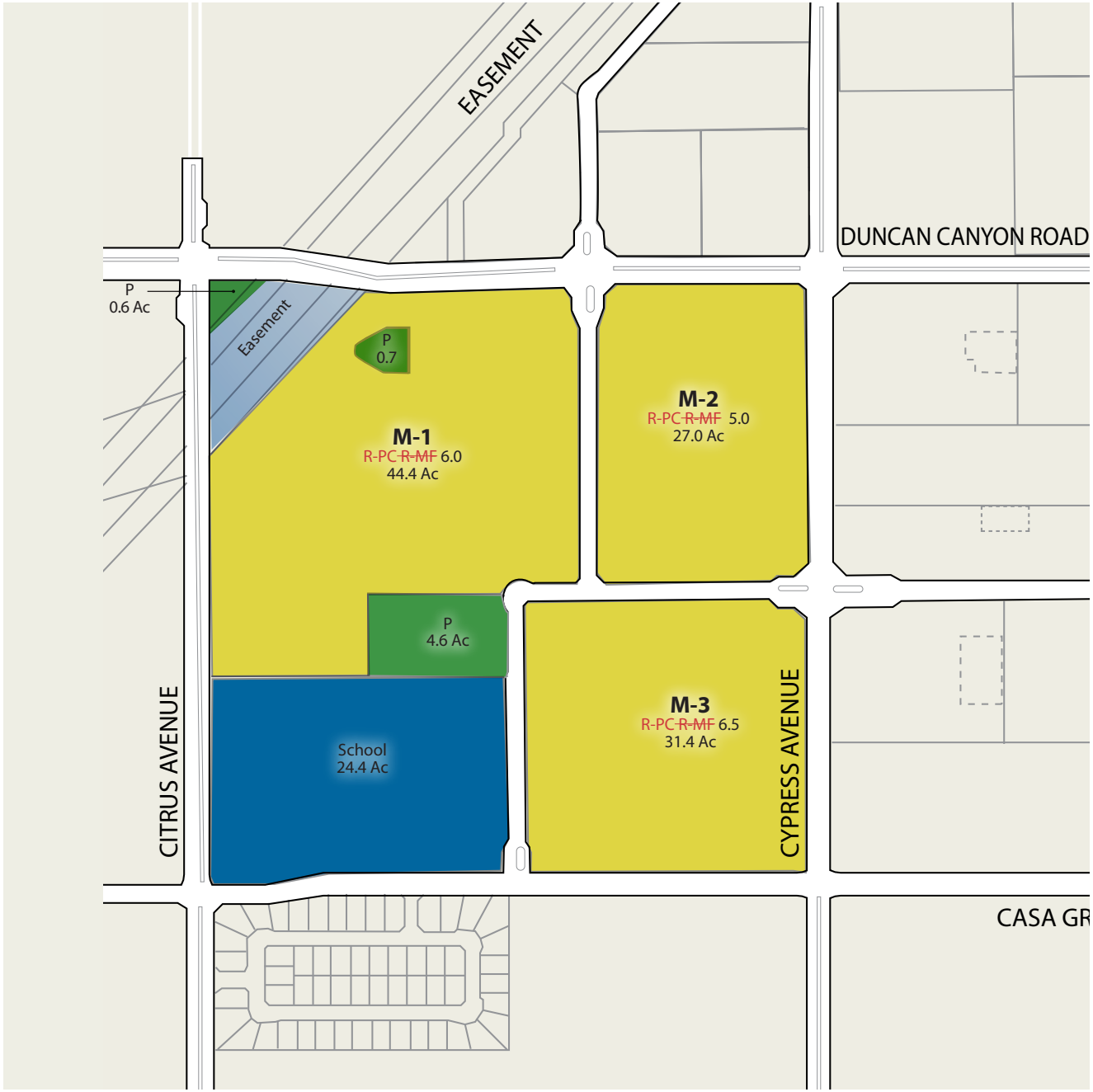
The Meadows is not a gated village. Two primary entries, which are located on Cypress Avenue and Duncan Canyon Road, and one secondary entry, which is located on Casa Grande Avenue, will provide resident and visitor access.

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.

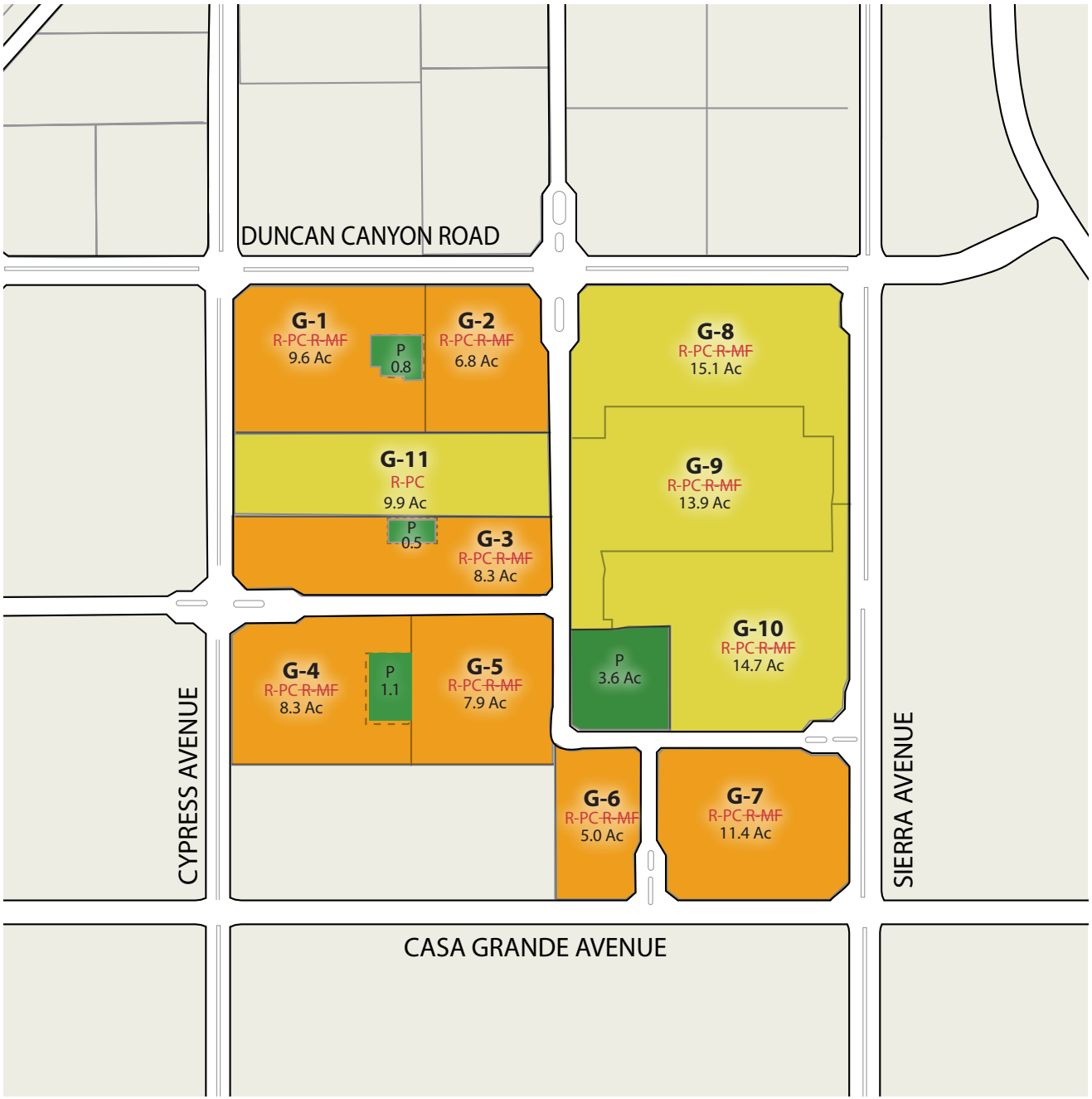
Density is concentrated on the west side of the village, with high and medium density residential flanking the Cypress Avenue entry into the village and surrounding the community park, and low density residential situated around the periphery of the village. Residential product types may include traditional 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.

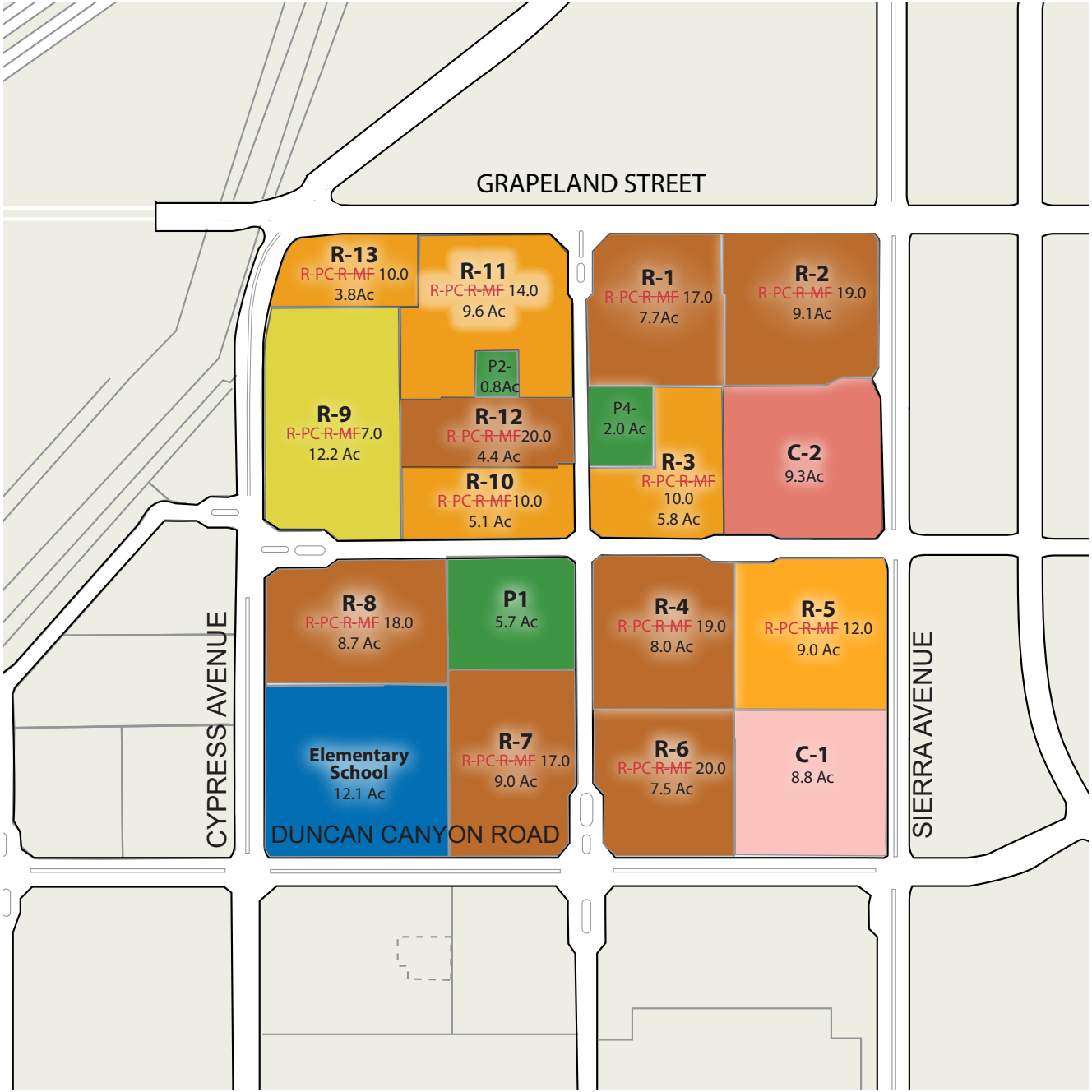
All access to the 12.1 acre elementary school shall be public and no private access points will be provided. If the elementary school site is not ultimately developed, it will have the potential to develop with a land use of medium density residential. See Chapter 10, ***Administration***, for more detailed 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.

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~~	–	–	–

[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.



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

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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.

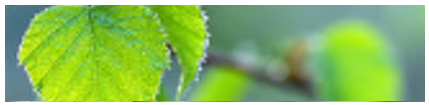
5.1 Parks and Amenities Program

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~~

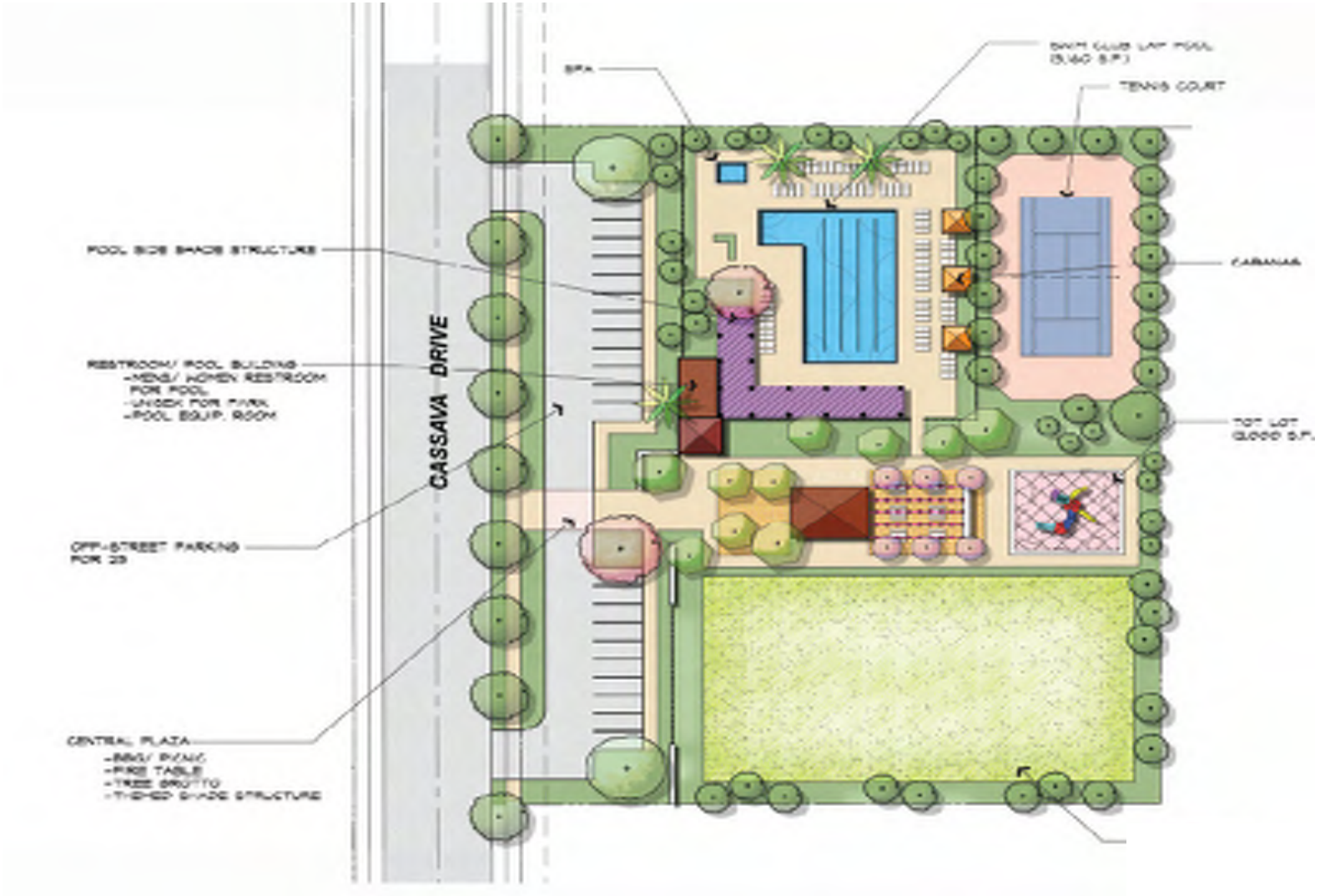
Examples of typical amenities associated with The Resort Community Paseo

THE RESORT – PRIMARY RECREATION CENTER

FIGURE 5.5

THE RESORT – SECONDARY RECREATION CENTER

FIGURE 5.6



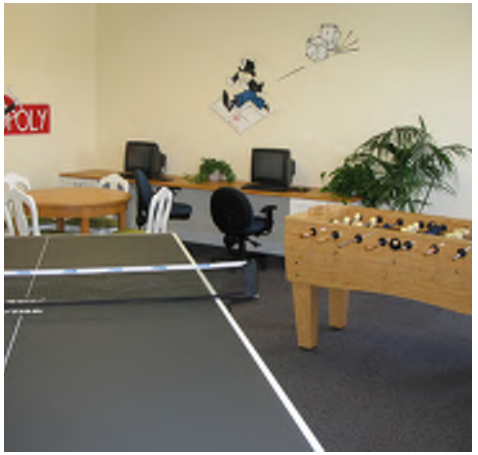
Note: Parking will not conflict with traffic through final design.

5.1.5 The Arboretum – Parks and Amenities

PRIVATE NEIGHBORHOOD PARKS

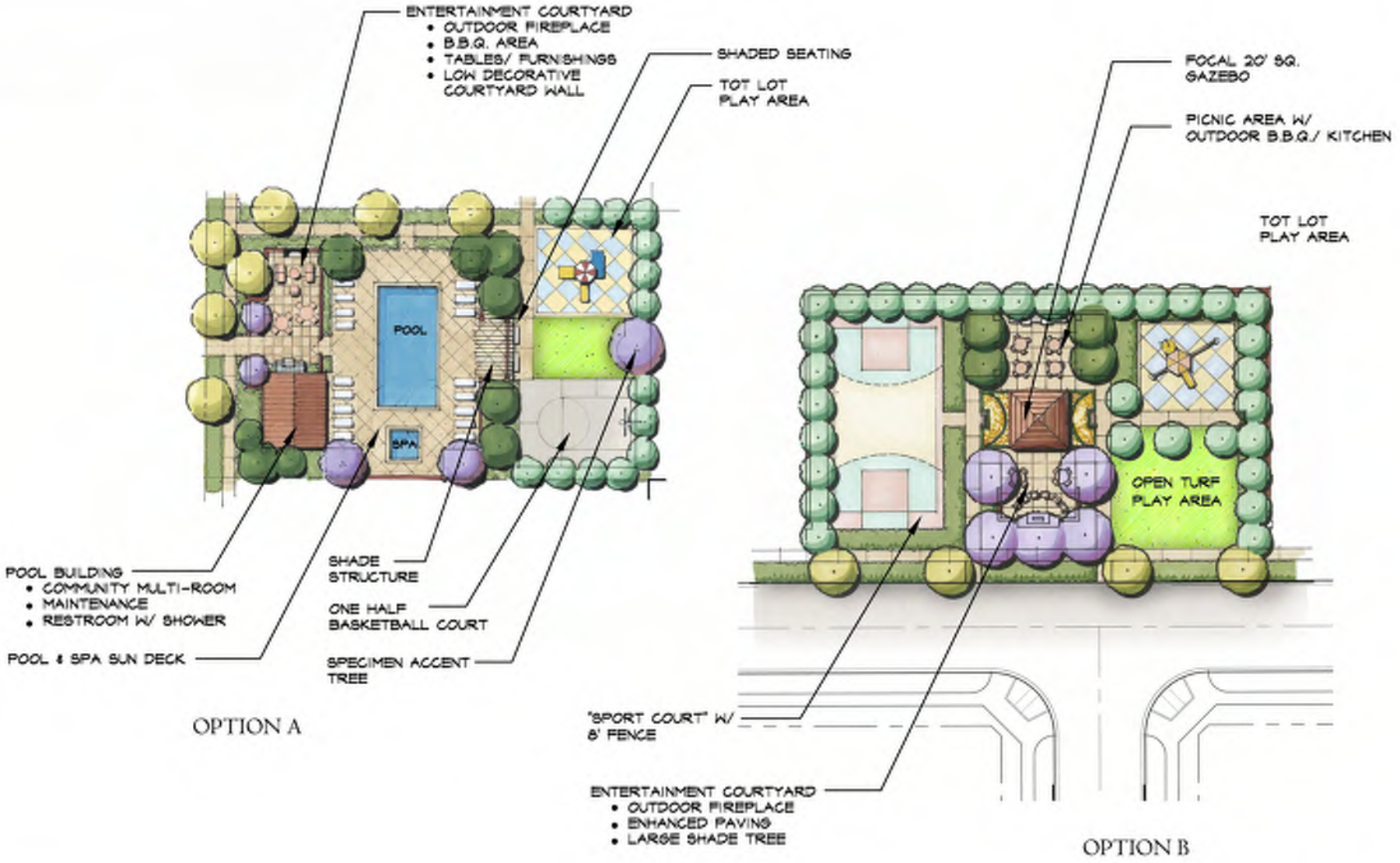
Each of the four planning areas within the Arboretum Village will have a private 0.3-acre neighborhood park. At least two of the four parks will include a community pool. Recreational parks and amenities are representational and may change depending on market segmentation, engineering, site planning, 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.

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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.

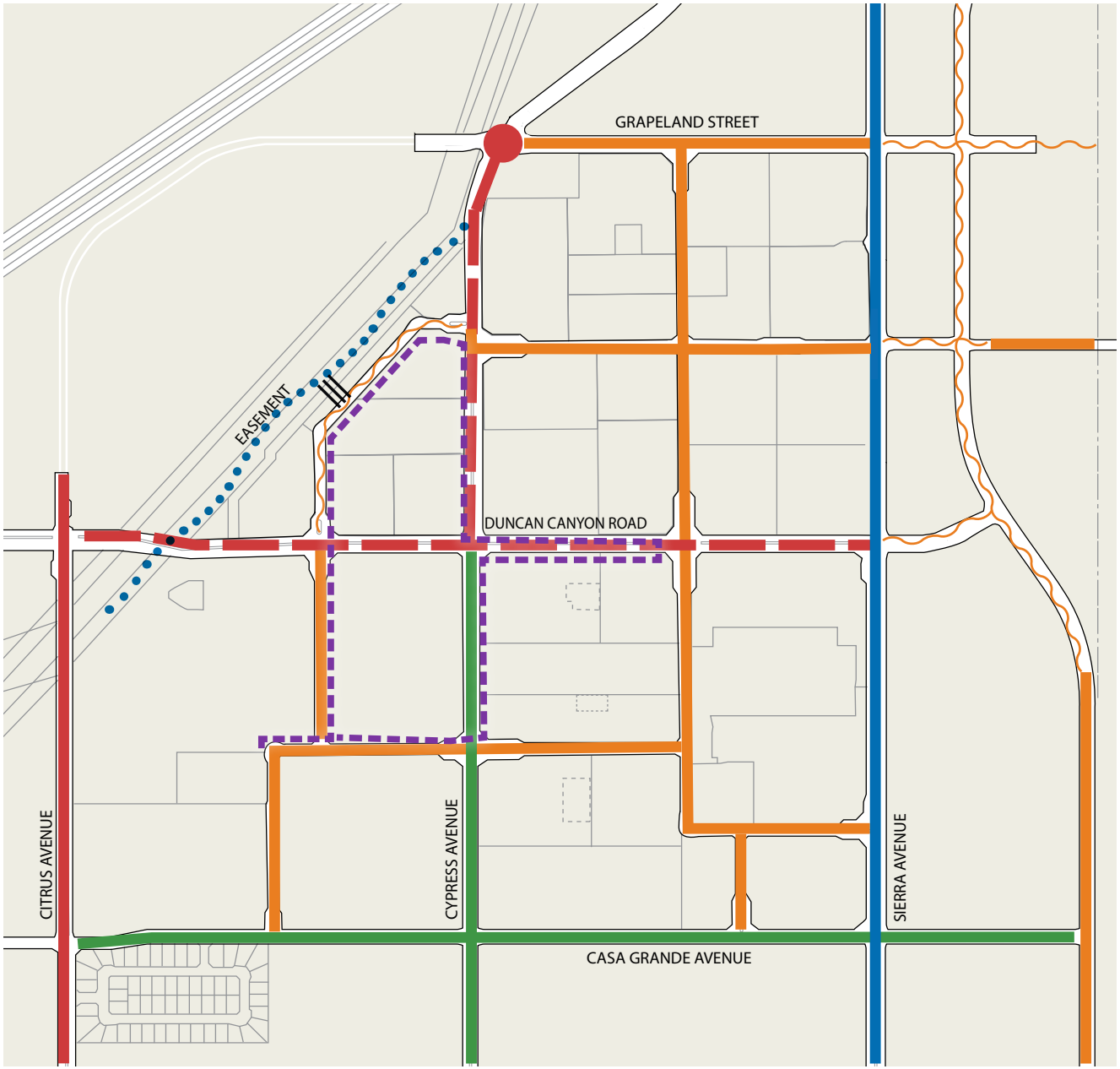
The following are general landscaping requirements for streetscenes:

- 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

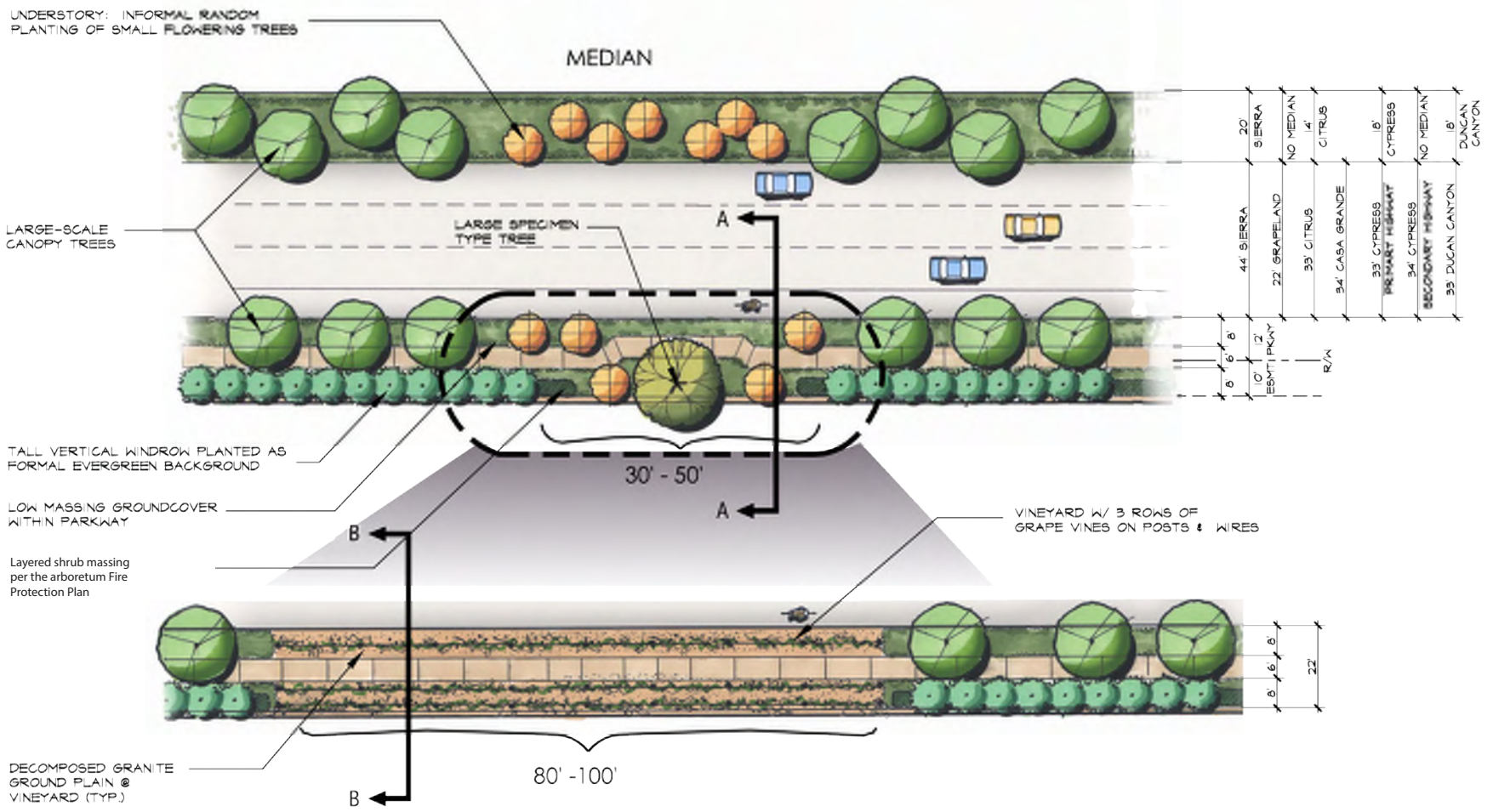
FIGURE 6.2

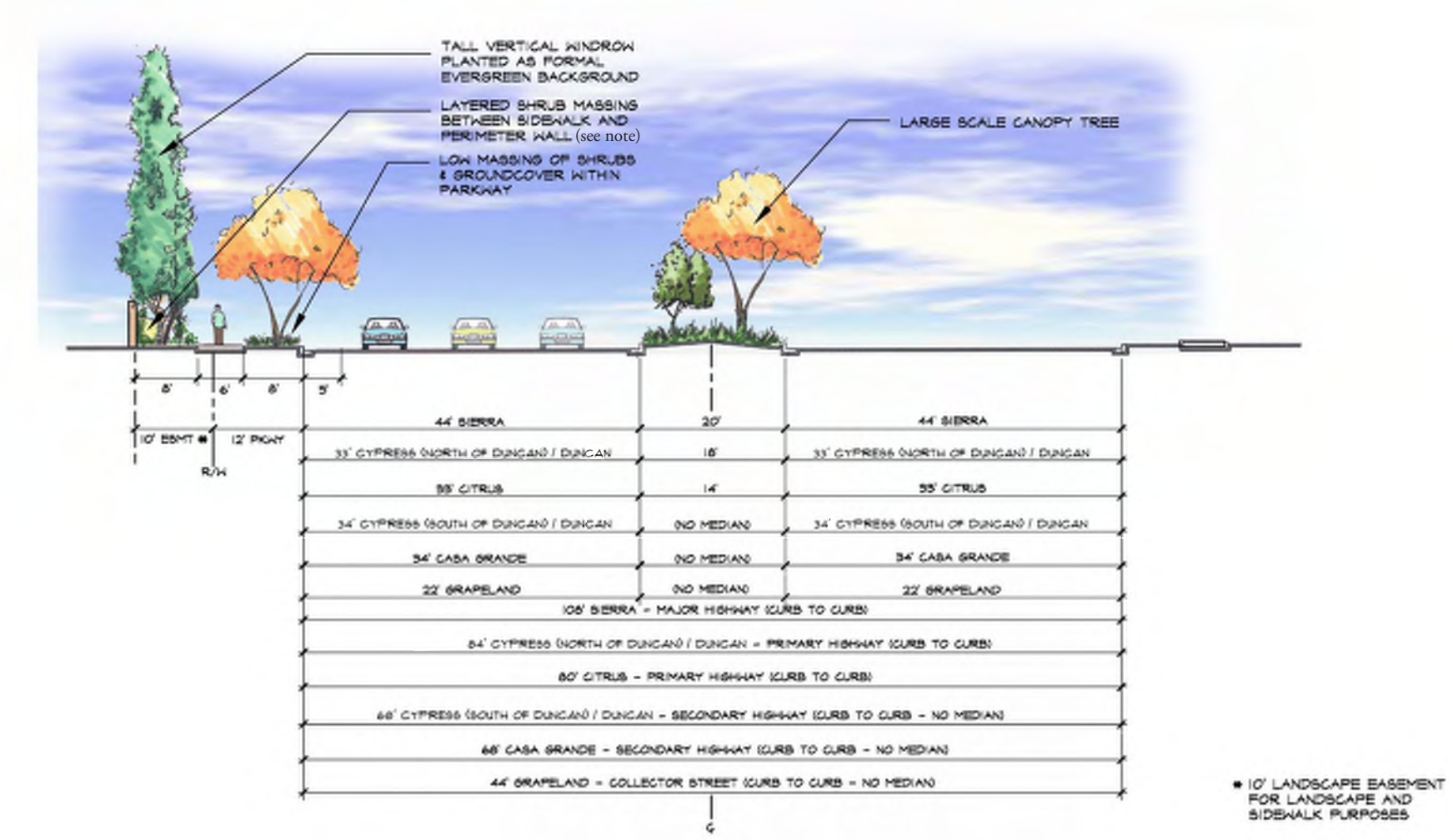
LEGEND

- A–A Perimeter Streets
- B–B Duncan Canyon and Citrus Avenue at Easement
- C–C Collector Streets
- D–D Arboretum Trail at Perimeter Street
- E–E Arboretum Trail at Collector Street

PERIMETER STREETS

FIGURE 6.3-A

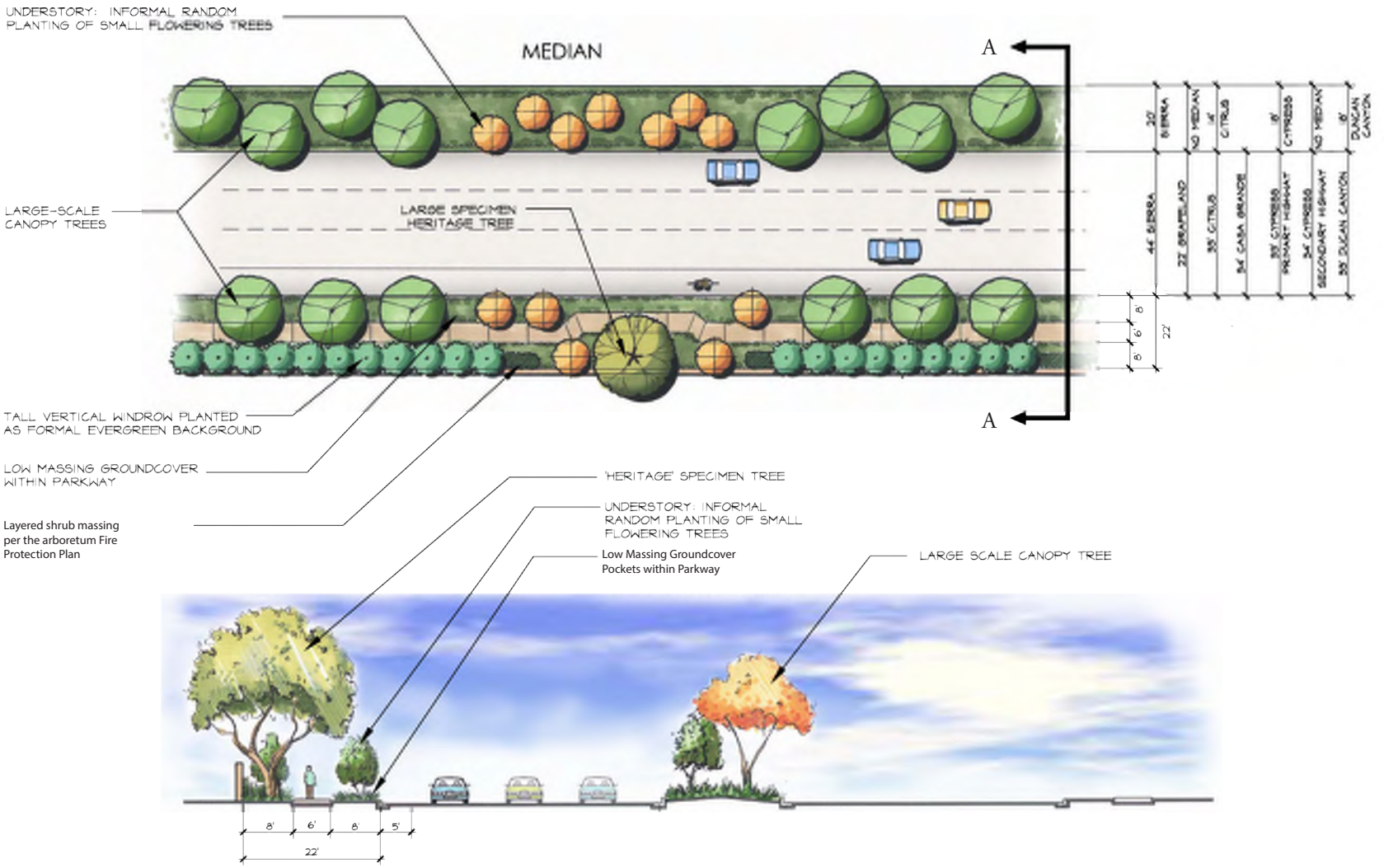




Note: Layered shrub massing per the Fire Protection Plan for The Arboretum

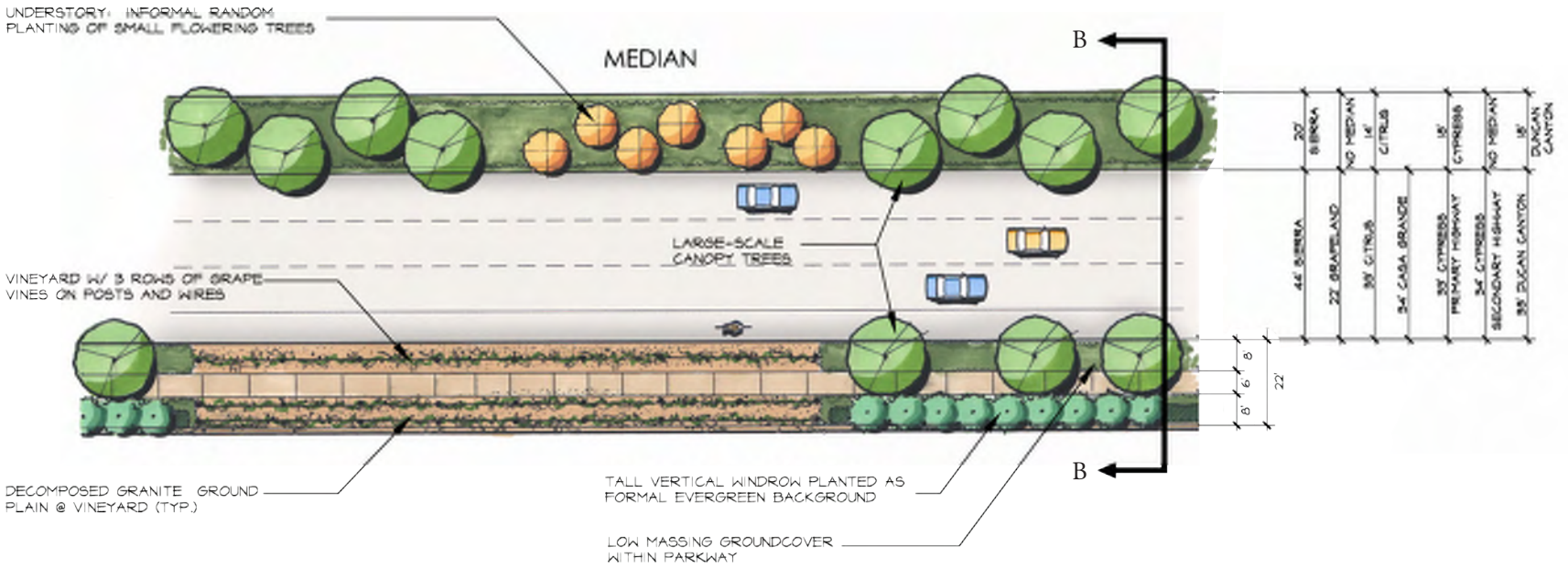
PERIMETER STREETS - OPTION A (SPECIMEN TREES)

FIGURE 6.4-A



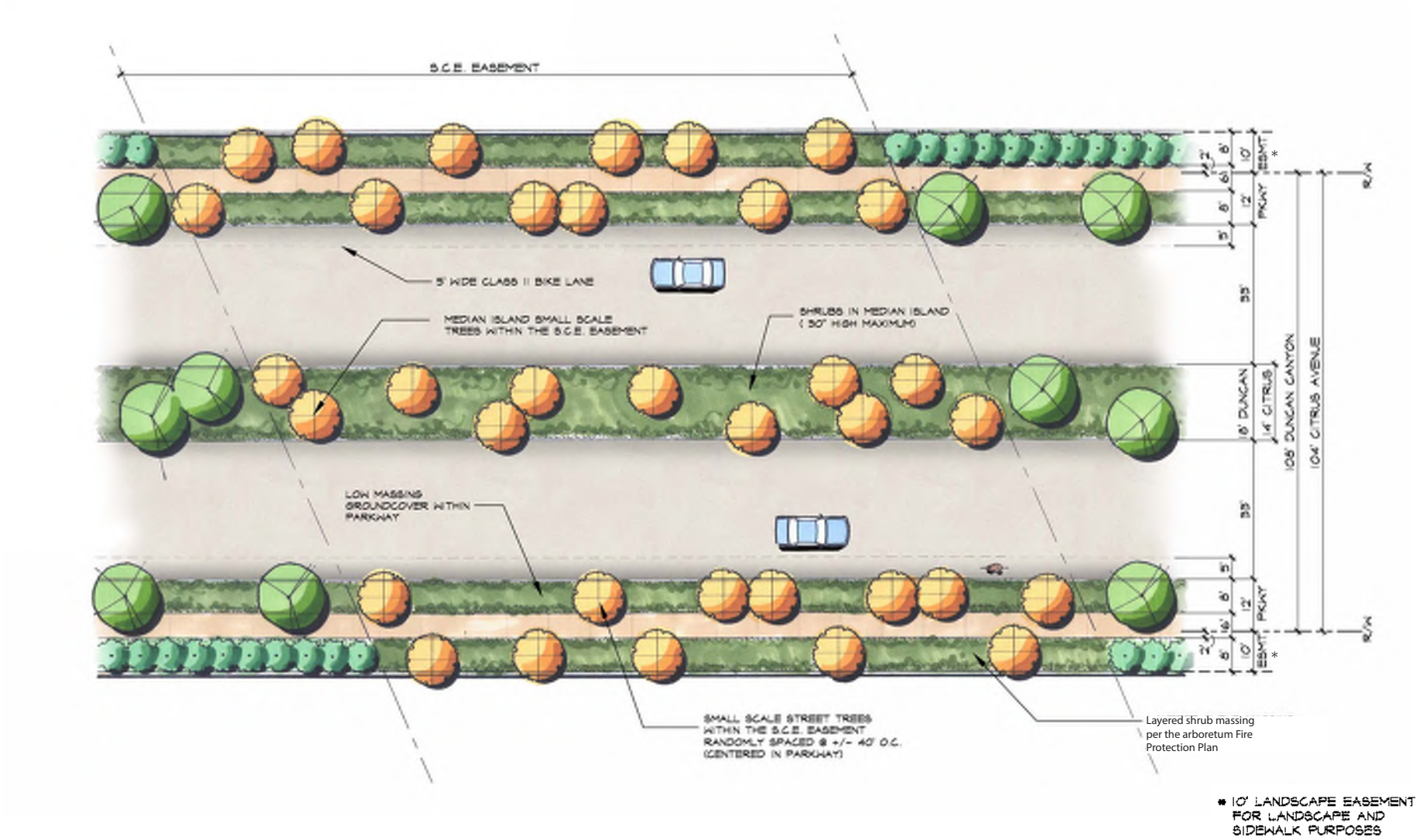
PERIMETER STREETS - OPTION B (VINEYARDS)

FIGURE 6.4-B



DUNCAN CANYON AND CITRUS AVENUE AT EASEMENT B—B

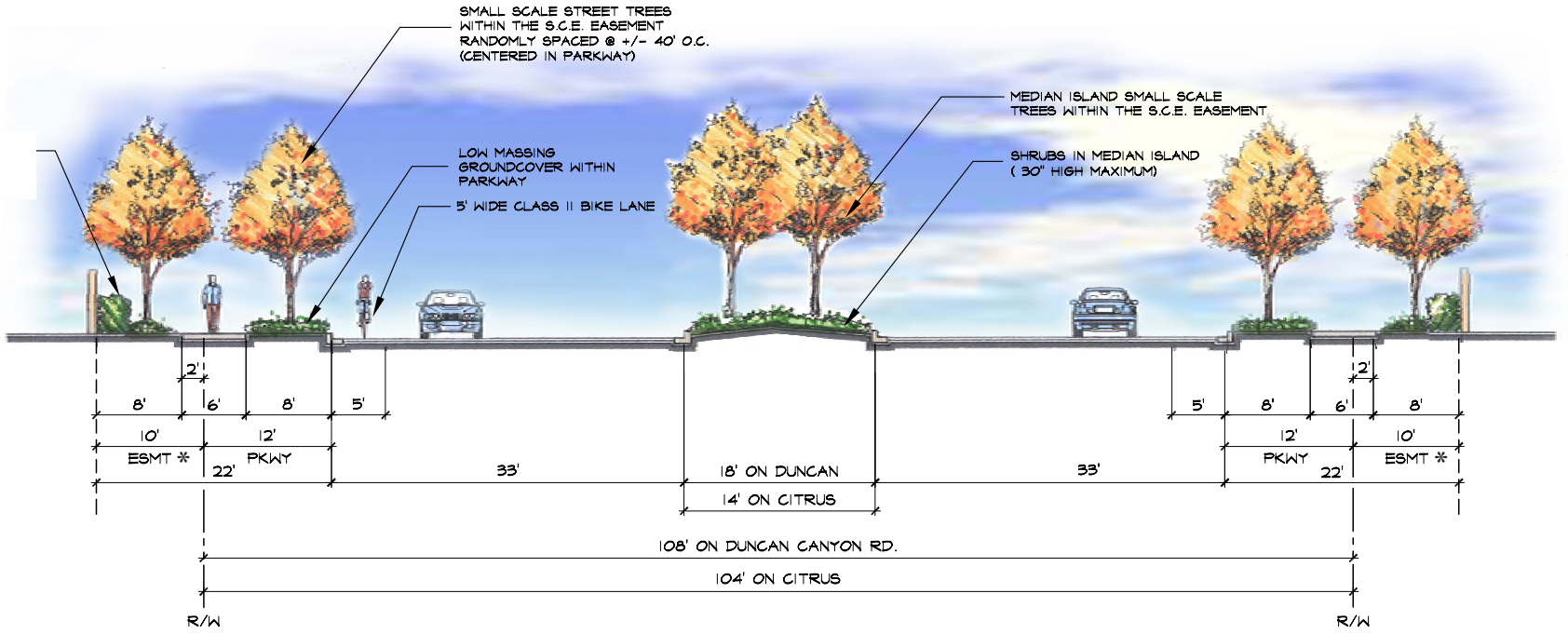
FIGURE 6.5-A



DUNCAN CANYON AND CITRUS AVENUE AT B—B EASEMENT

FIGURE 6.5-B

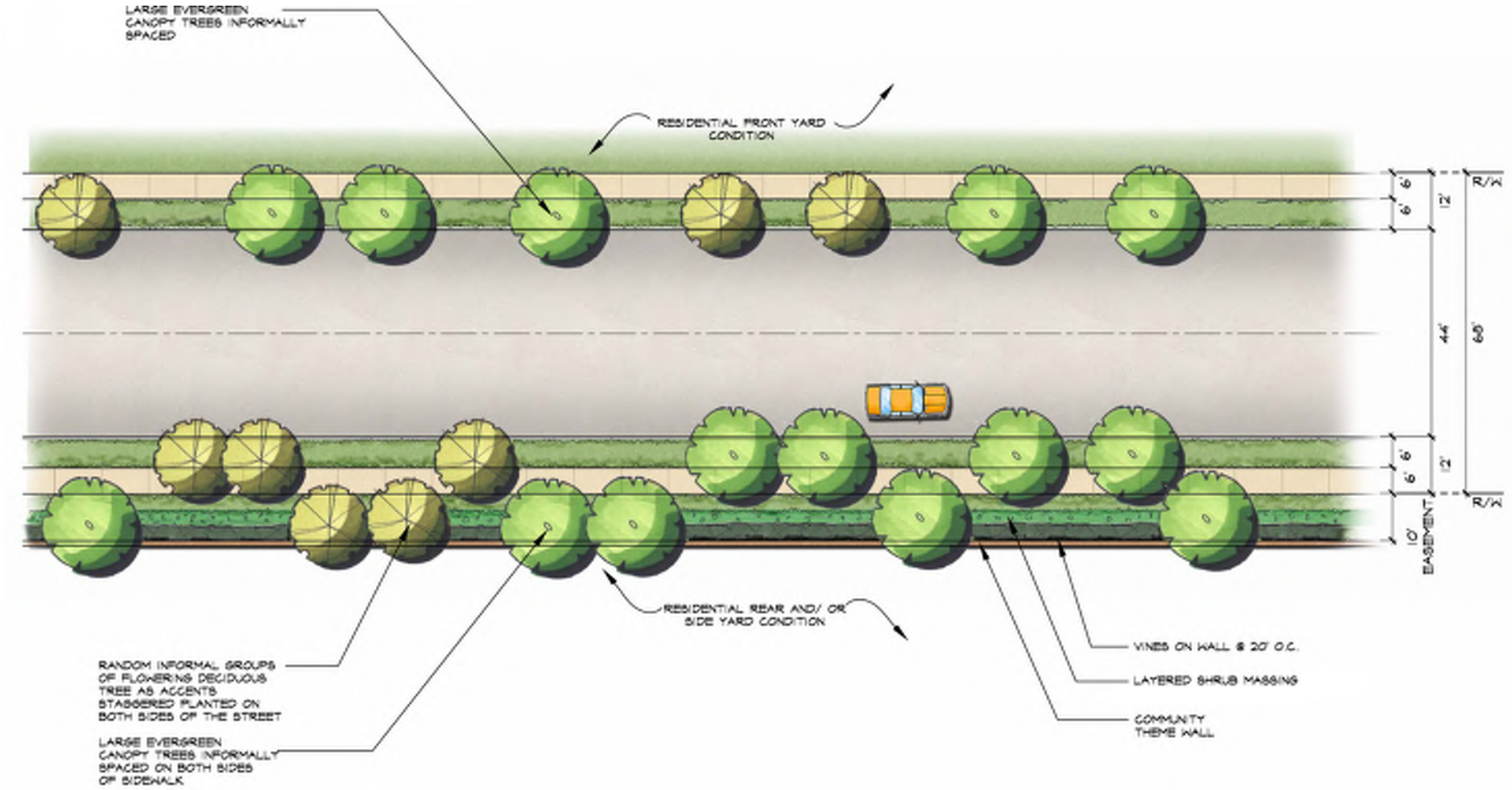
Layered shrub massing per the arboretum Fire Protection Plan

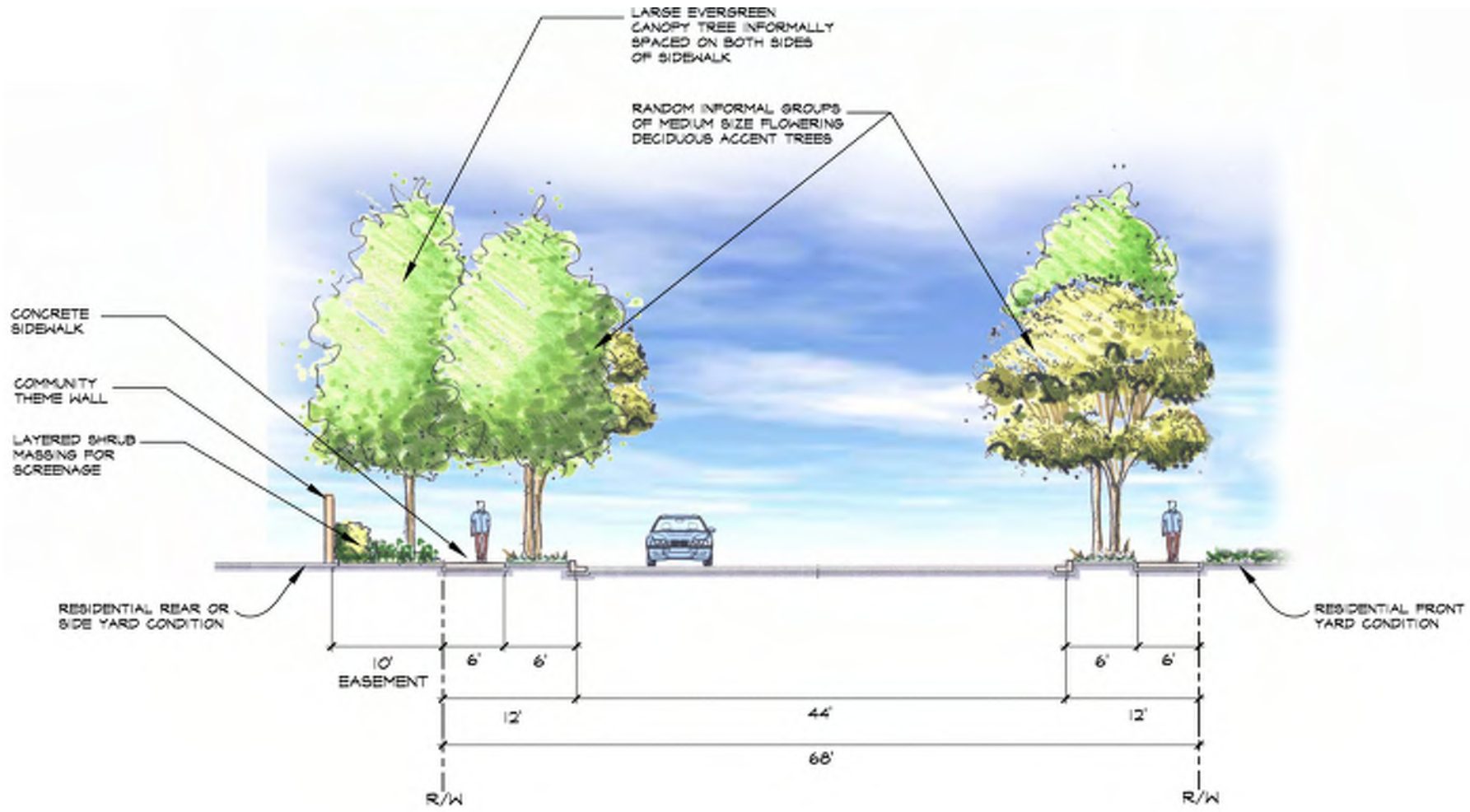


* 10' LANDSCAPE EASEMENT FOR LANDSCAPE AND SIDEWALK PURPOSES

COLLECTOR STREETS

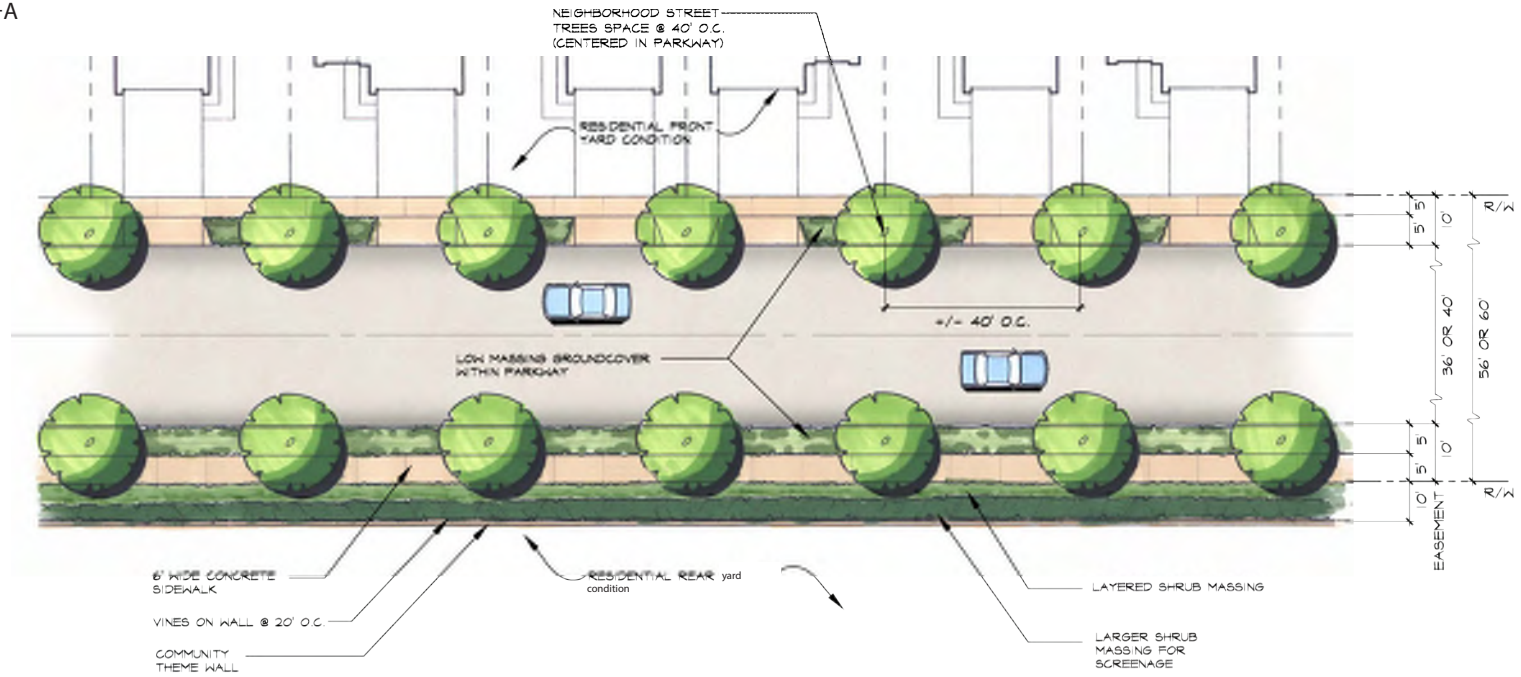
FIGURE 6.6-A



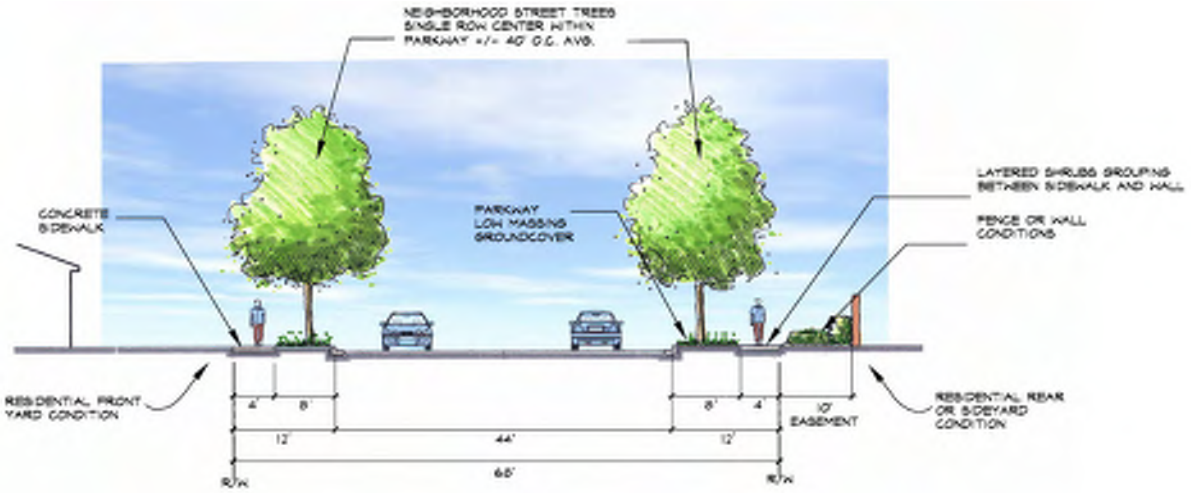

LARGE EVERGREEN CANOPY TREE INFORMALLY SPACED ON BOTH SIDES OF SIDEWALK
RANDOM INFORMAL GROUPS OF MEDIUM SIZE FLOWERING DECIDUOUS ACCENT TREES
CONCRETE SIDEWALK
COMMUNITY THEME WALL
LAYERED SHRUB MASSING FOR SCREENAGE
RESIDENTIAL REAR OR SIDE YARD CONDITION
RESIDENTIAL FRONT YARD CONDITION
10' EASEMENT
6'
6'
6'
6'
12'
44'
12'
68'
R/W
R/W

LOCAL STREETS

FIGURE 6.7-A

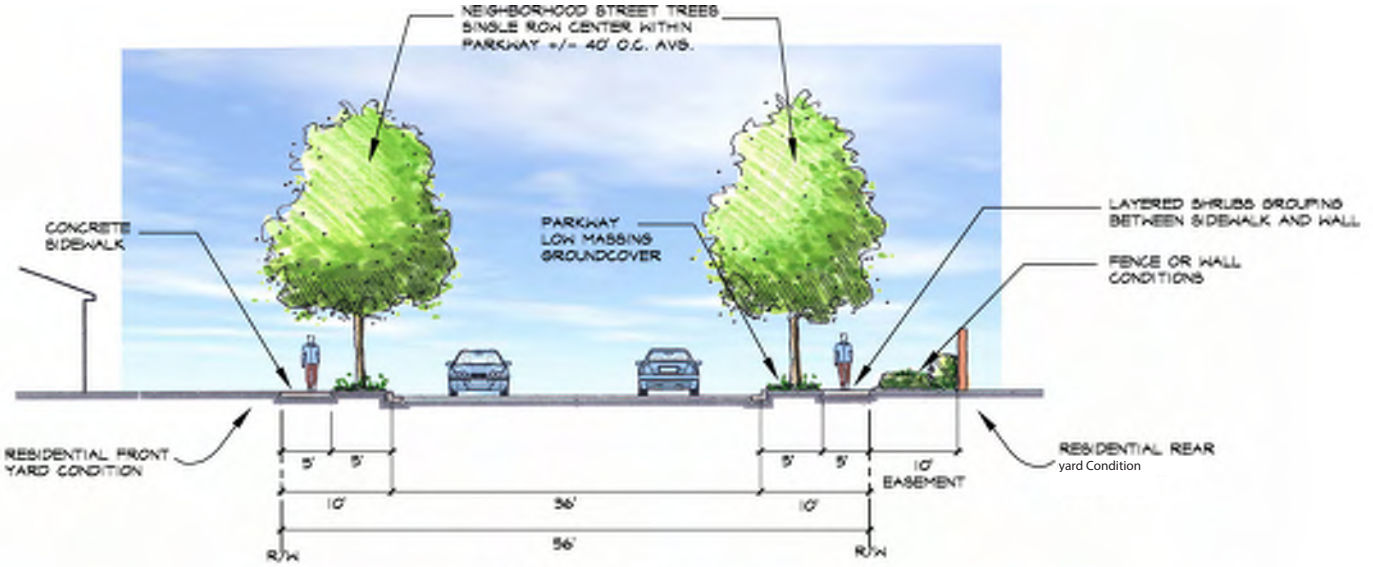


Local Entry Street Section

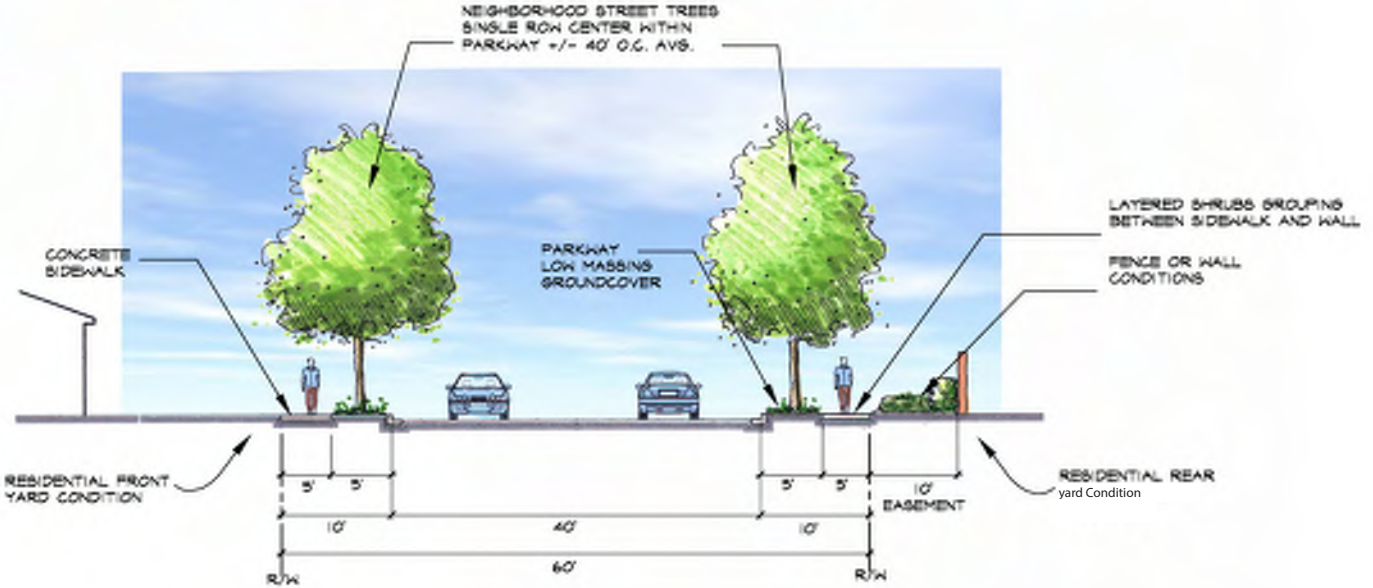


* For residential side yard condition, see page 8-7, 8-9, and 8-11.

36' Wide Street Section



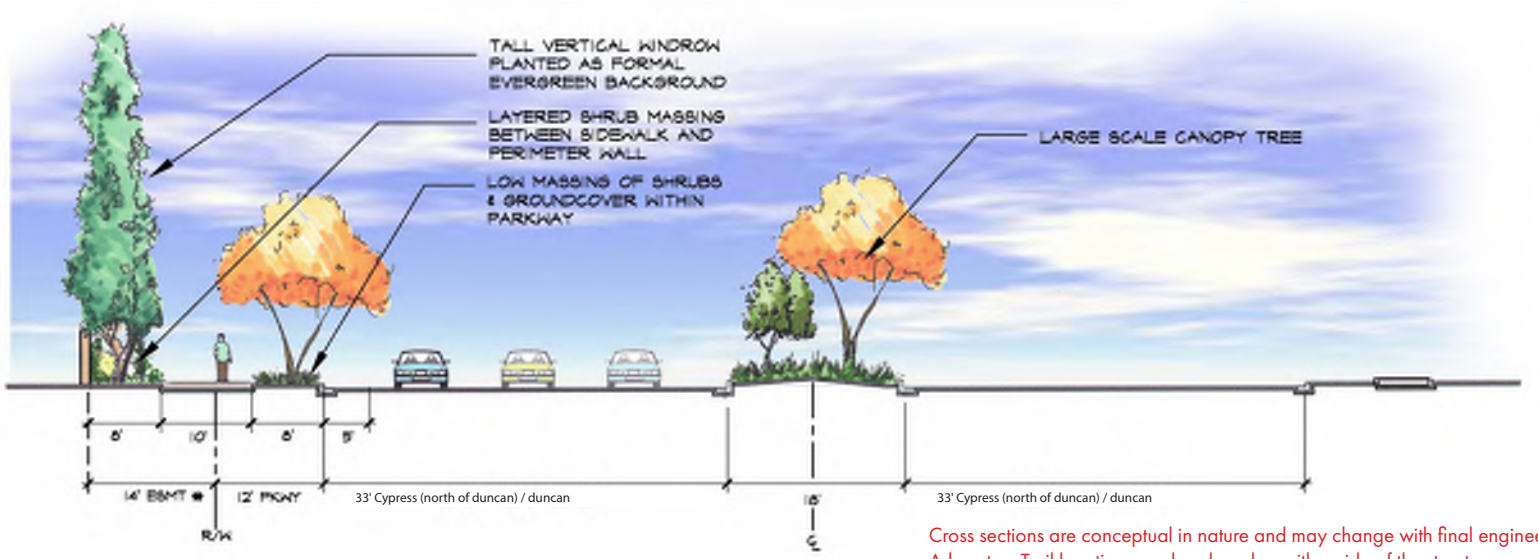
40' Wide Street Section



* For residential side yard condition, see page 8-7, 8-9, and 8-11.

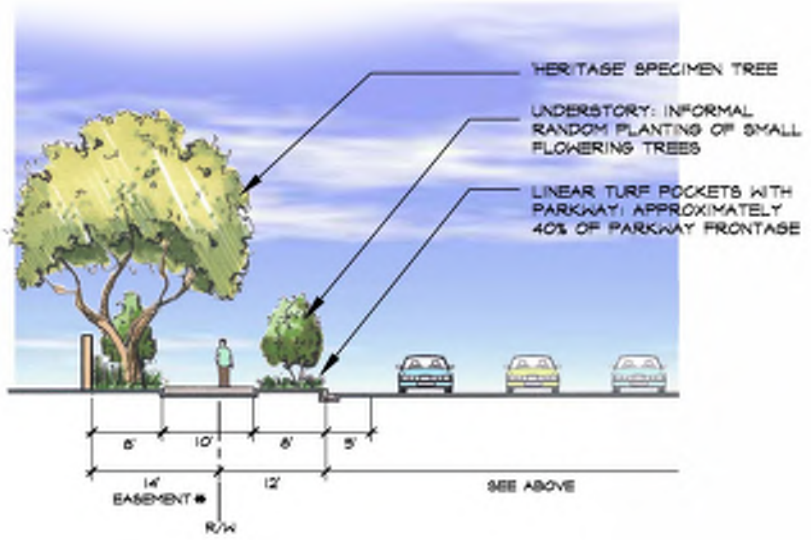
ARBORETUM TRAIL AT PERIMETER STREETS - WITH OPTIONS

FIGURE 6.8-A

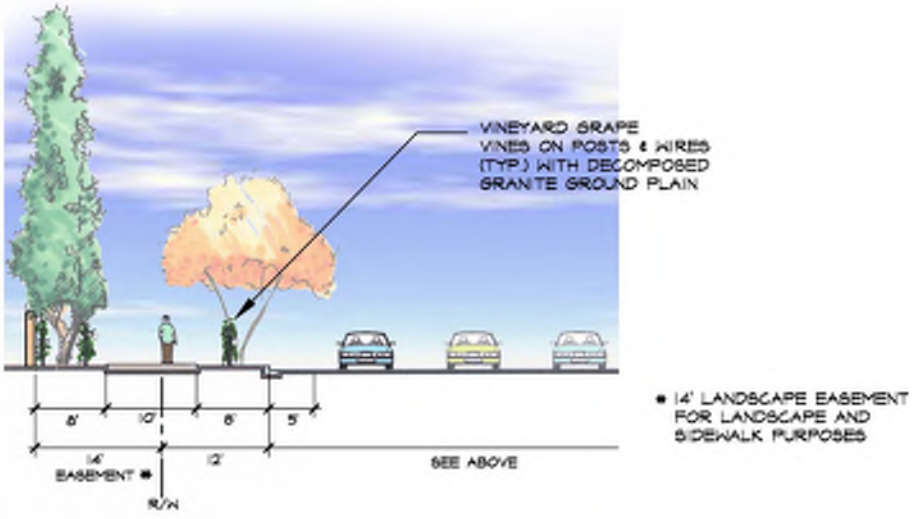


Cross sections are conceptual in nature and may change with final engineering. Arboretum Trail location may be placed on either side of the street.

Option A (Specimen Trees)

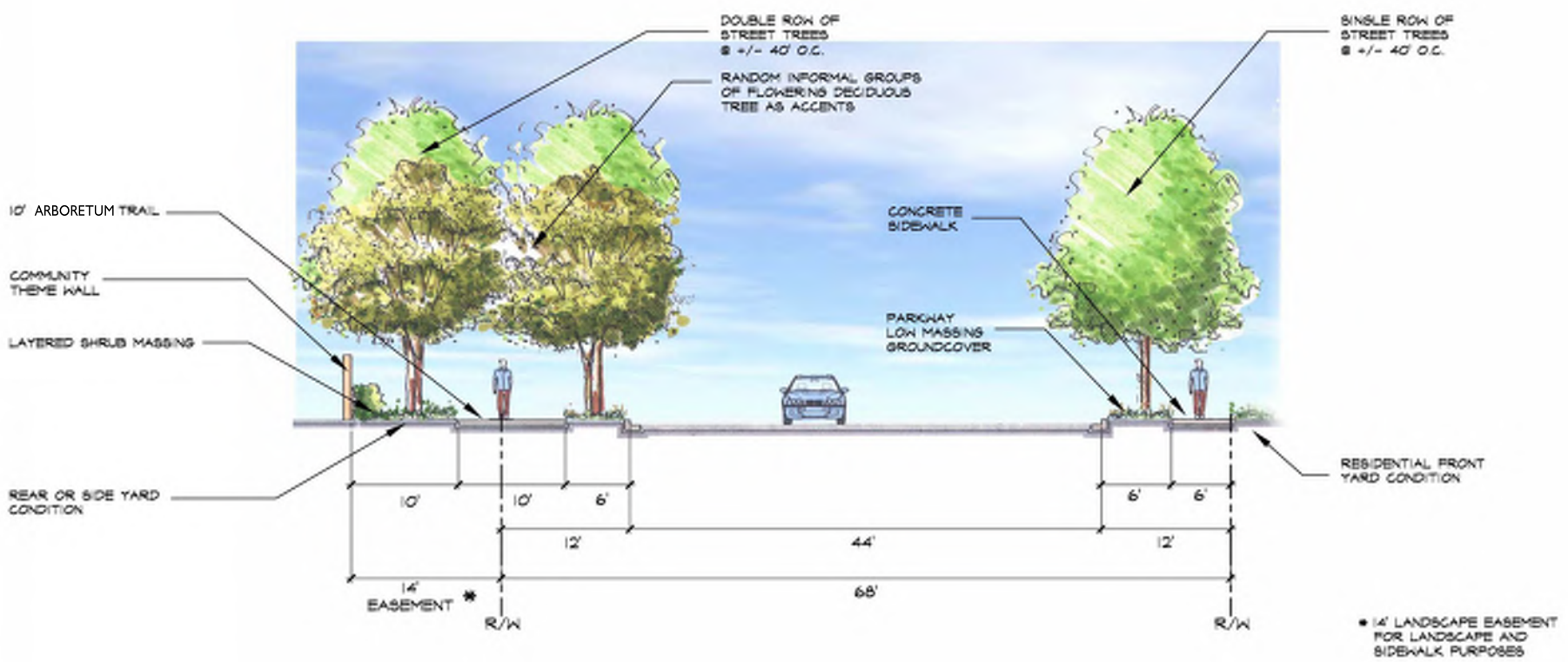


Option B (Vineyards)



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.

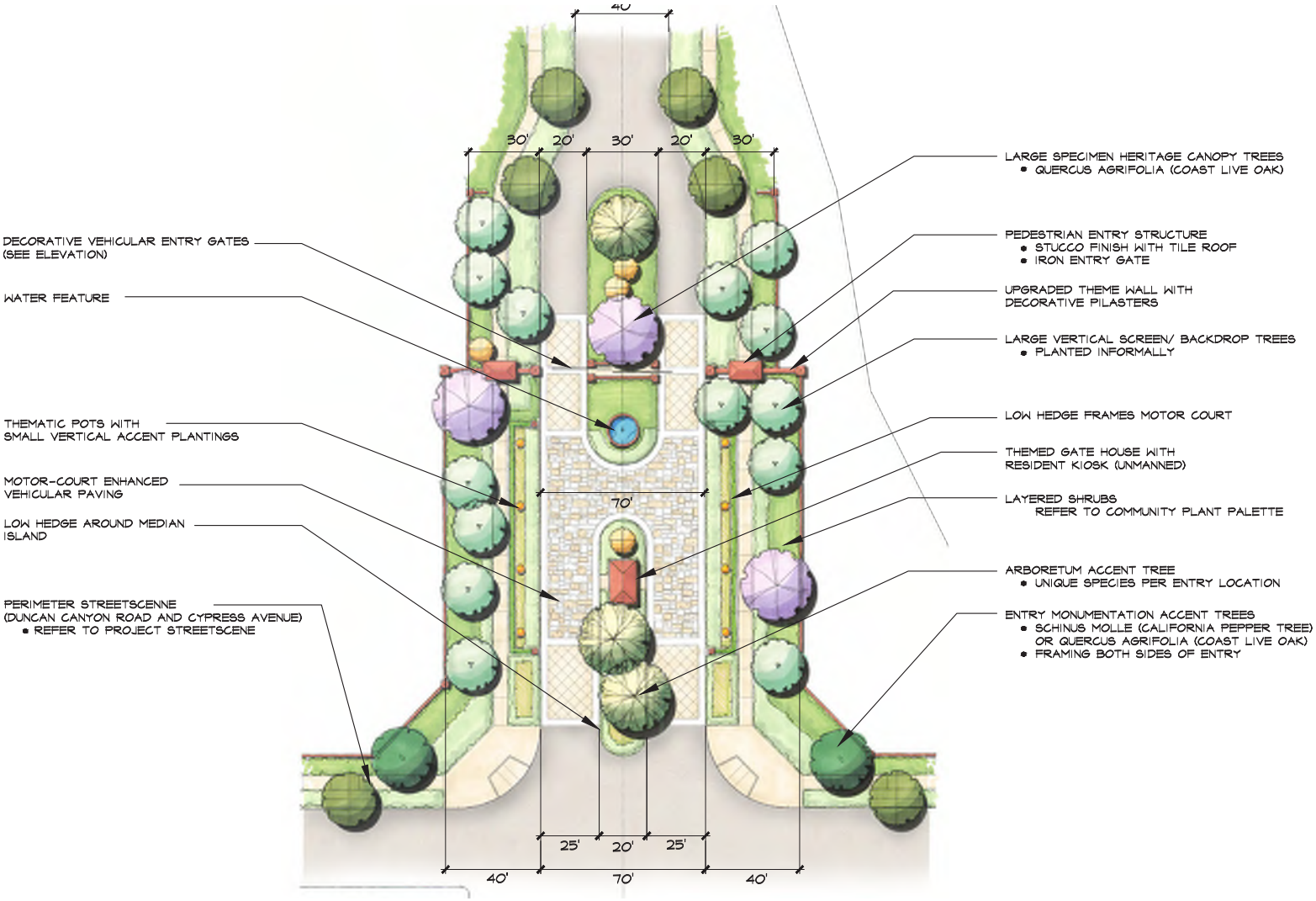
The features contained at this monumentation are as follows:

- 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

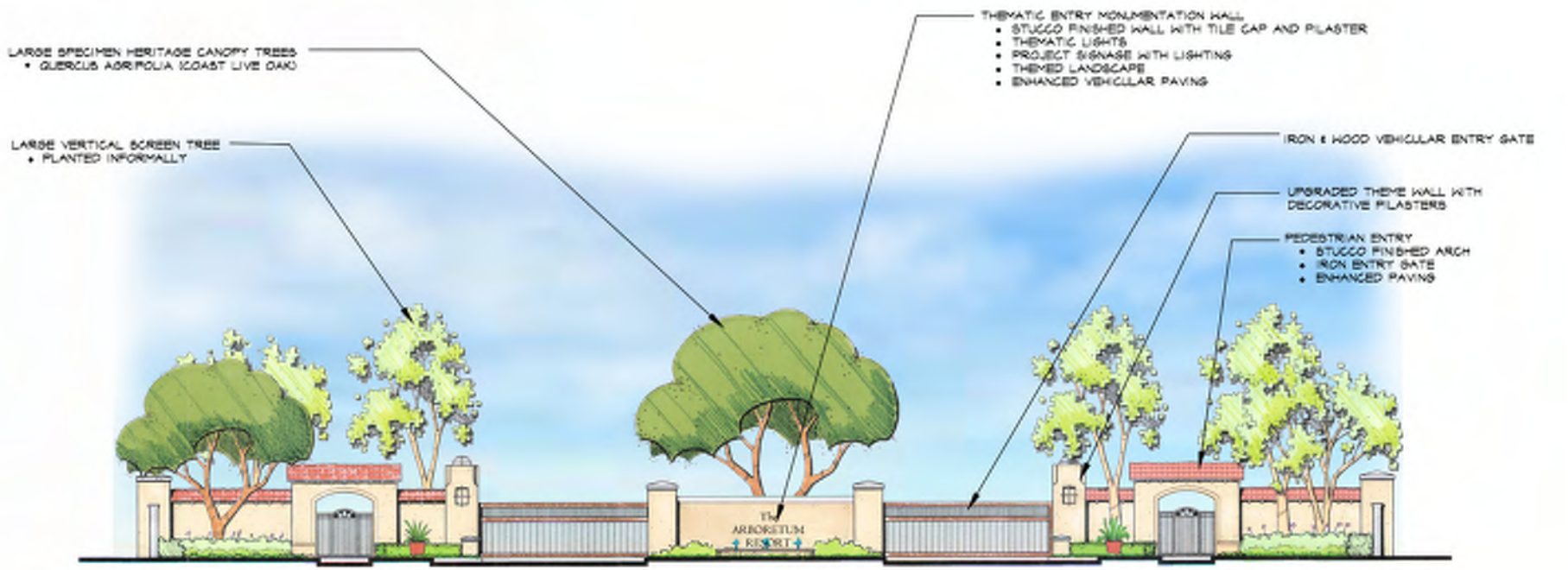
FIGURE 6.11-A



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.

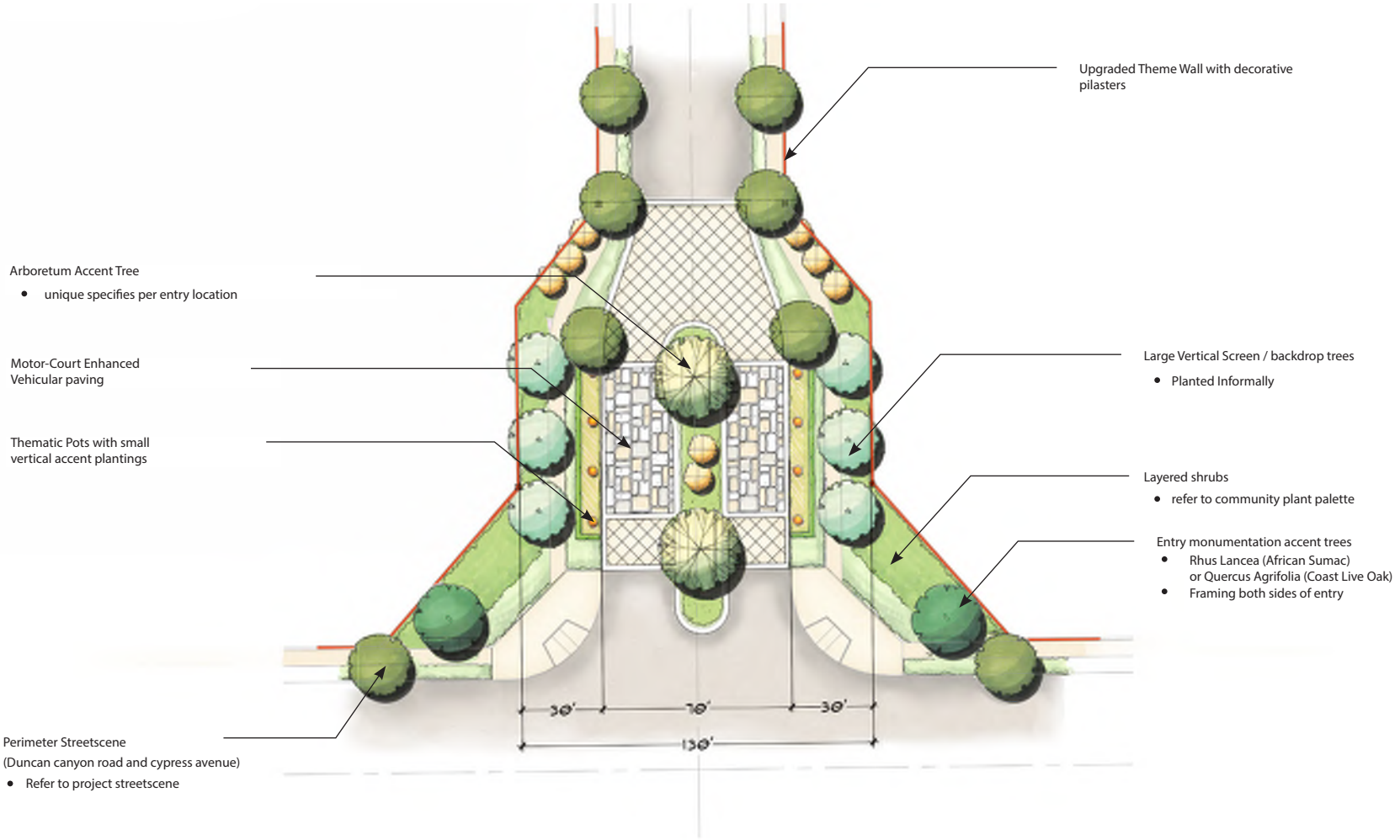
PRIMARY GATED ENTRY

FIGURE 6.11-B



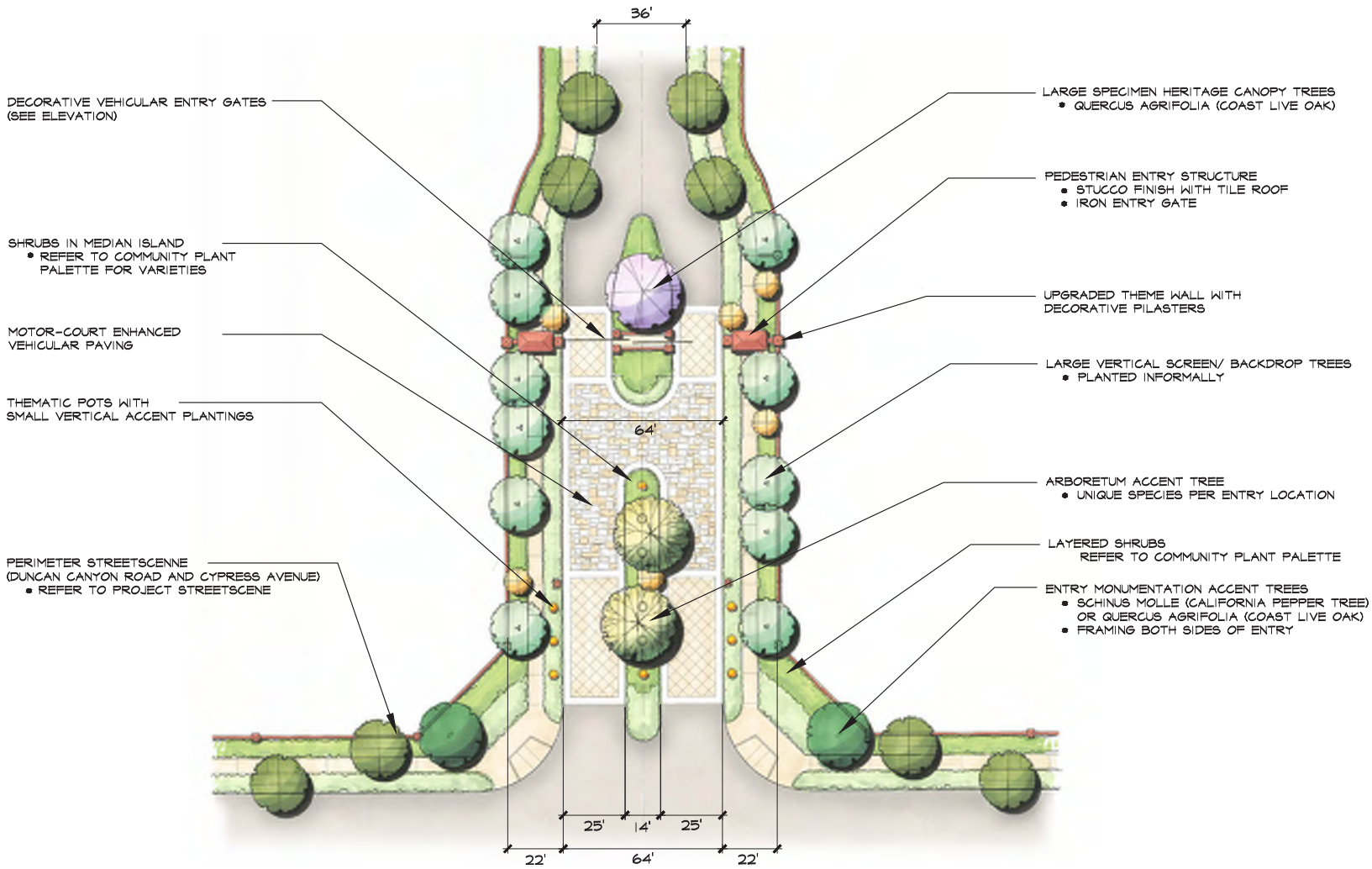
PRIMARY NONGATED ENTRY

FIGURE 6.12



SECONDARY GATED ENTRY

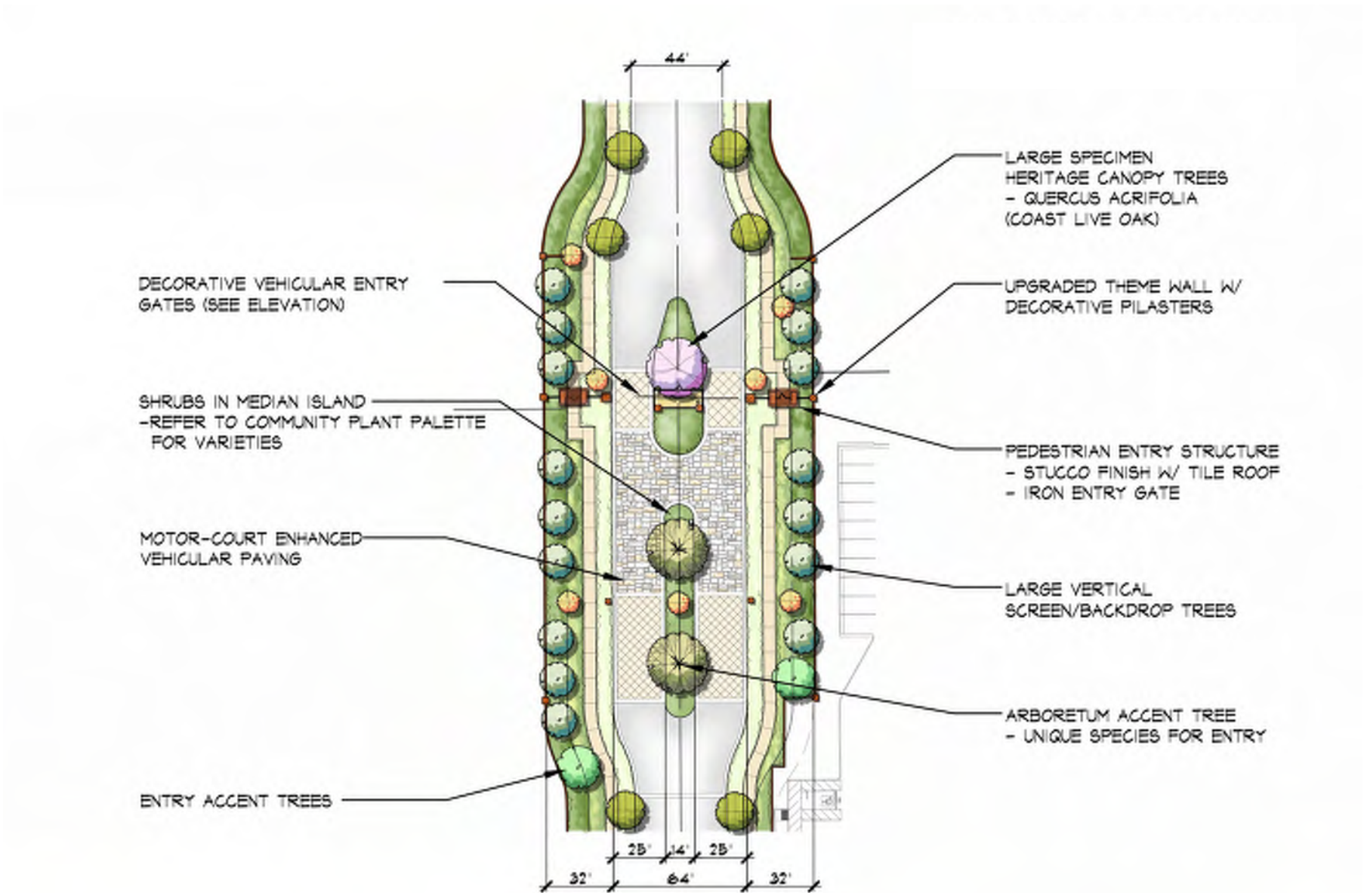
FIGURE 6.13



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.

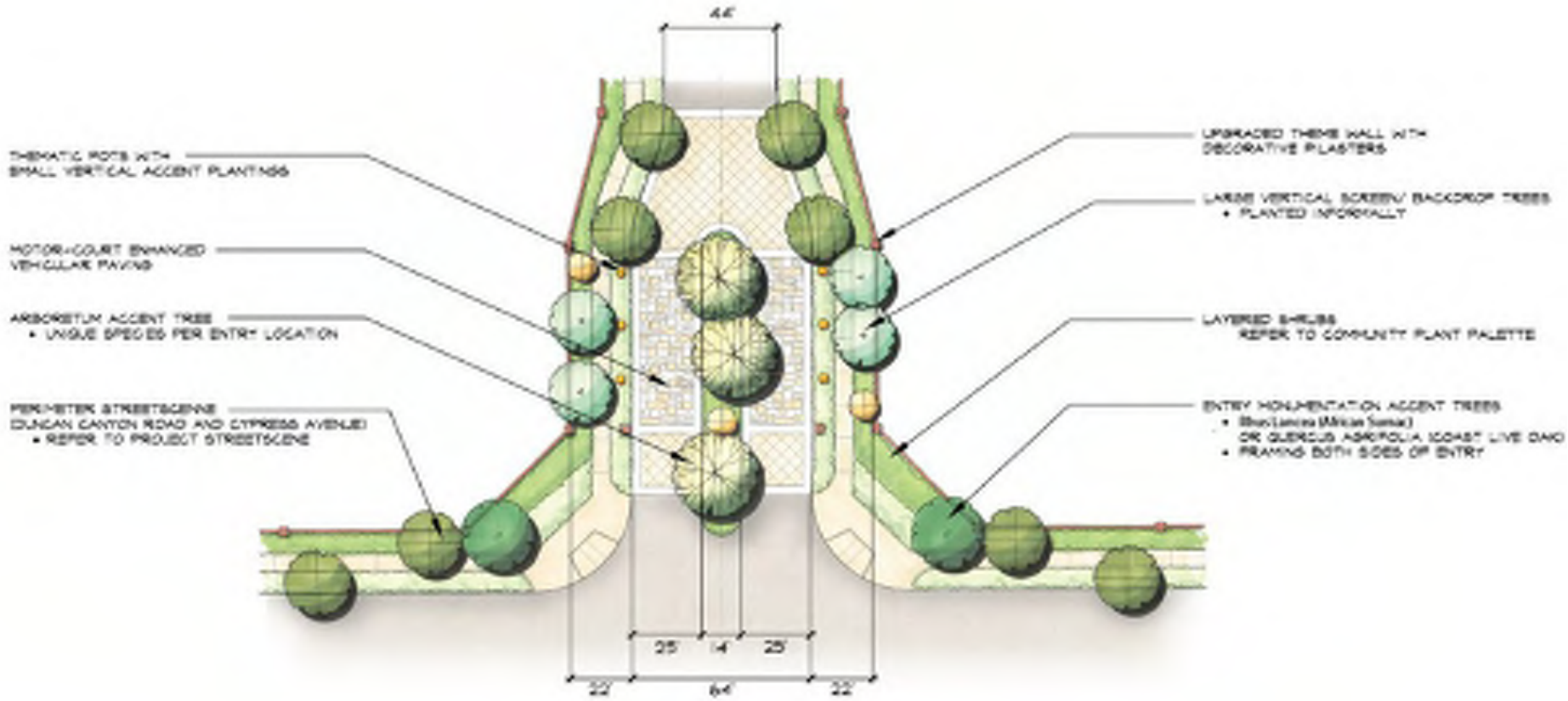
SECONDARY GATED ENTRY - TERRA VISTA ENTRY

FIGURE 6.13-A



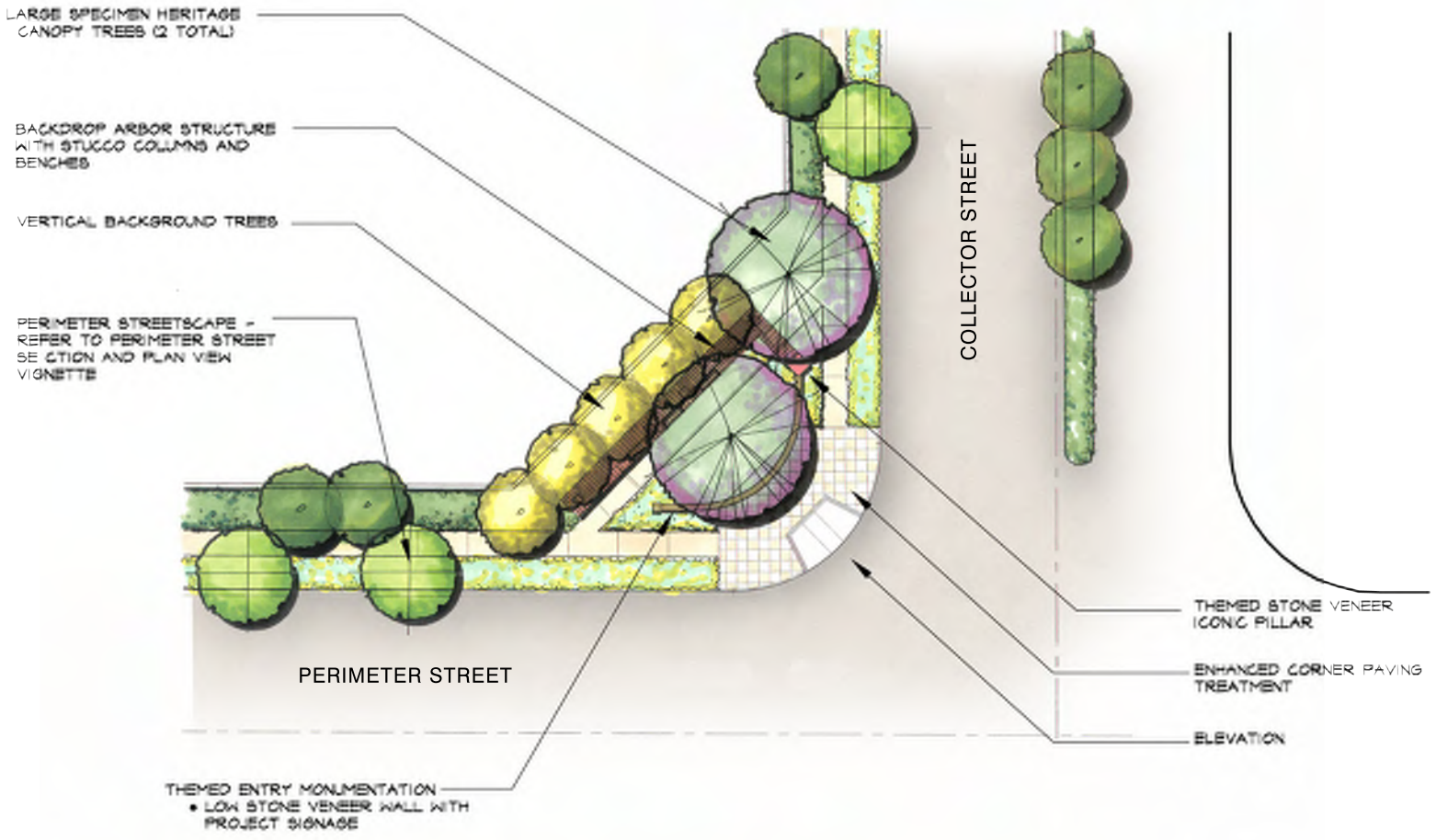
SECONDARY NONGATED ENTRY - CORNER

FIGURE 6.14



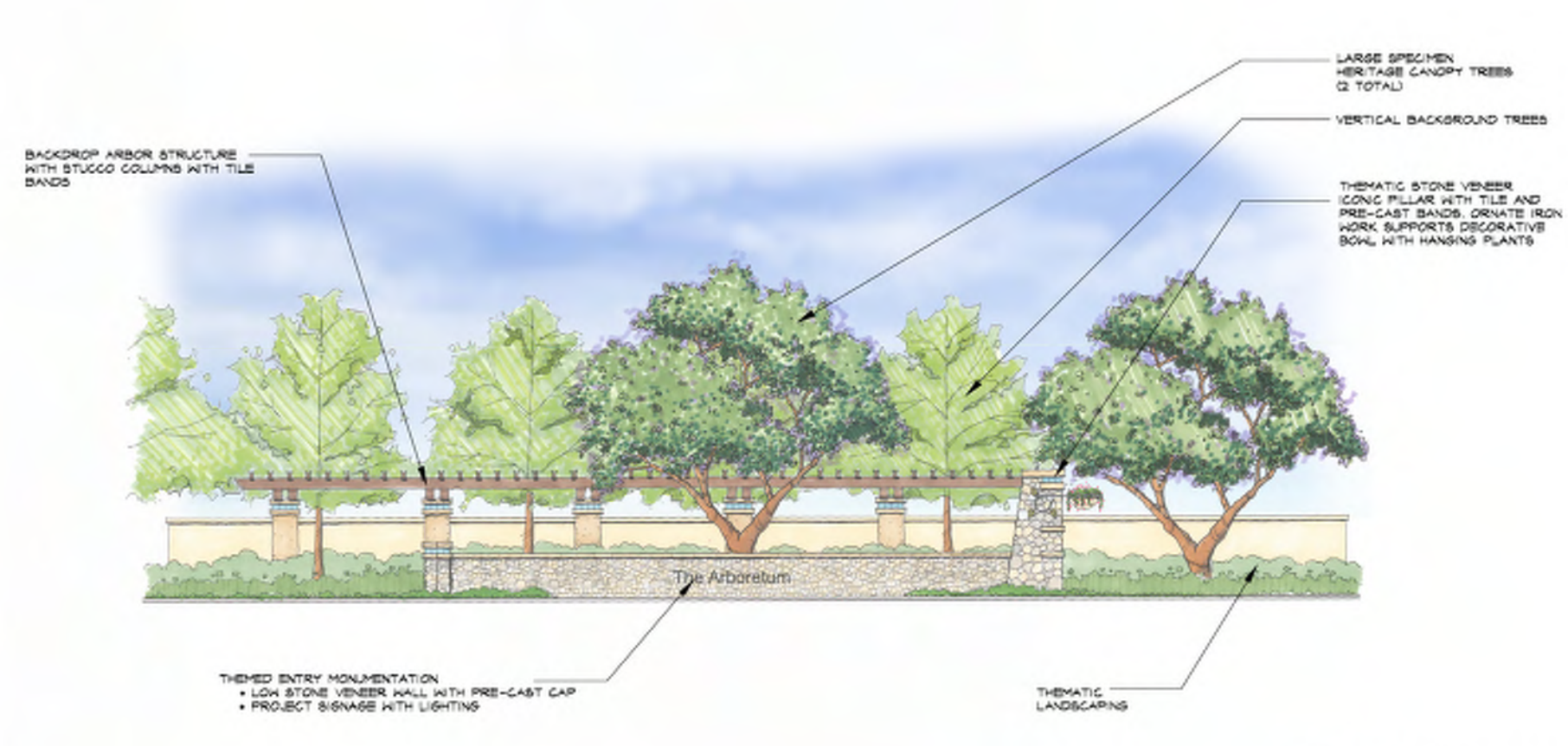
TYPICAL COMMUNITY ENTRY MONUMENTATION

FIGURE 6.15-A



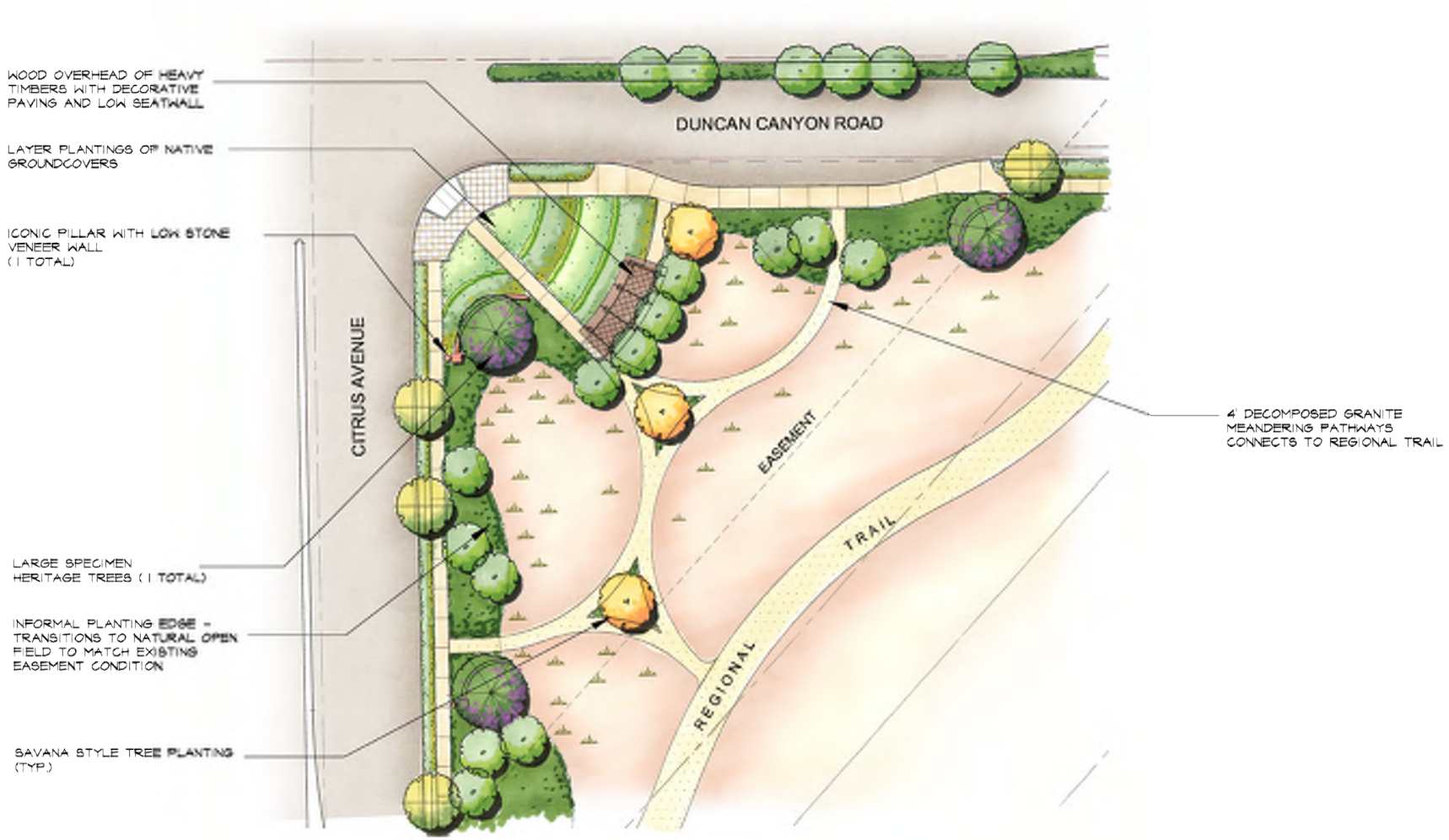
TYPICAL COMMUNITY ENTRY MONUMENTATION

FIGURE 6.15-B



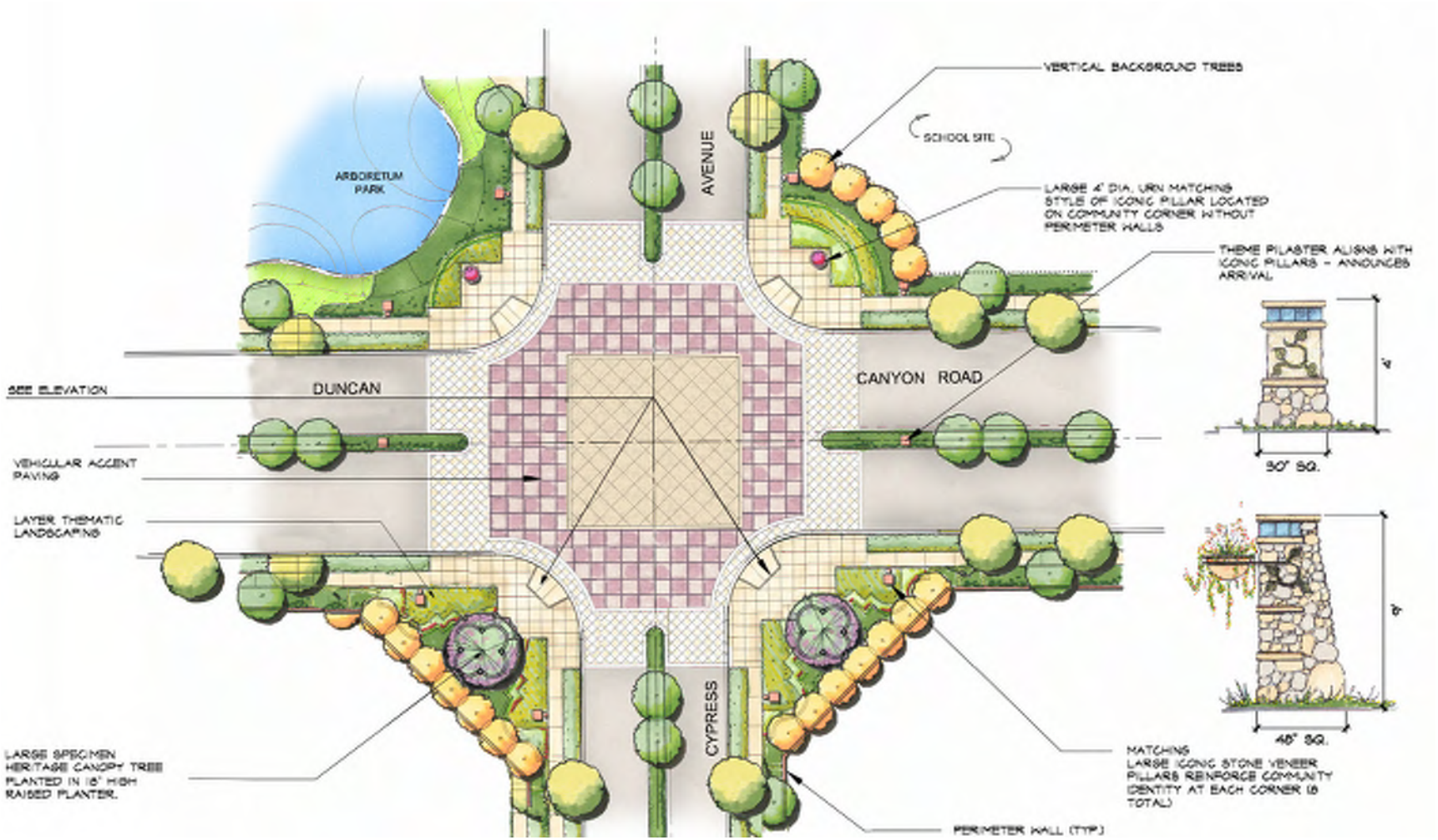
COMMUNITY ENTRY MONUMENTATION - CITRUS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.15-C



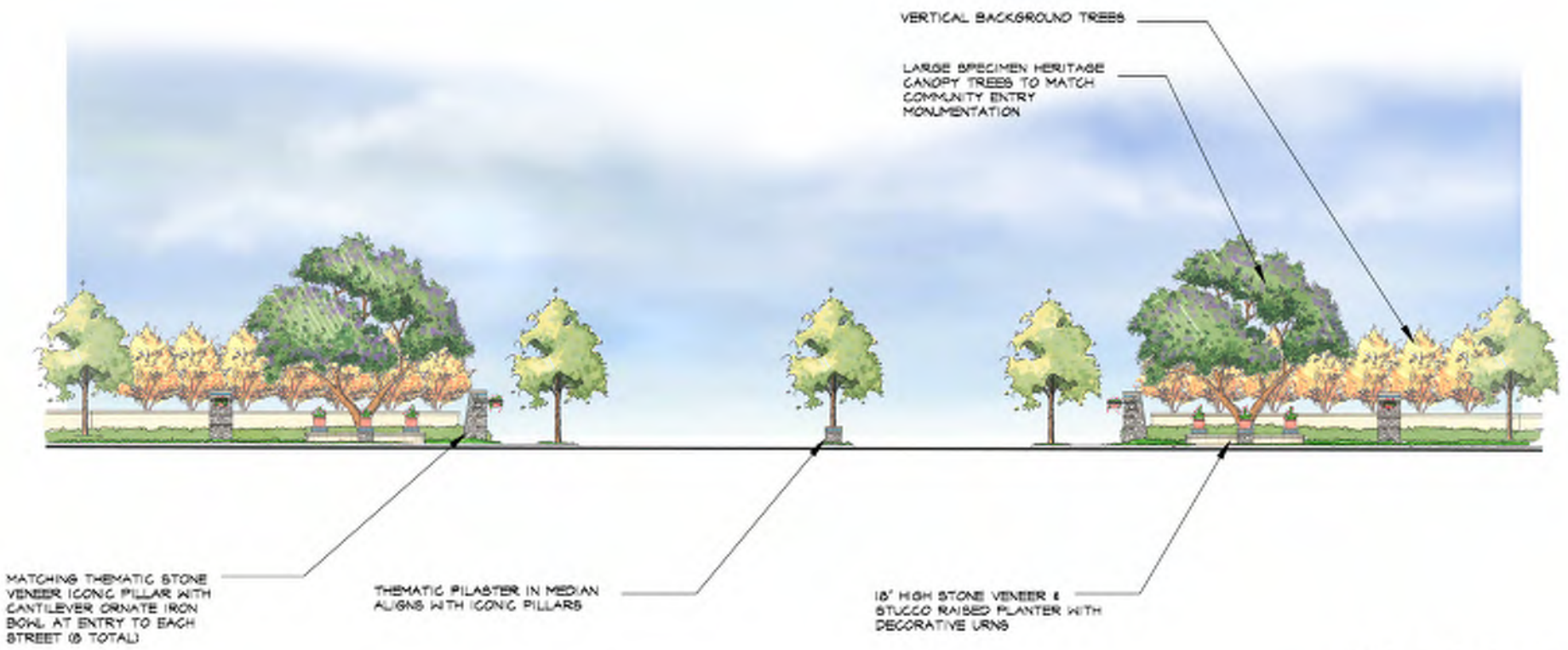
ICON MONUMENTATION

FIGURE 6.16-A



ICON MONUMENTATION

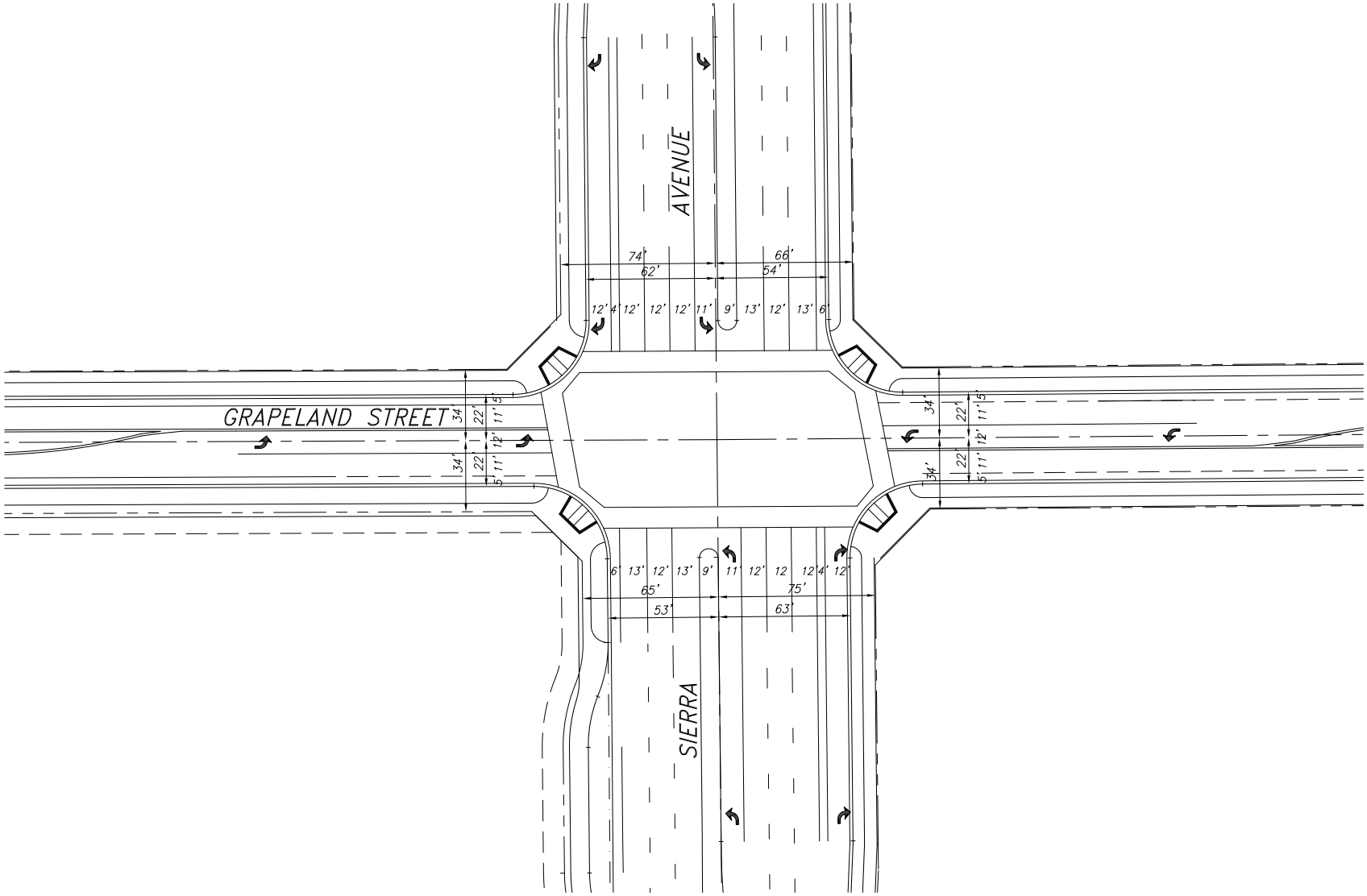
FIGURE 6.16-B



Note: There is no median on Cypress Avenue south of Duncan Canyon Road.

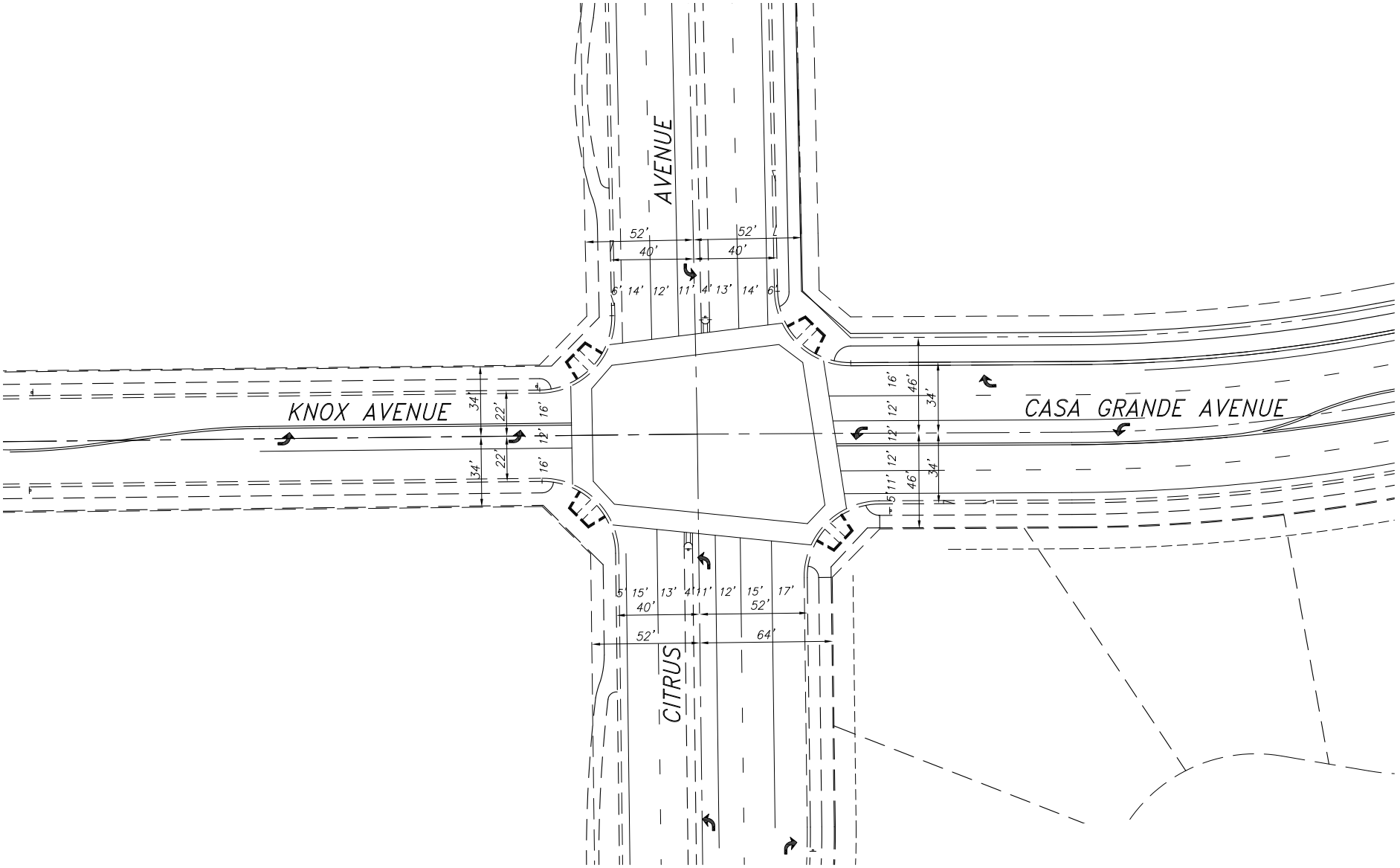
ROAD ALIGNMENT - SIERRA AVENUE AND GRAPELAND STREET

FIGURE 6.17-A



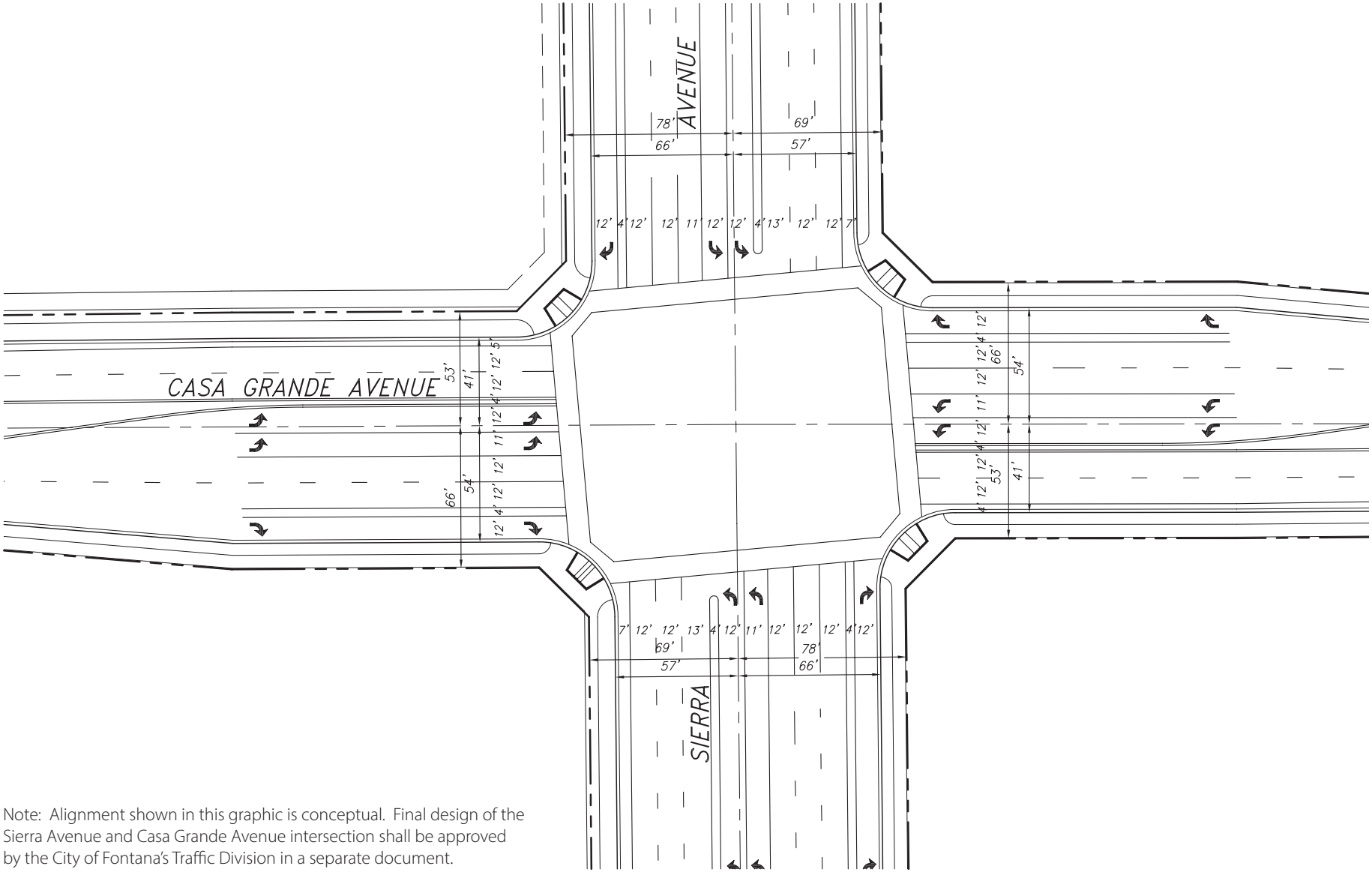
ROAD ALIGNMENT - CITRUS AVENUE AND CASA GRANDE AVENUE

FIGURE 6.17-B



ROAD ALIGNMENT - SIERRA AVENUE AND CASA GRANDE AVENUE

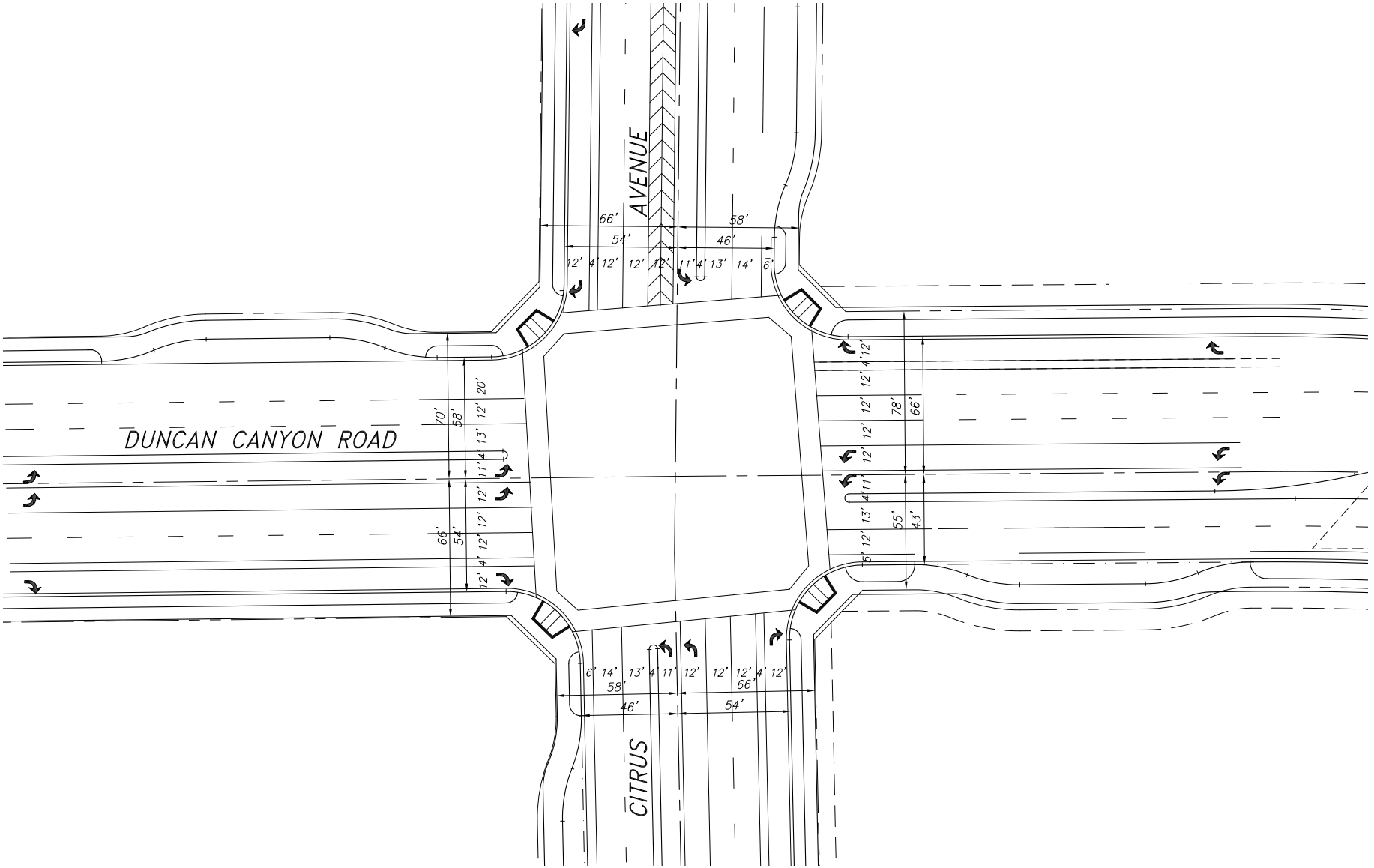
FIGURE 6.17-C



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.

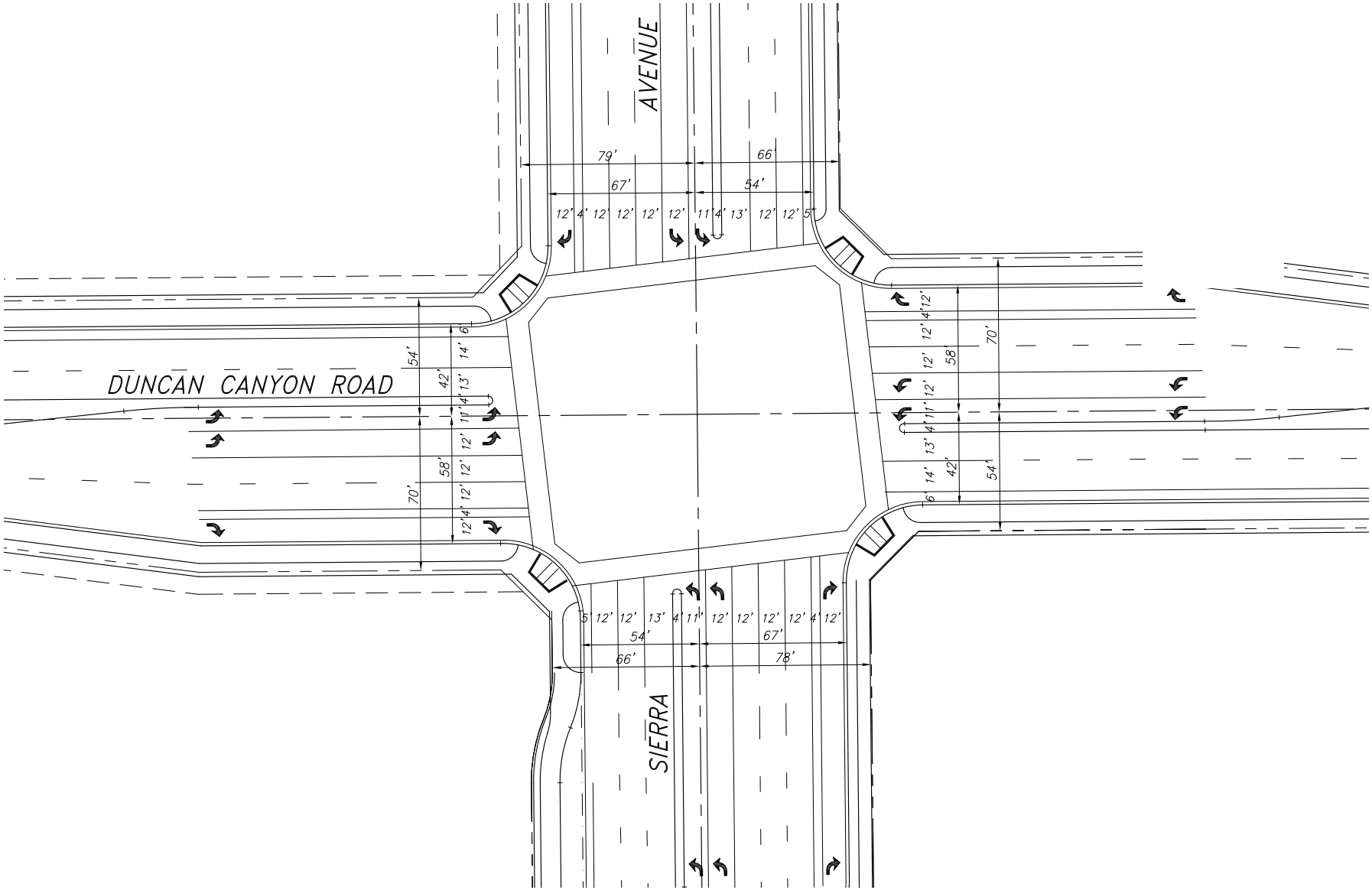
ROAD ALIGNMENT - CITRUS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-D



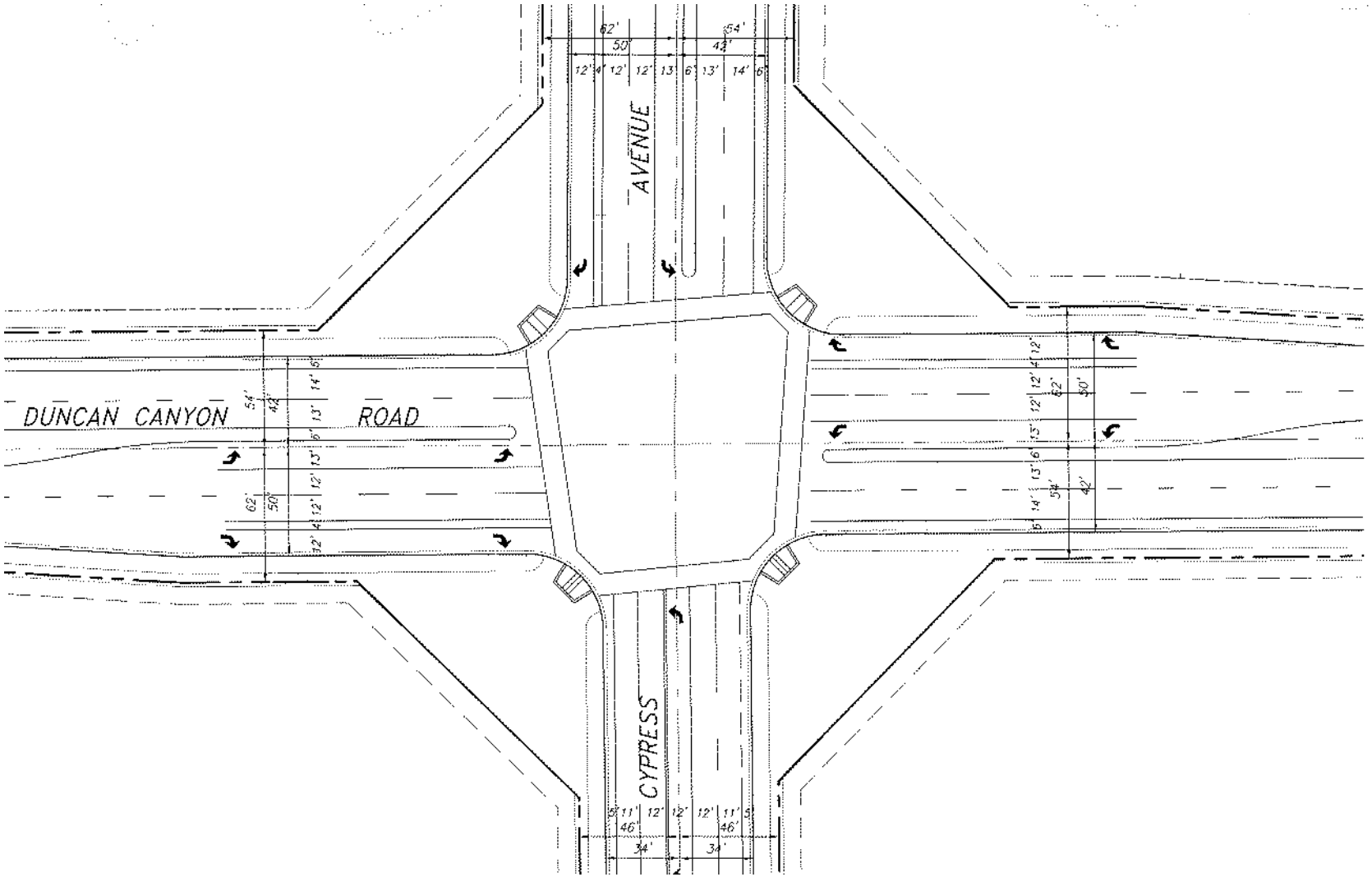
ROAD ALIGNMENT - SIERRA AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-E



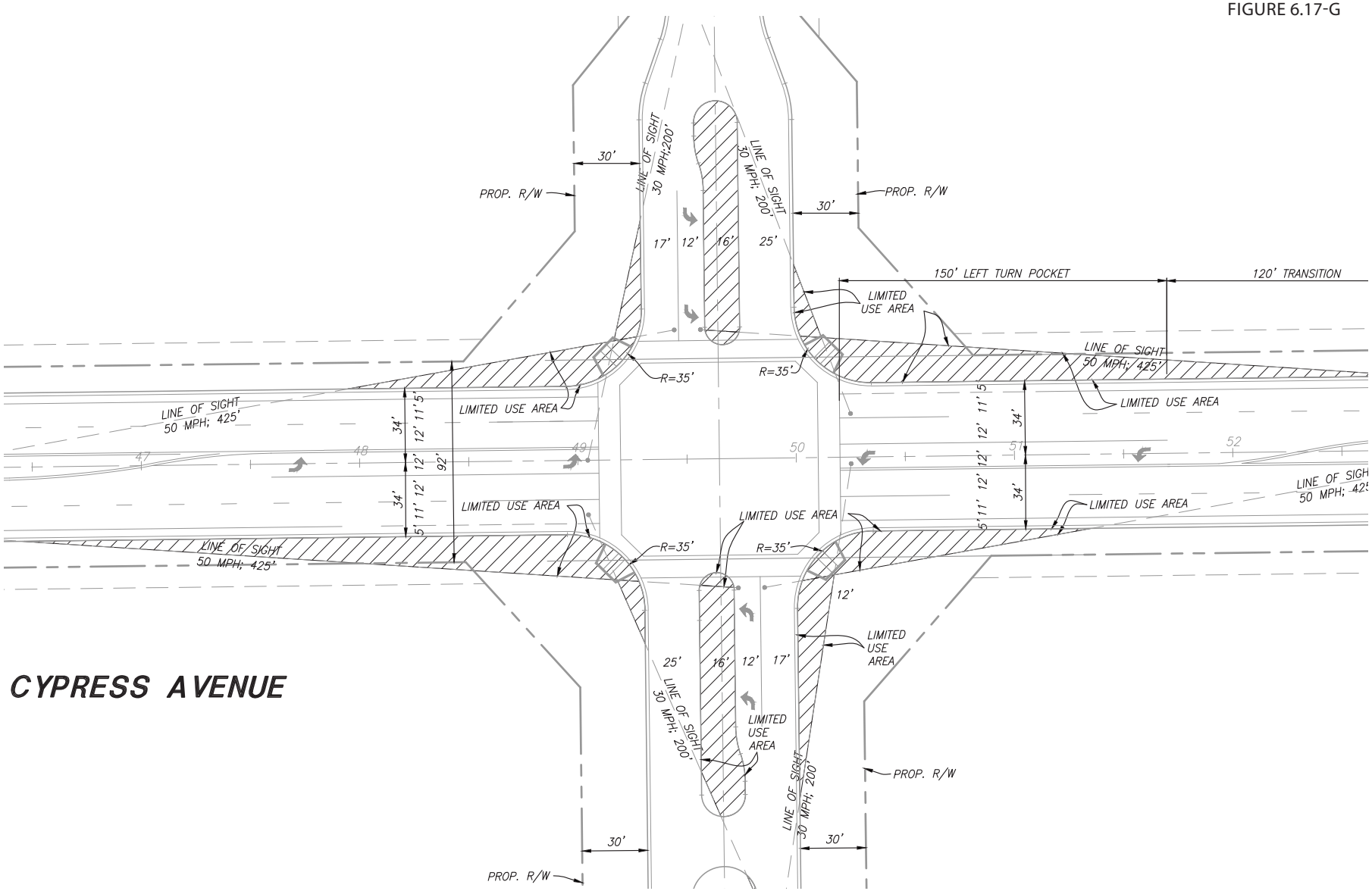
ROAD ALIGNMENT - CYPRESS AVENUE AND DUNCAN CANYON ROAD

FIGURE 6.17-F



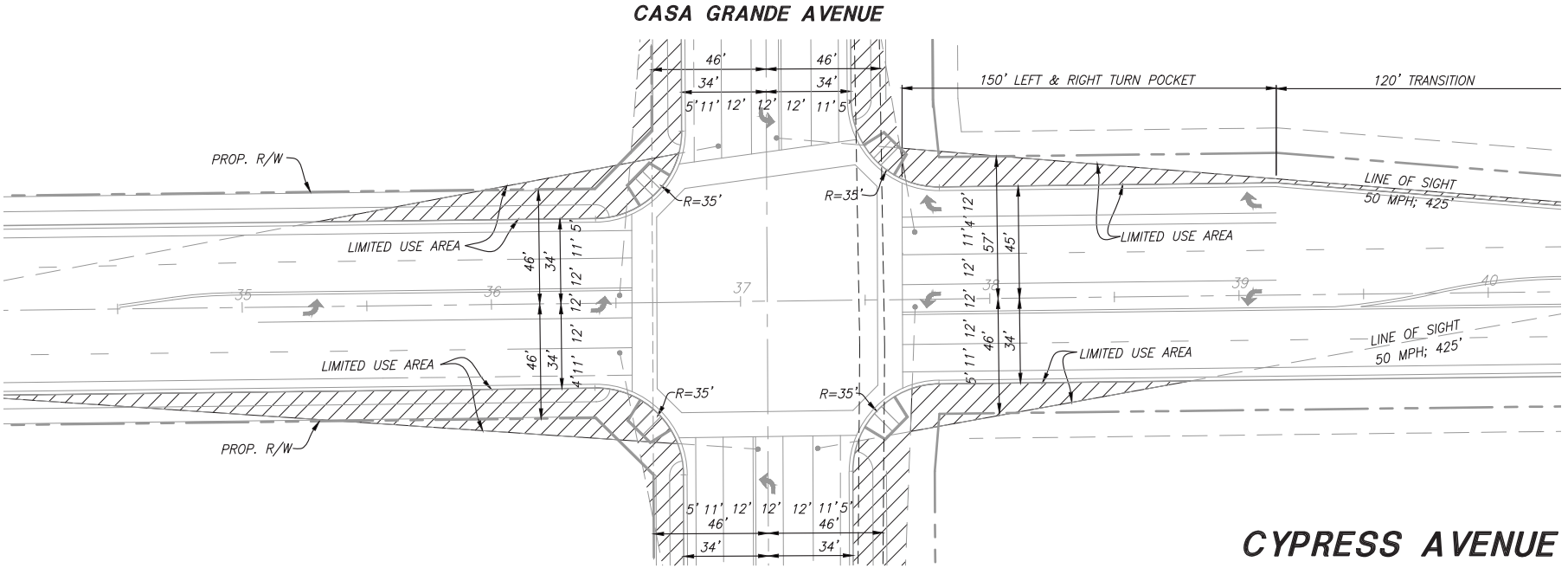
ROAD ALIGNMENT - CYPRESS AVENUE (SOUTH OF DUNCAN CANYON) AND FUTURE NEIGHBORHOOD STREET

FIGURE 6.17-G



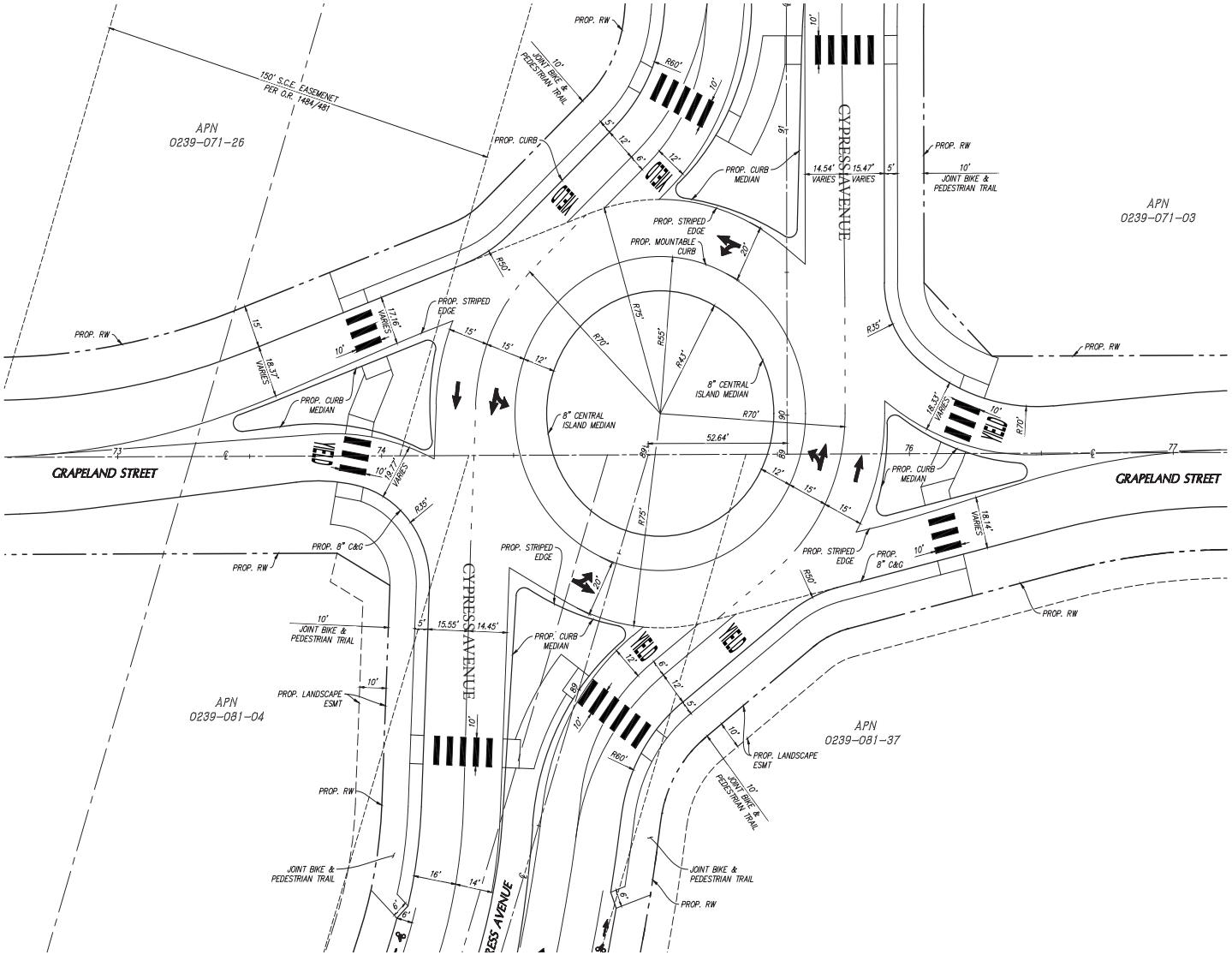
ROAD ALIGNMENT - CYPRESS AVENUE AND CASA GRANDE AVENUE

FIGURE 6.17-H



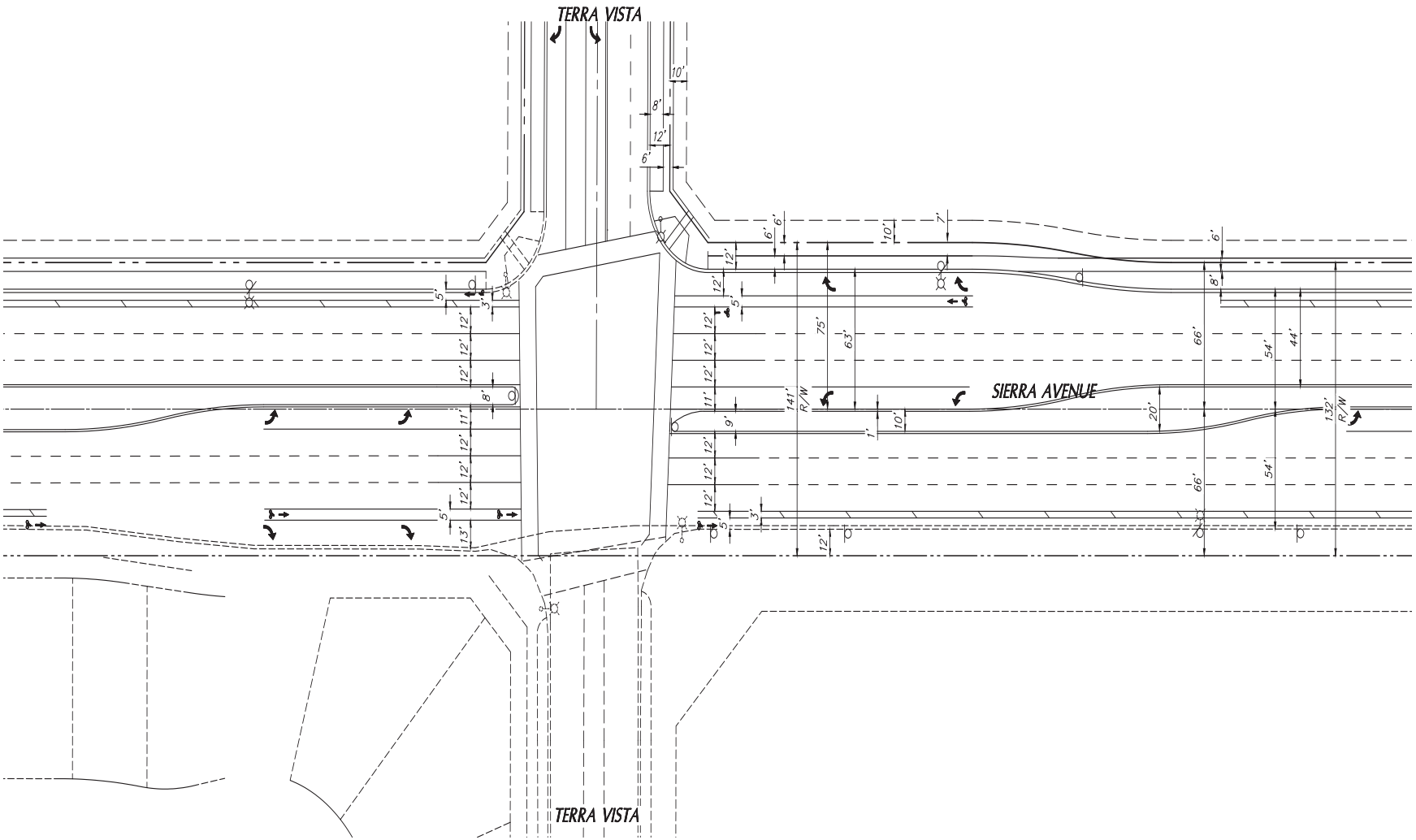
ROAD ALIGNMENT - GRAPELAND STREET AND CYPRESS AVENUE

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

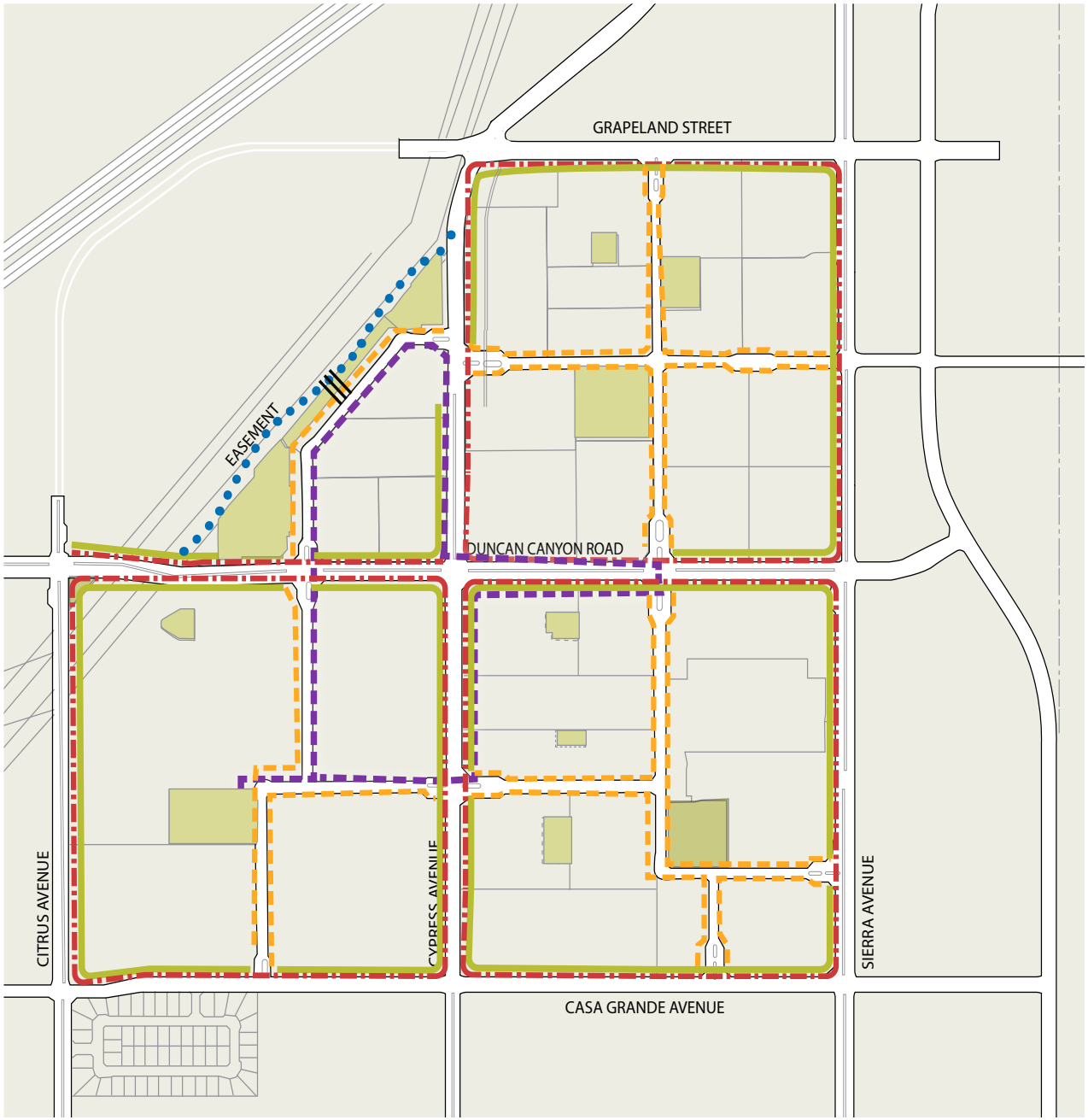
6.4.1 Pedestrian Environment

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

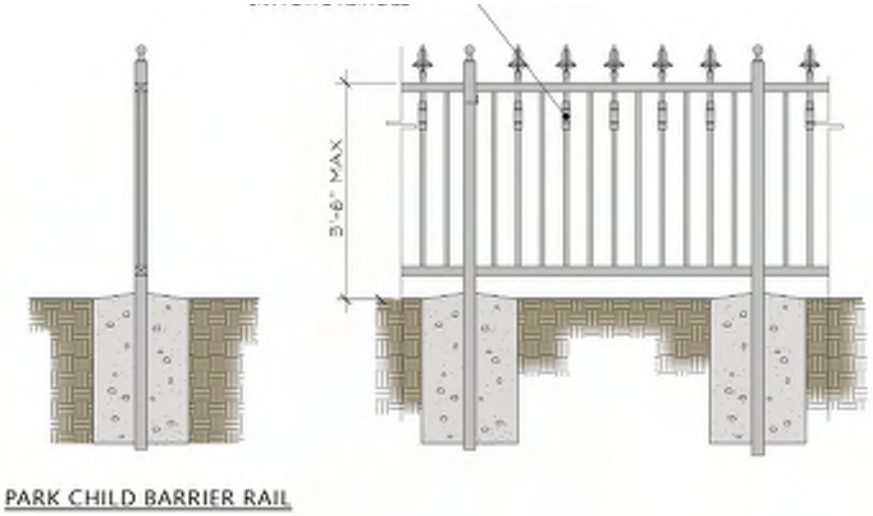
- 6'0" Community Theme Wall
- 6'0" Theme Wall at Entries

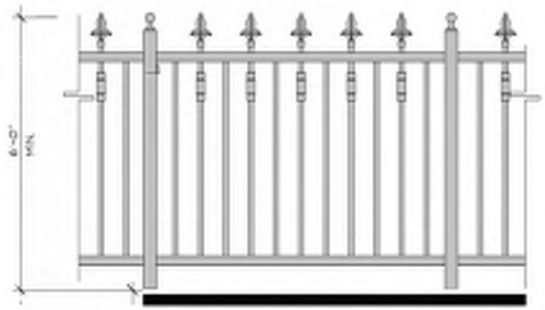
Note: Existing Walls at PA 1 of Gabion Ranch are installed and will not match the Arboretum specifications.

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.

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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.

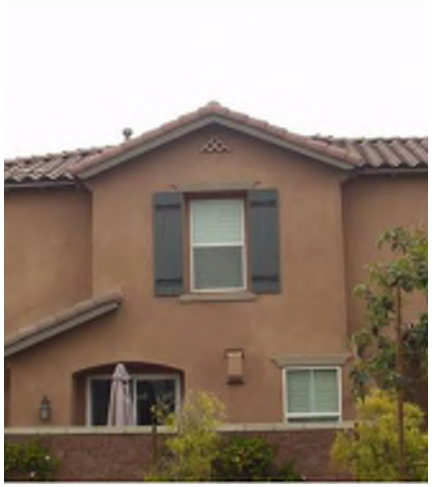
5. Utilities shall be screened and/or located underground as appropriate.

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

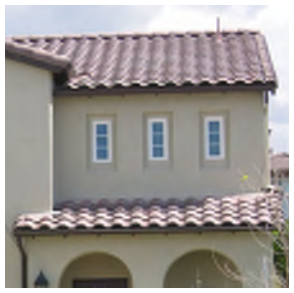
STYLE ELEMENTS	
FORM & MASSING	• Asymmetrical/symmetrical massing • Arched arcades
ENTRY	• Covered porch • Arcade • Recessed entry
ROOF	• 4:12-5:12 roof pitch; gable roof • Deep eaves at selected locations • Semi-tight rake at gable ends
DETAILS	• Wood or wrought iron balconies • Decorative patterned 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

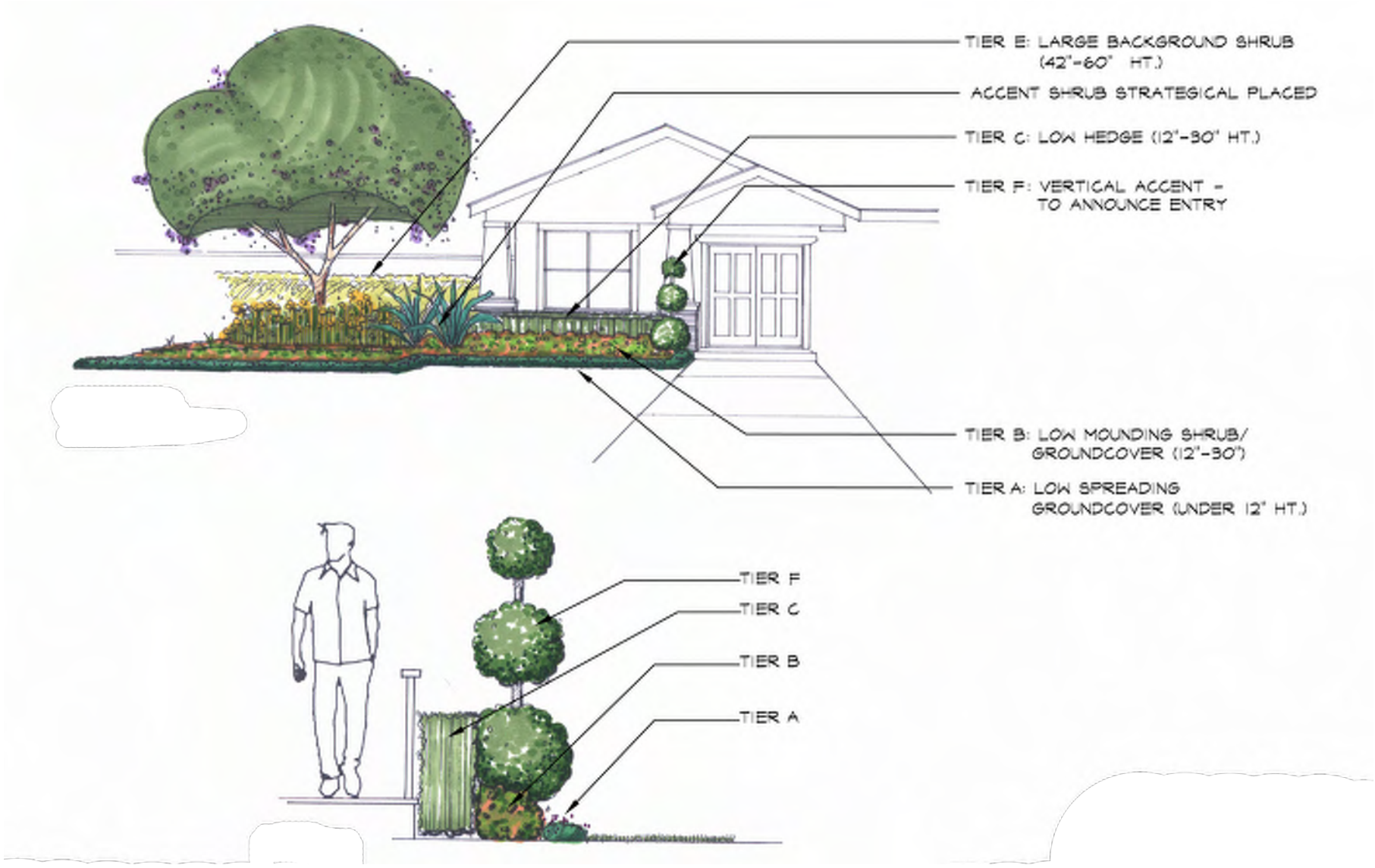


Table 7.2, Specific Tiered Landscaping Requirements, provides details on how to approach tiered landscaping in front and side yards and slopes and large open spaces. Table 7.3, Streetscape Landscaping Requirements, details sizing, spacing and other requirements for the various street typologies found 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		

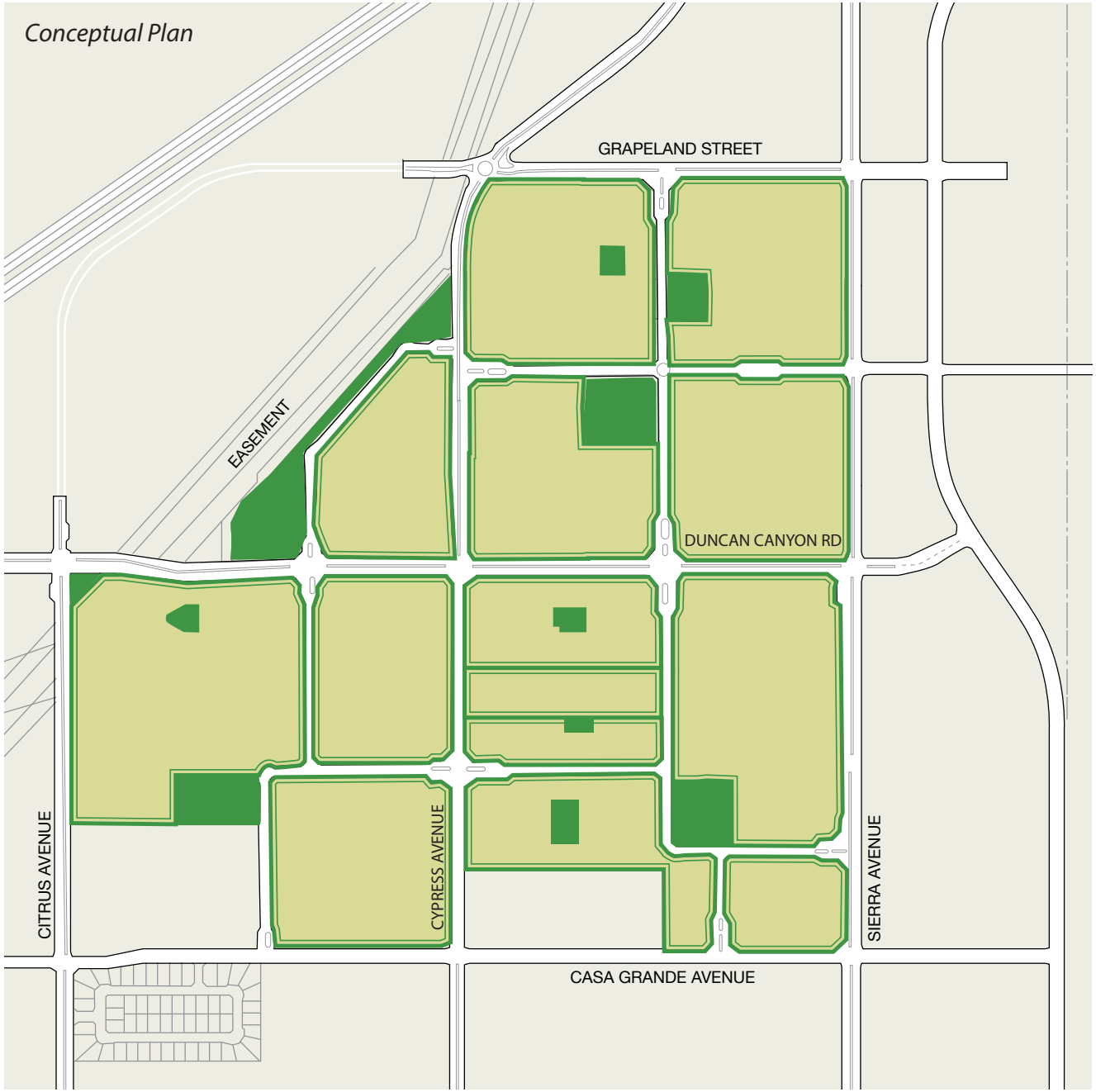
Note: Streetscape landscaping requirements superceded by Fire Protection Master Plan.

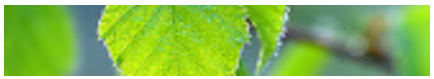
7.4.4 Landscape Districts

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

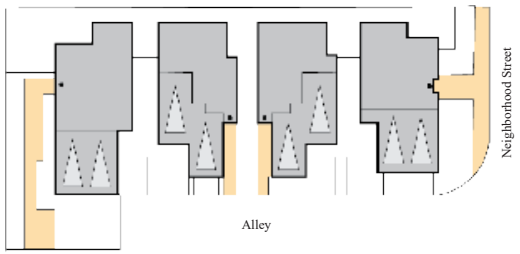
1. Plant accent shrubs to highlight home entry
2. Any wall over 42" high shall have a 5-gallon foundation or shrub material planted at a minimum 3' o.c. at its base
3. Two large plantings per lot, in addition to street trees, shall be required. One planting must be a tree (24" box minimum) while the 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".

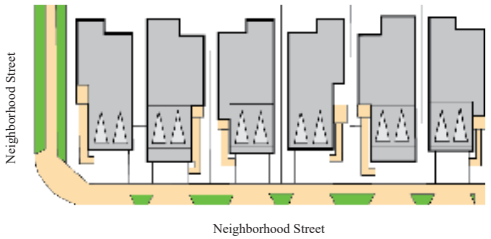
ATTACHED UNITS: INTERIOR DRIVE COURTS

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".

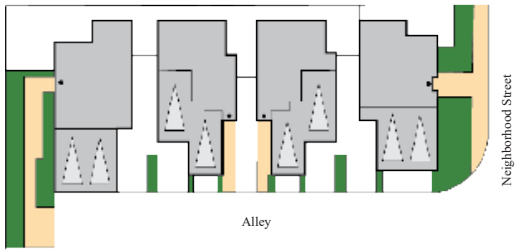
DETACHED TRADITIONAL SINGLE FAMILY HOME

STREET-ADJACENT PUBLIC SPACE

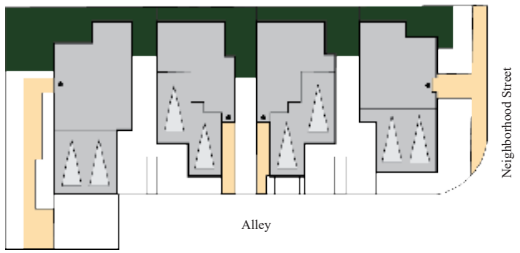




PRODUCT-ADJACENT PUBLIC SPACE, PRIVATELY OWNED

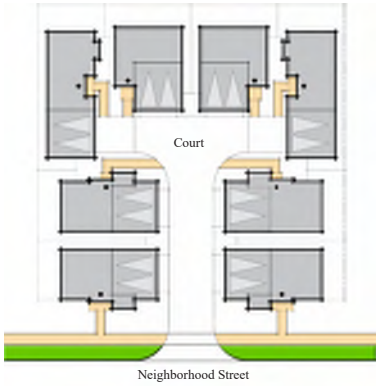


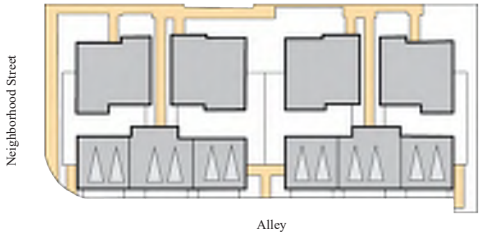
PRODUCT-ADJACENT PRIVATE SPACE

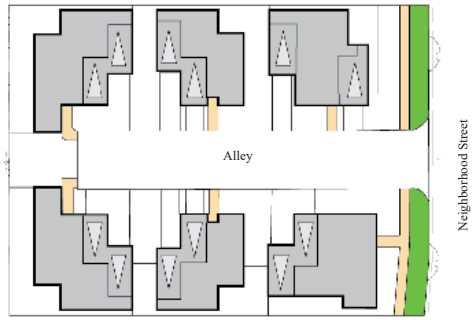


DETACHED COURT CLUSTER

STREET-ADJACENT PUBLIC SPACE







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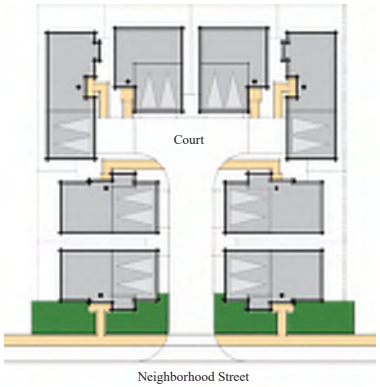

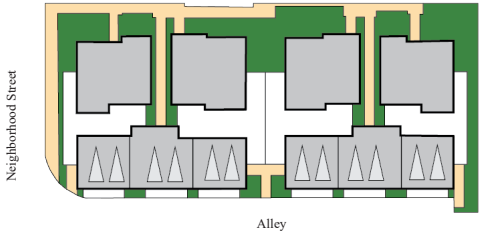

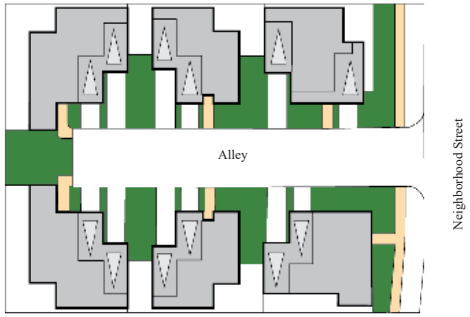

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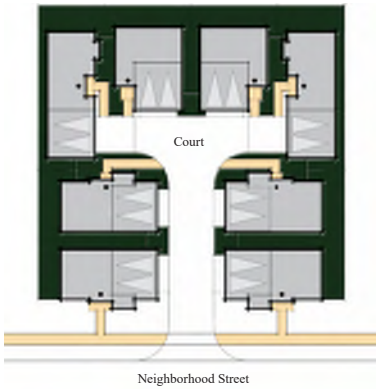
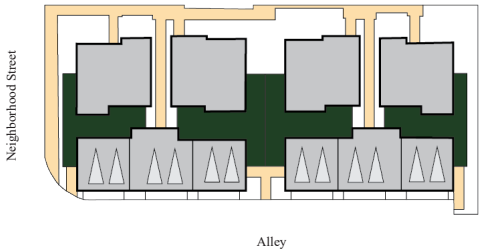
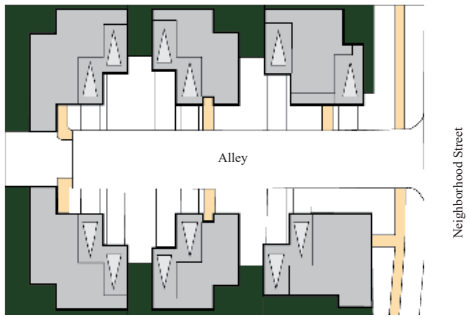
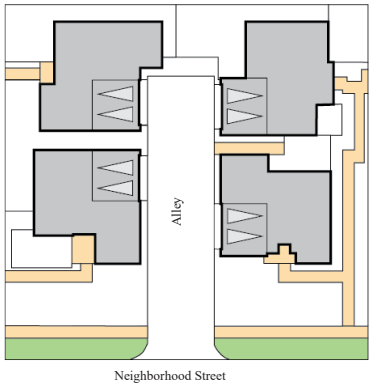


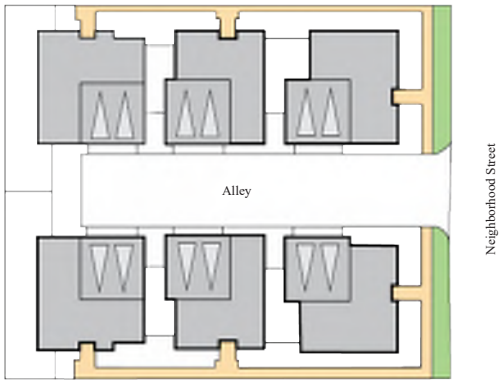




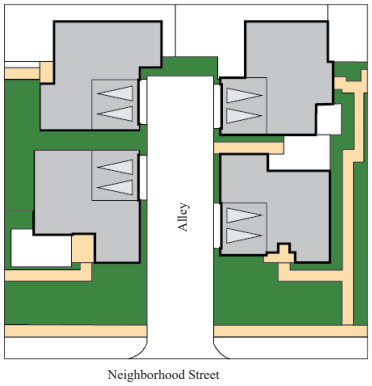
DETACHED COURT CLUSTER

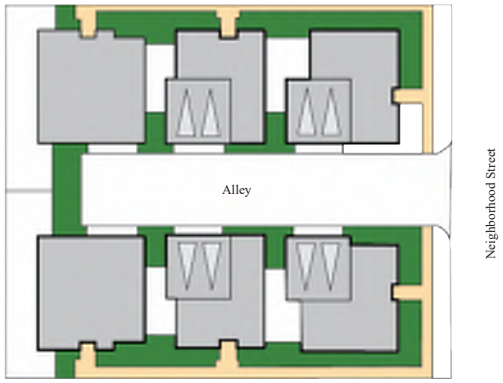
STREET-ADJACENT
PUBLIC SPACE



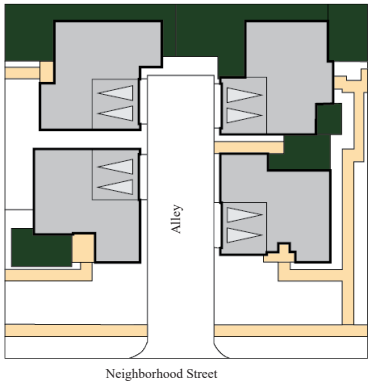


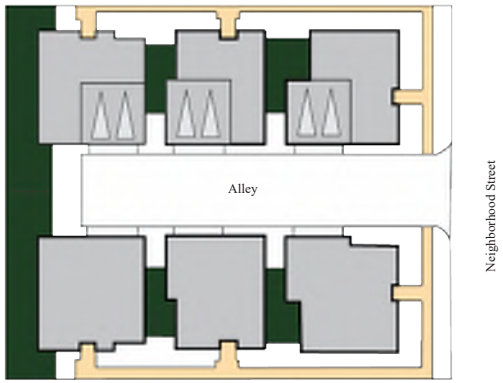
PRODUCT-ADJACENT
PUBLIC SPACE,
PRIVATELY OWNED





PRODUCT-ADJACENT
PRIVATE SPACE

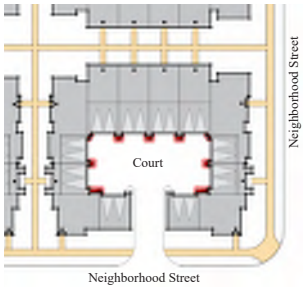




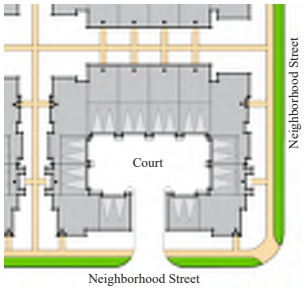
ATTACHED PASEO CLUSTER

ATTACHED GREEN COURT CLUSTER

INTERIOR DRIVE COURT



STREET-ADJACENT PUBLIC SPACE



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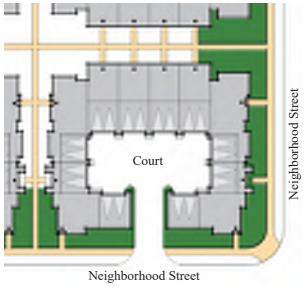
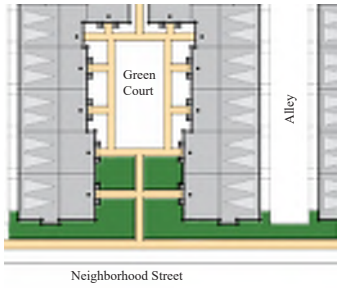
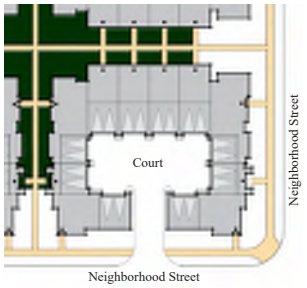
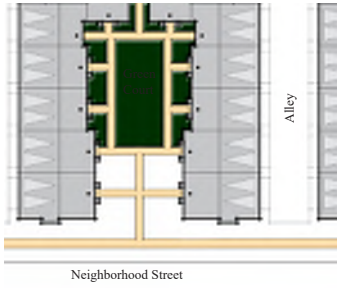




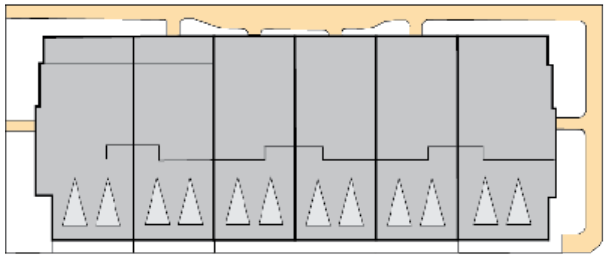
PRODUCT-ADJACENT PRIVATE SPACE



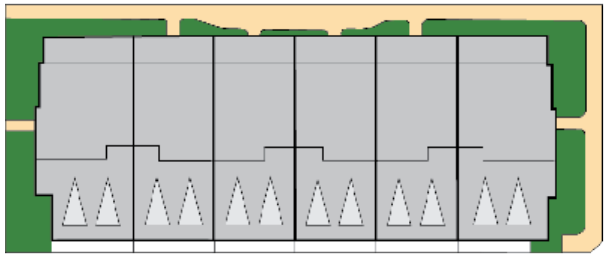


ATTACHED TOWNHOME

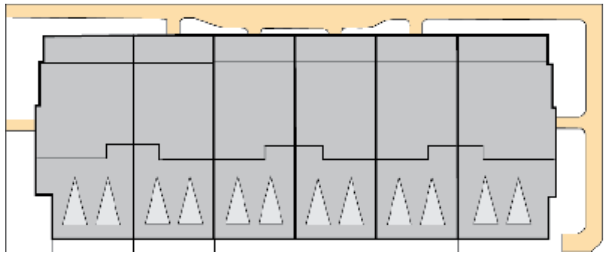
STREET-ADJACENT
PUBLIC SPACE



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

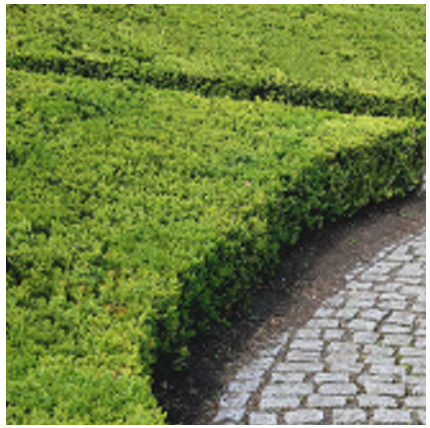
Vines (On Perimeter Streetscene Walls)

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

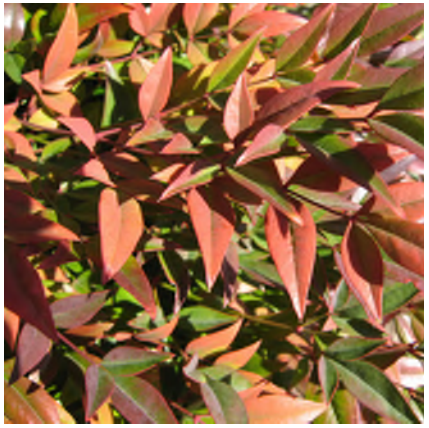
	*Baccharis pilularis	Coyote Bush
	*Bougainvillea	Bougainvillea
	Buxus japonica 'Green Beauty'	Boxwood
	Calliandra haematocephala	Pink Powder Puff
	Callistemon citrinus	'Little John'; Lemon Bottlebrush
	Camellia sasaqua	Sun Camellia
	Carissa sp.	Natal Plum
	Cassia Sp.	Senna
	Cercis occidentalis	Western 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



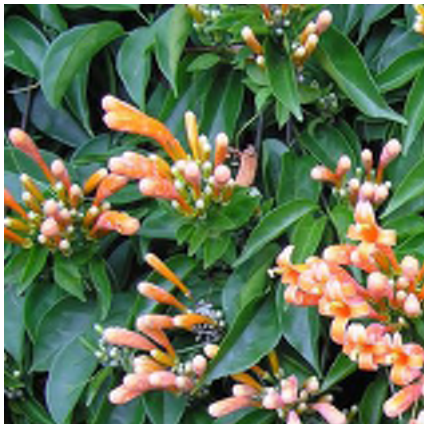
Heavenly Bamboo

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.

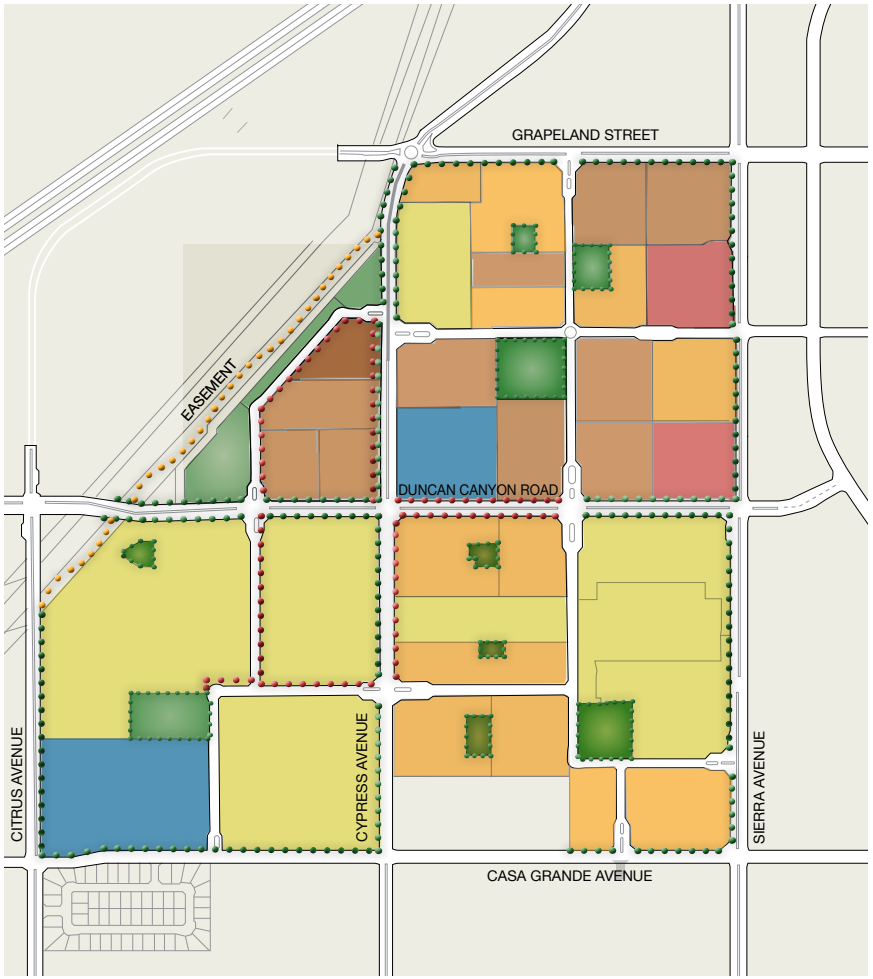
8.3.1 Layers

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 (~~paseos,~~ 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

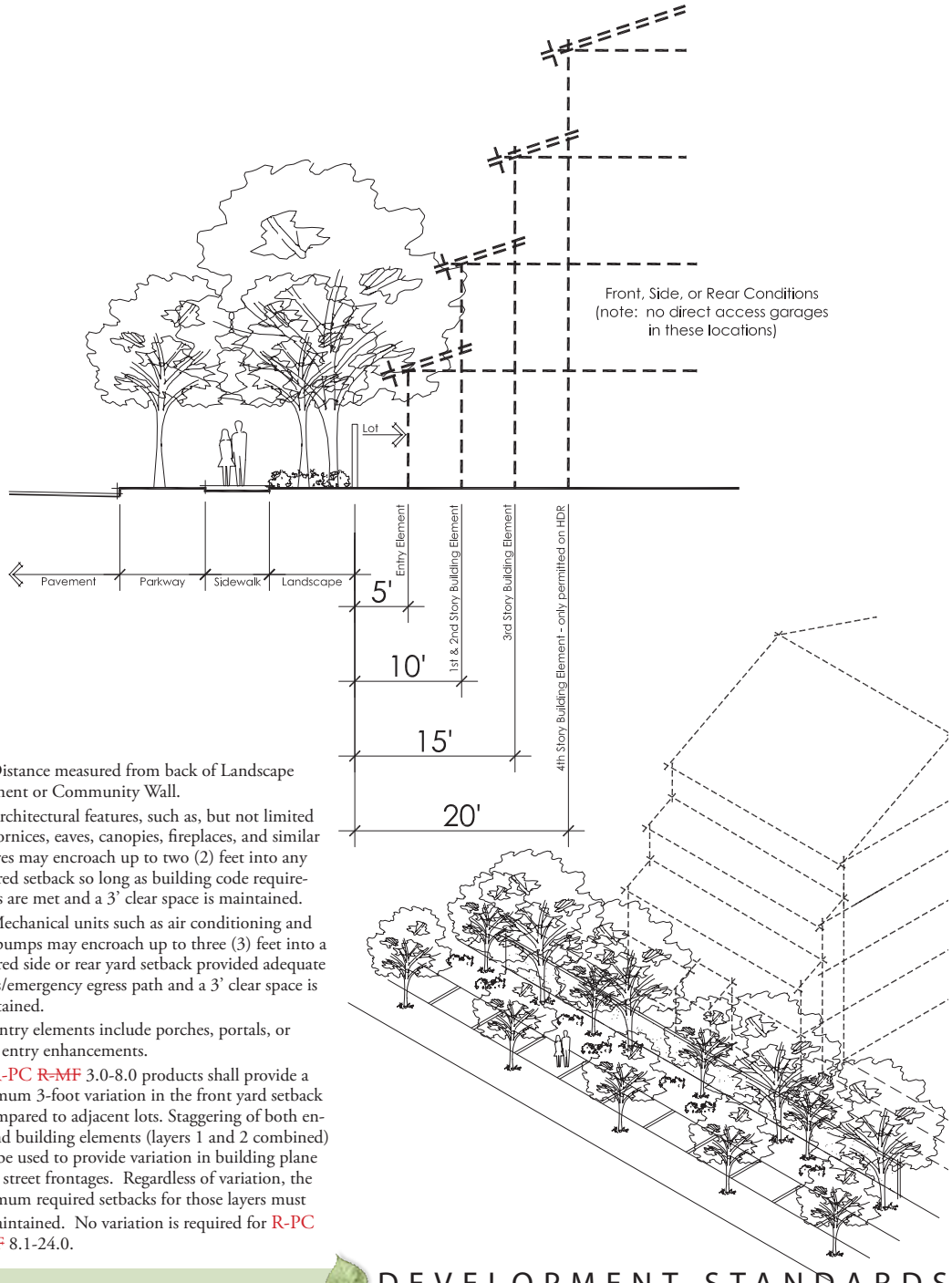
R-PC ~~R-MF~~ 3.0-8.0: 15'
R-PC ~~R-MF~~ 8.1-16.0: 15'
R-PC ~~R-MF~~ 16.1-24.0: 15'

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

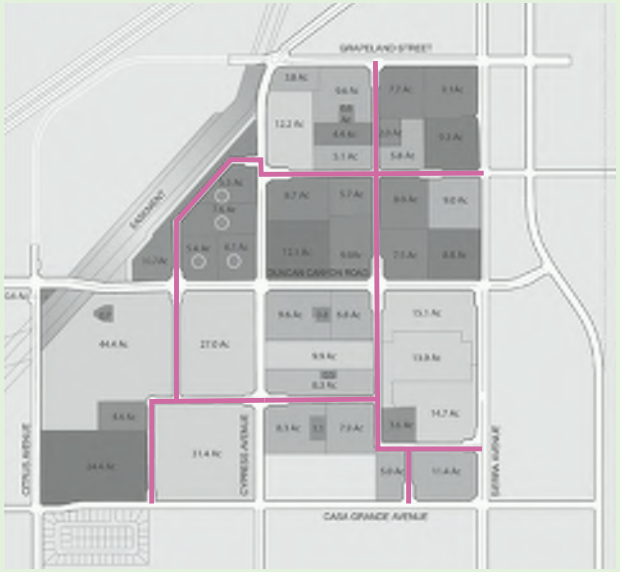
R-PC ~~R-MF~~ 3.0-8.0: 10' *(4)*
R-PC ~~R-MF~~ 8.1-16.0: 10'
R-PC ~~R-MF~~ 16.1-24.0: 10'

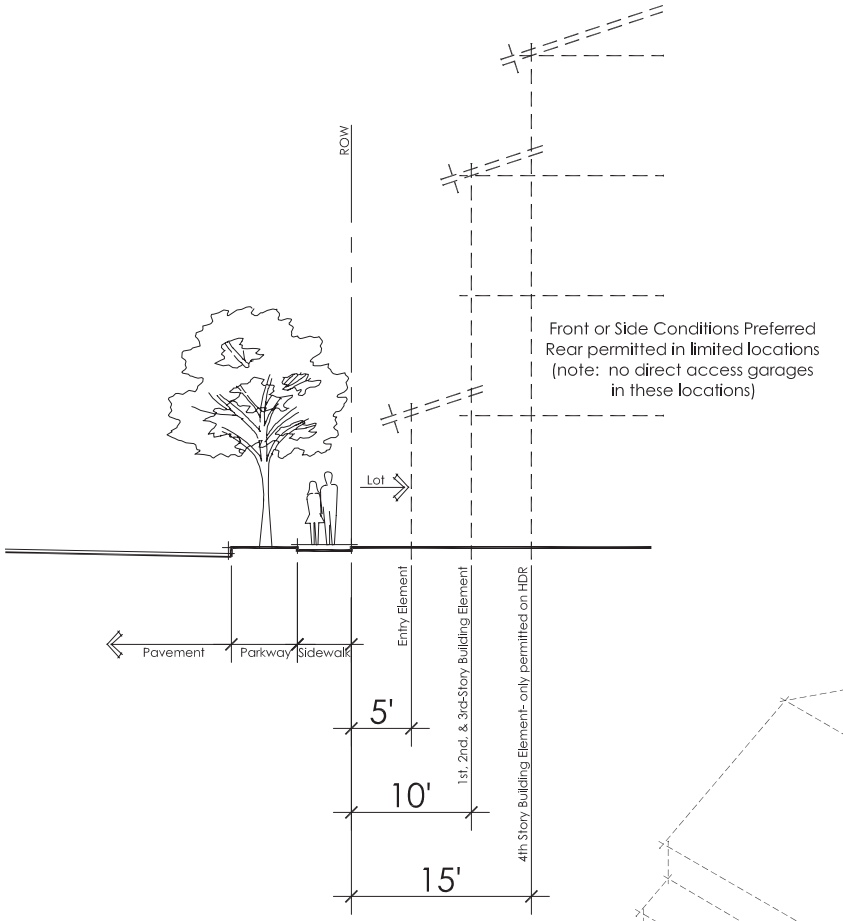
Layer 3 - Building Elements: 4th Story

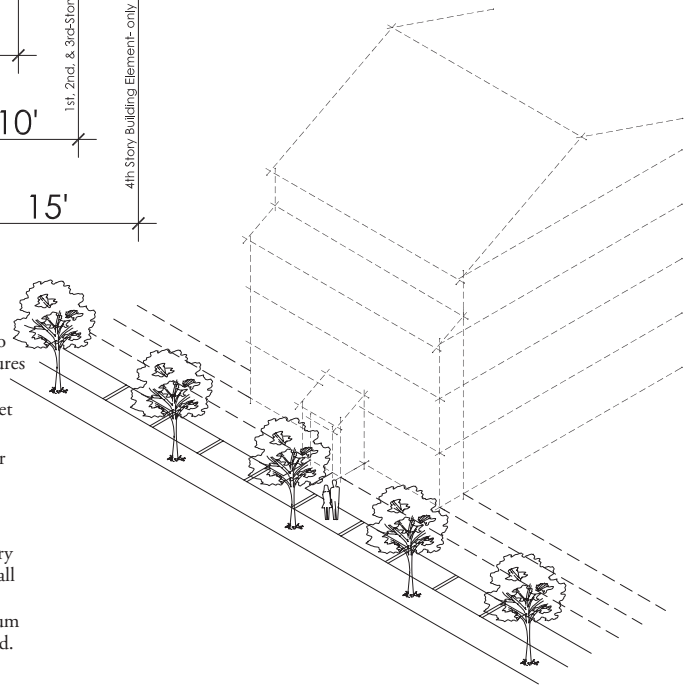
R-PC ~~R-MF~~ 3.0-8.0: not permitted
R-PC ~~R-MF~~ 8.1-16.0: not permitted
R-PC ~~R-MF~~ 16.1-24.0: 15'

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

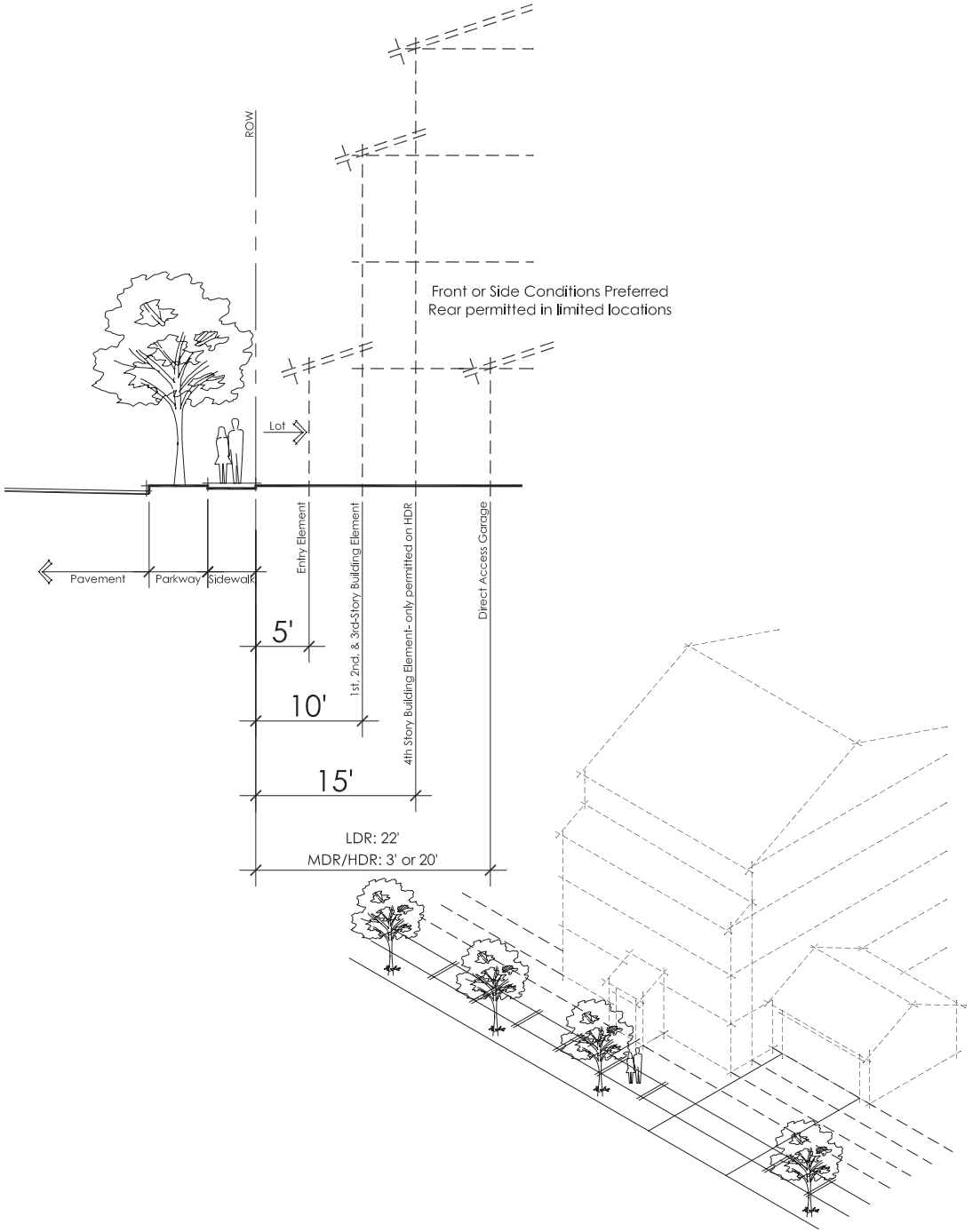
R-PC ~~R-MF~~ 3.0-8.0: 10' *(4)*
R-PC ~~R-MF~~ 8.1-16.0: 10'
R-PC ~~R-MF~~ 16.1-24.0: 10'

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

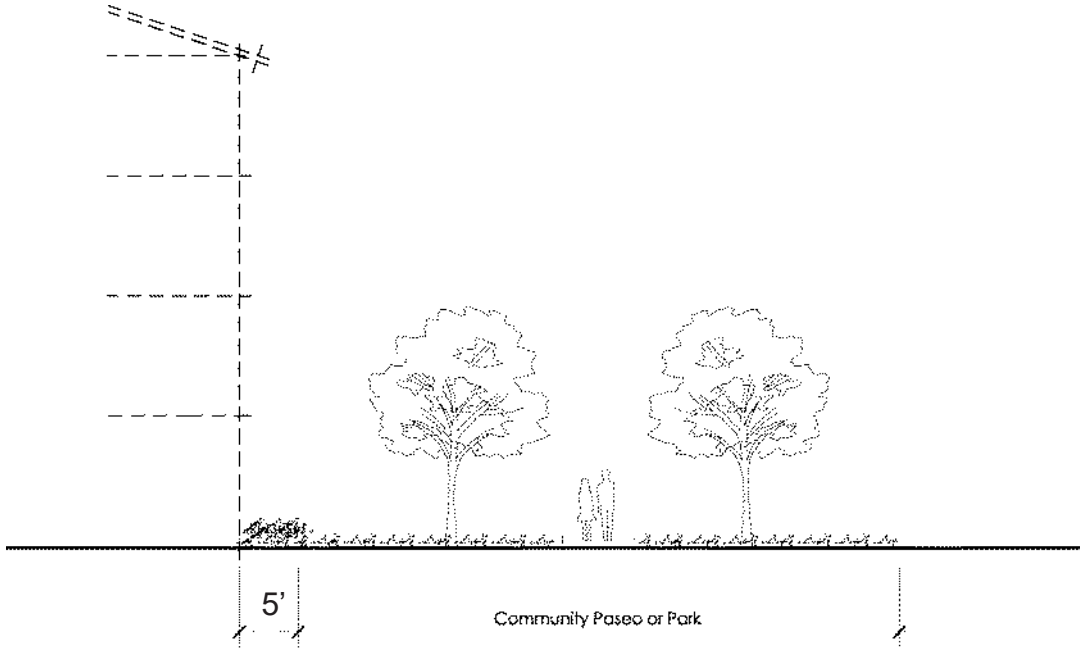
Master Plan level Paseo and Parks

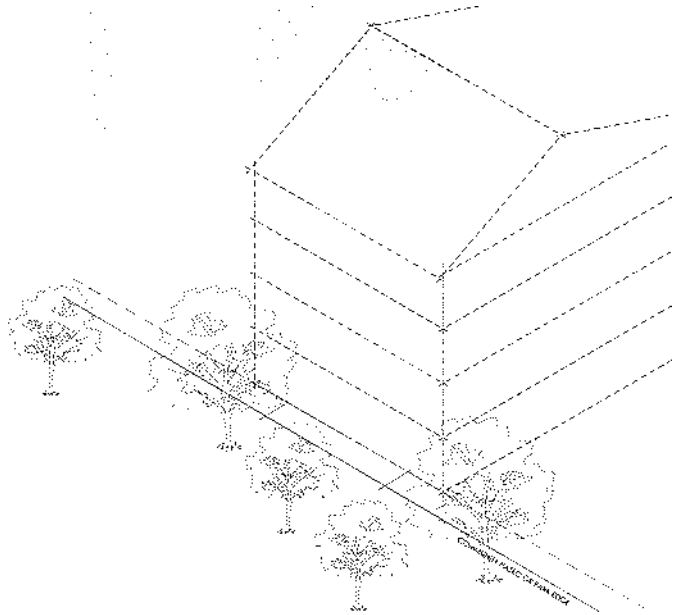
Building Elements: 1st, 2nd, 3rd, and 4th Story (1)

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

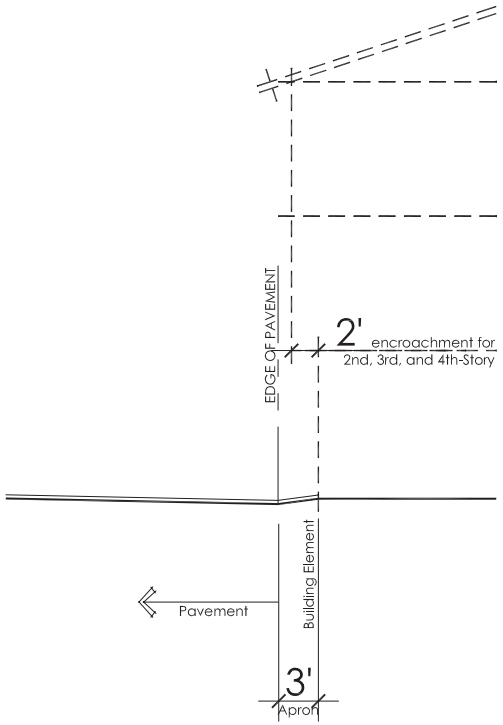
R-PC ~~R-MF~~ 3.0-8.0:	3′
R-PC ~~R-MF~~ 8.1-16.0:	3′
R-PC ~~R-MF~~ 16.1-24.0:	3′

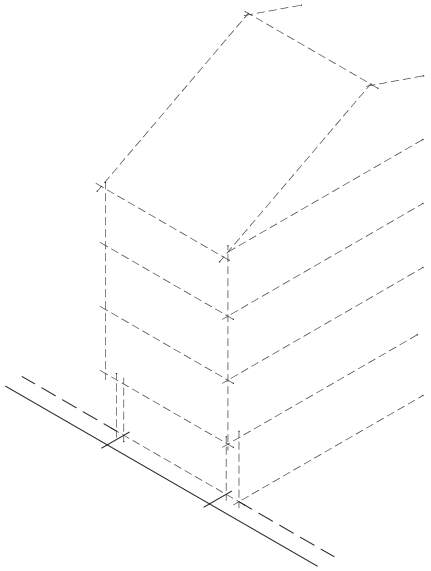
Building Setback (2)

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'

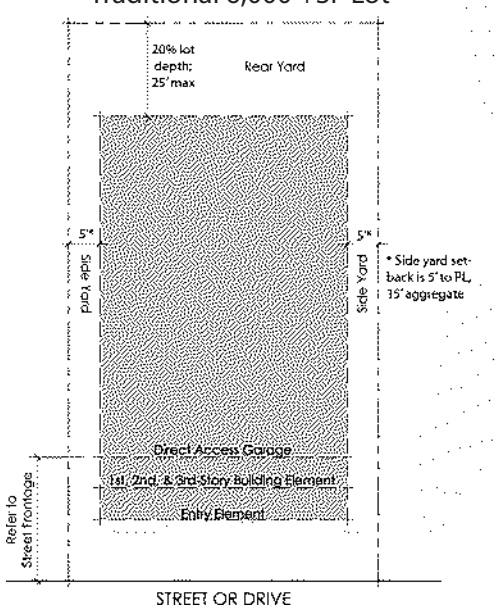
R-PC ~~R-MF~~ 16.1-24.0: yard not required,
refer to bldg separation

(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.

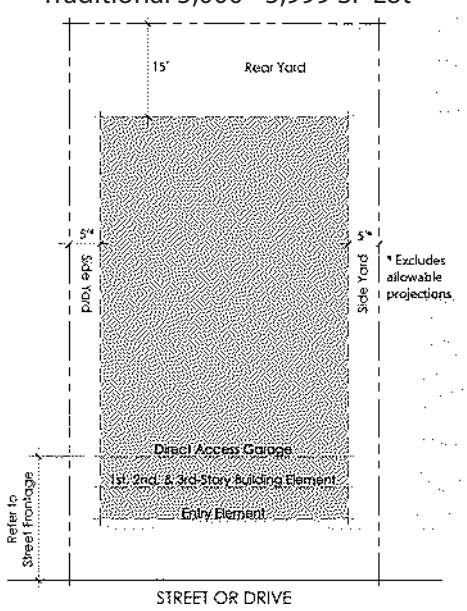
(2) Mechanical units such as air conditioning and heat pumps may encroach up to three (3) feet into a required side or rear yard setback provided adequate access/ emergency egress path and a 3' clear space is maintained.

(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.

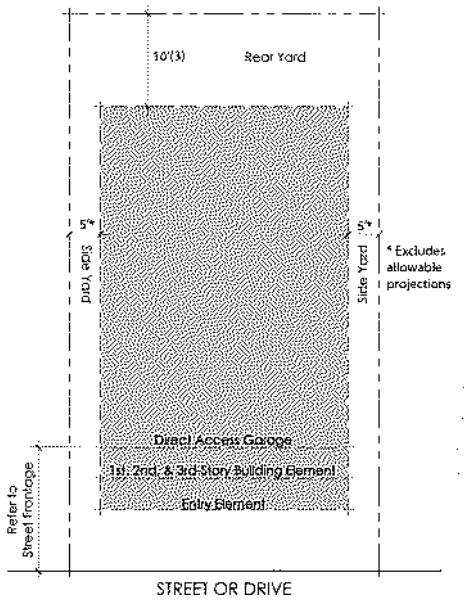
R-PC ~~R-MF~~ 3.0-8.0
Traditional 6,000 +SF Lot



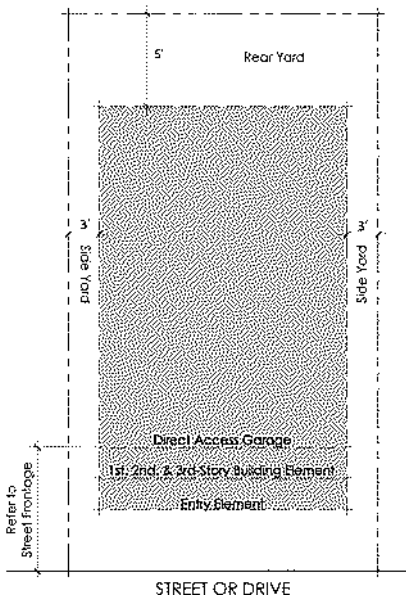
R-PC ~~R-MF~~ 3.0-8.0
Traditional 5,000 - 5,999 SF Lot



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′

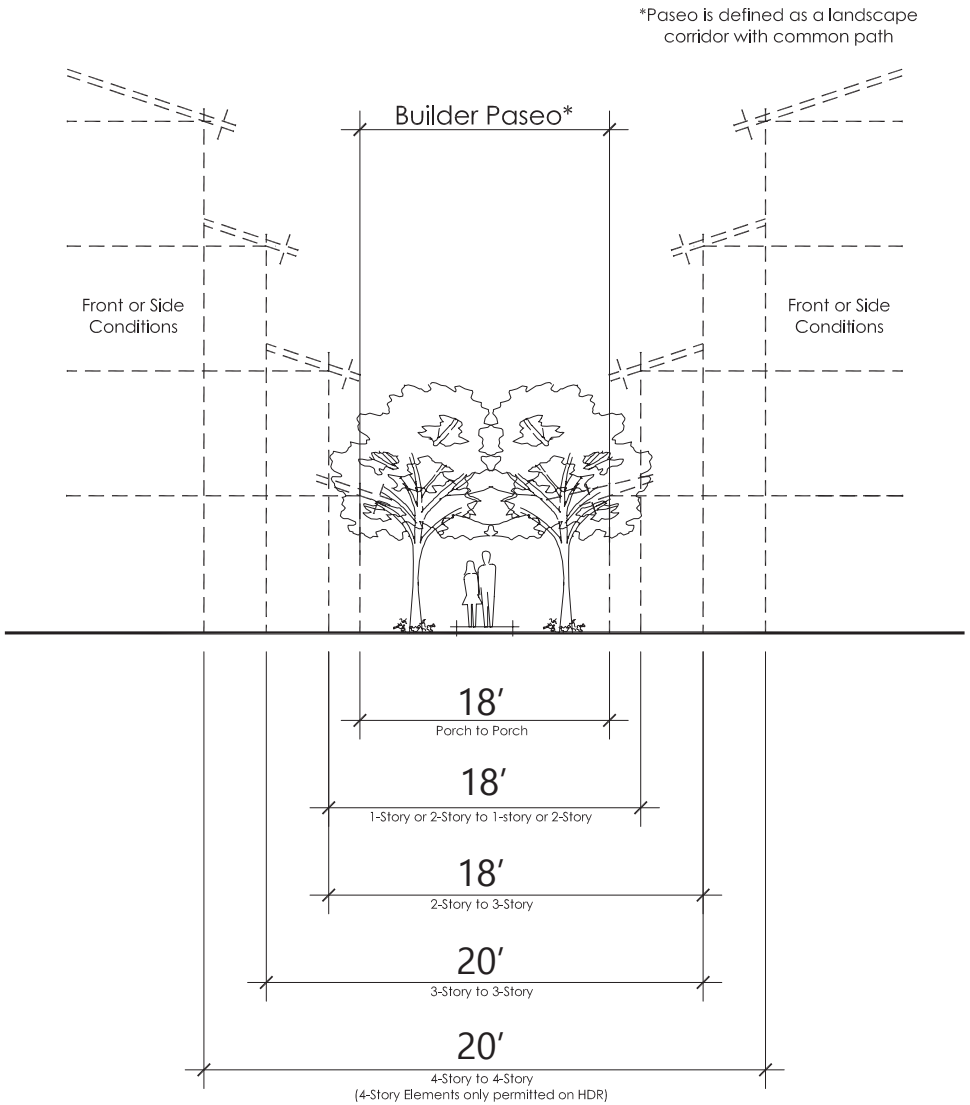
3 Story to 3 Story

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).

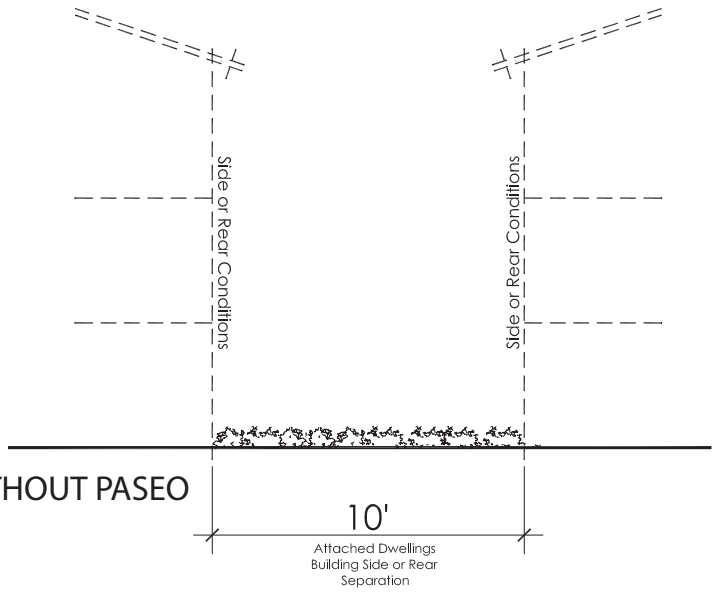
Building Separation for Attached Dwellings

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'

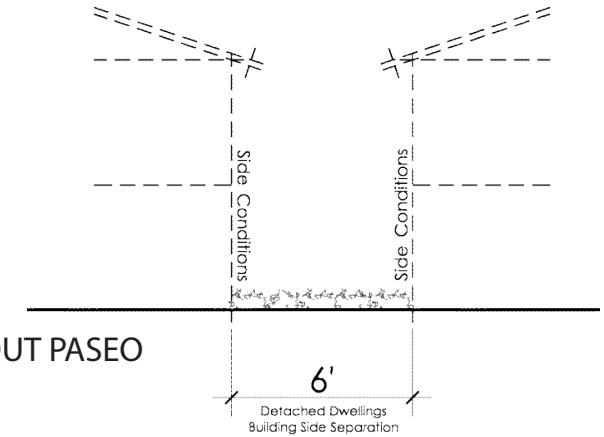
Building Separation for Detached Dwellings

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

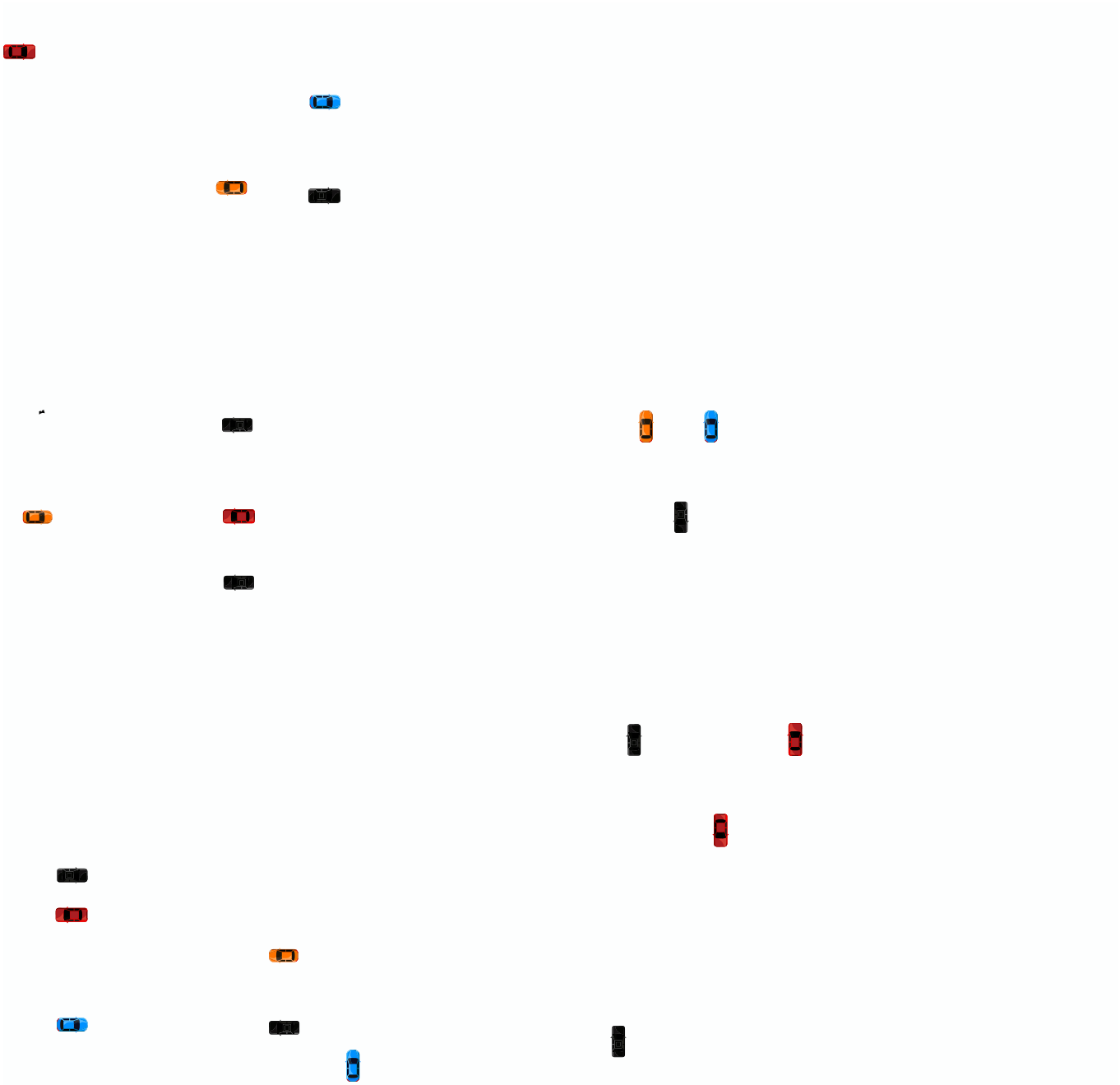
For all other products, including alley-loaded products, resident parking shall be provided as detailed below:

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.

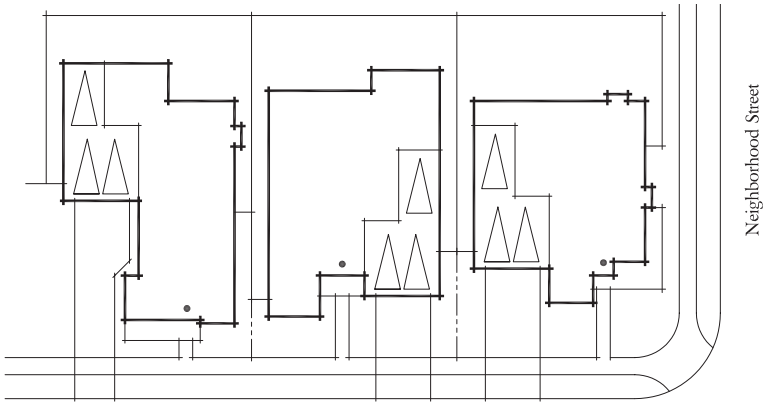
(17) Distance measured from a residential building wall to the closest edge of an active play area (i.e., tot lot equipment). This requirement does not apply to passive park areas.

(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.

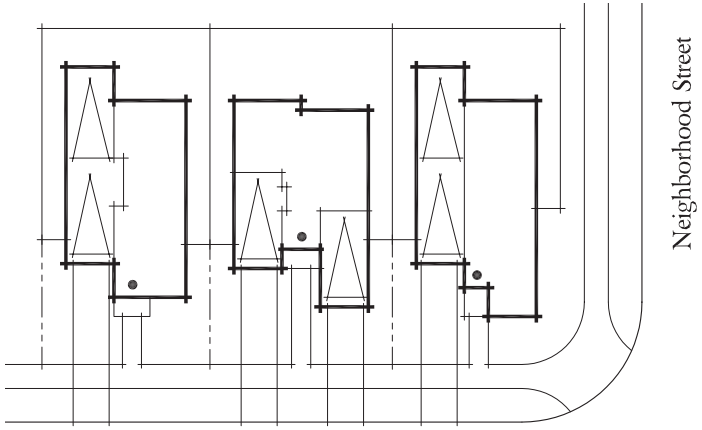
(19) No single story plans are required within single family planning areas.

8.6.1 Conceptual Detached Product Types

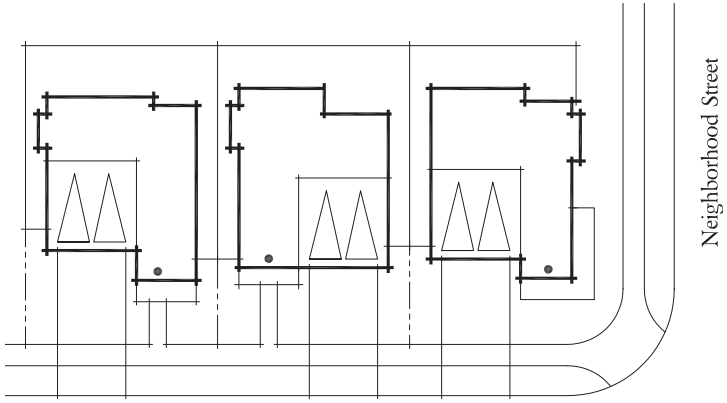
FRONT LOADED CONVENTIONAL LOTS



FRONT LOADED TANDEM AND SPLIT GARAGE LOTS



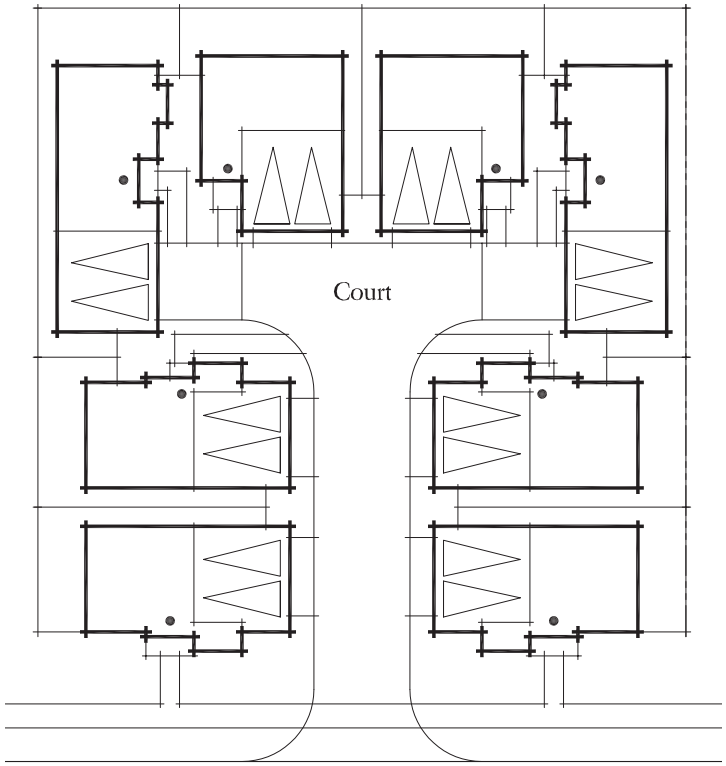
FRONT LOADED SMALL LOTS



Goals:

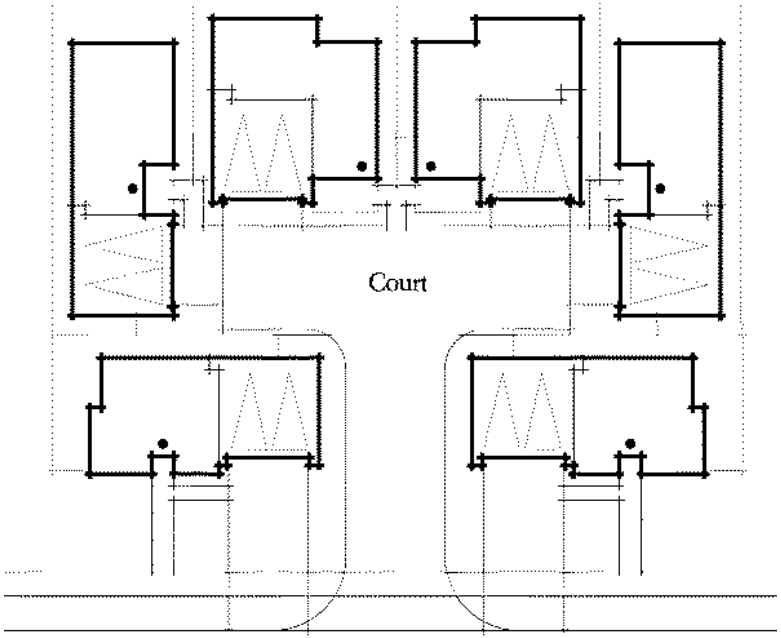
1. Provide eyes-on-the-street through living-forward floor plan design.
2. Promote neighbor interaction with front porches forward of the garage.
3. Provide variety through floor plan design and garage orientations.
4. Create articulation in street scene through front elevation offsets.
5. Limit garage 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

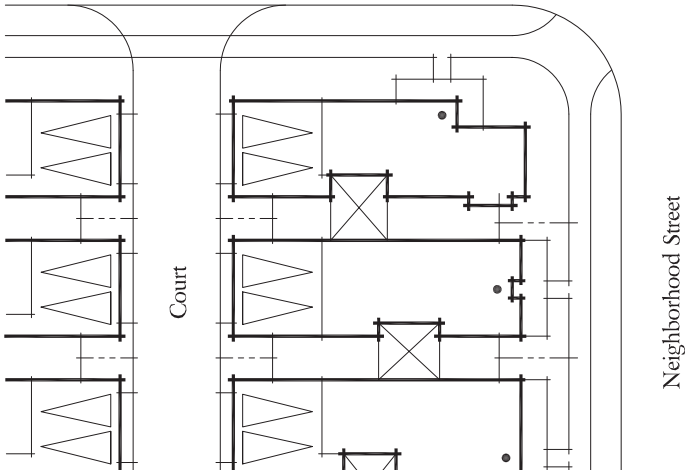


Neighborhood Street

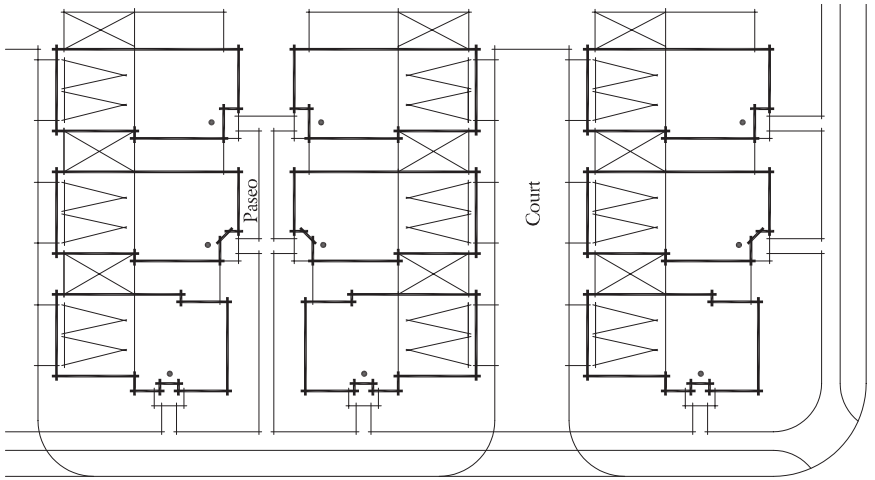
Goals:

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.

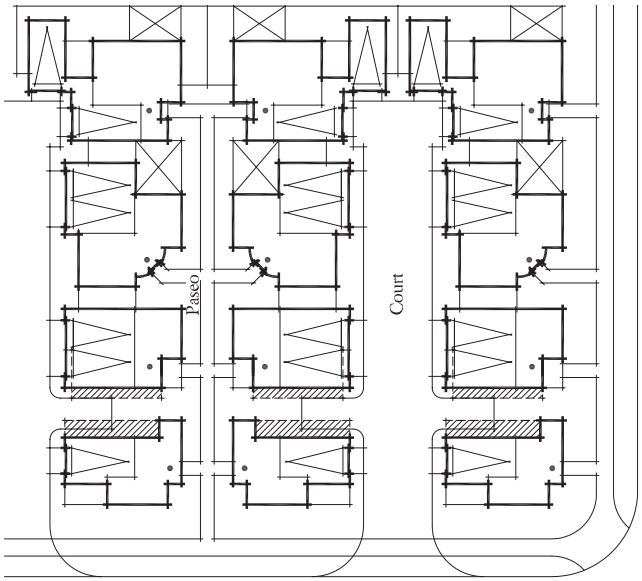
REAR LOADED LOTS



REAR LOADED PASEO CLUSTER: ALTERNATIVE B



REAR LOADED PASEO CLUSTER: ALTERNATIVE A

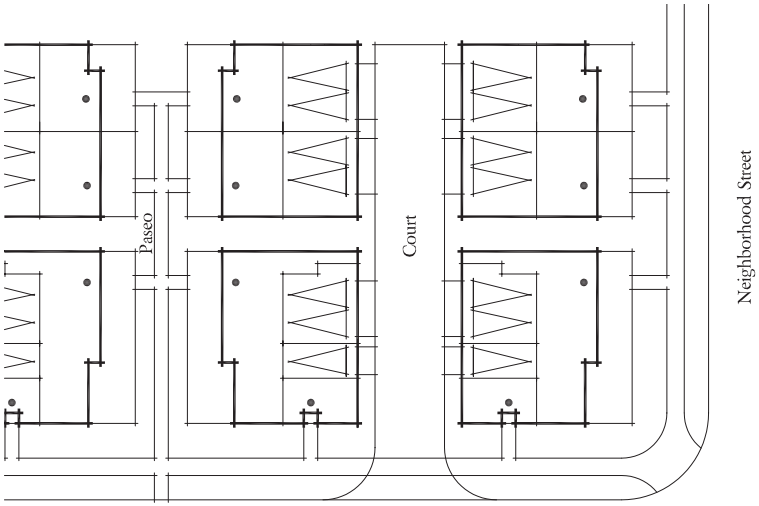


Goals:

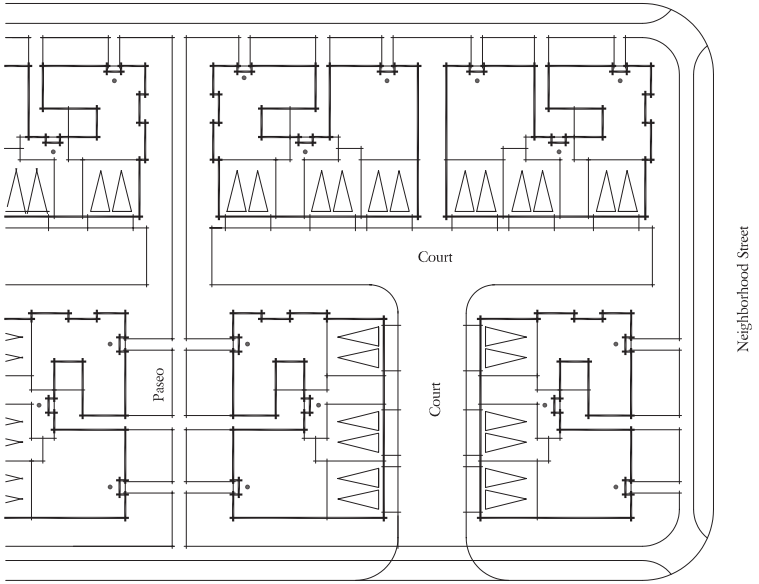
1. Reduce driveway cuts along neighborhood streets to create a safer pedestrian environment.
2. Create articulation in street scene through front elevation offsets.
3. Ease side yards to maximize yard usability.
4. Provide eyes-on-the-street for homes fronting neighborhood streets through living-forward 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

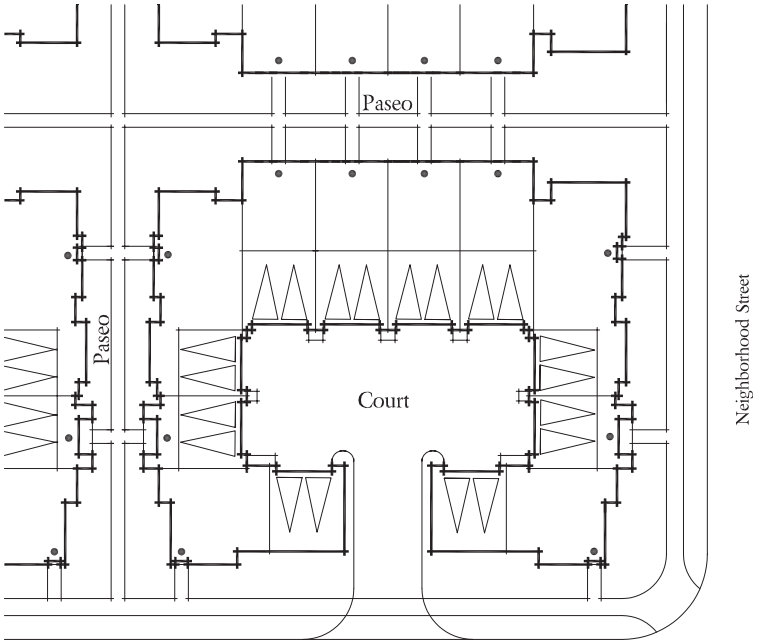
REAR LOADED DUETS



REAR LOADED TRI-PLEX



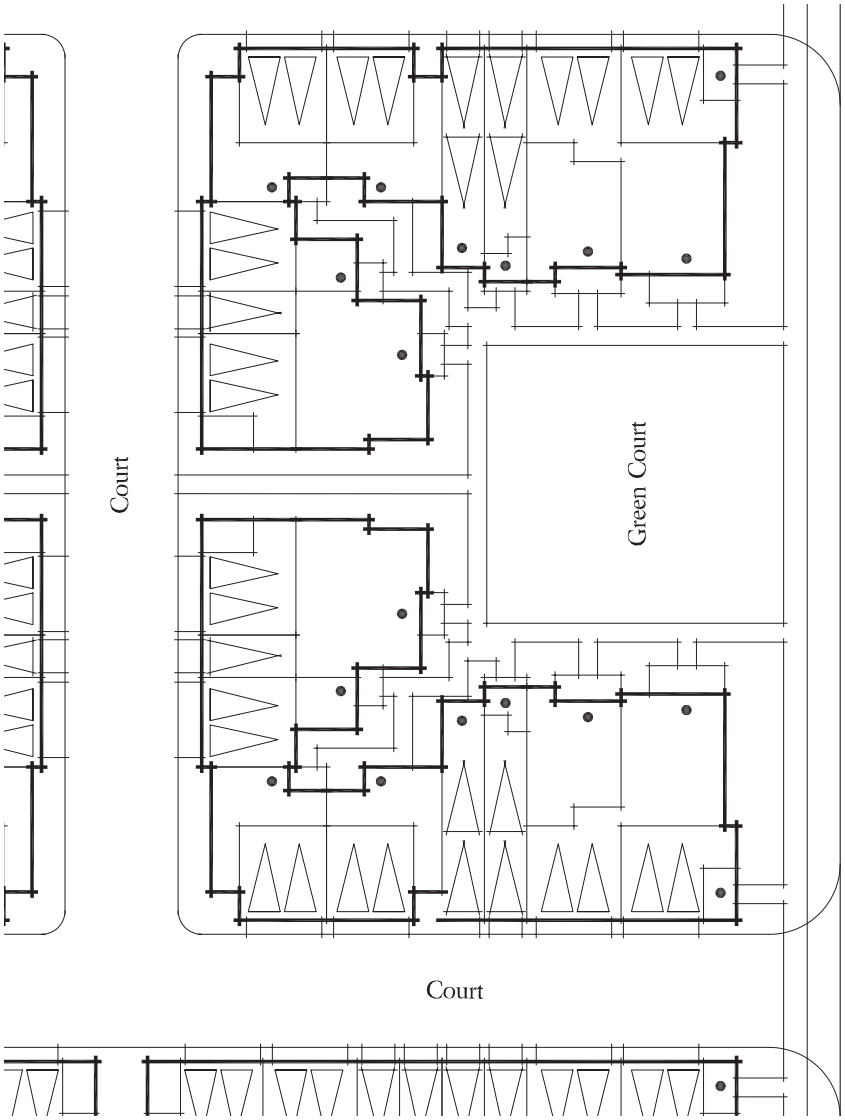
REAR LOADED CLUSTER BUILDING



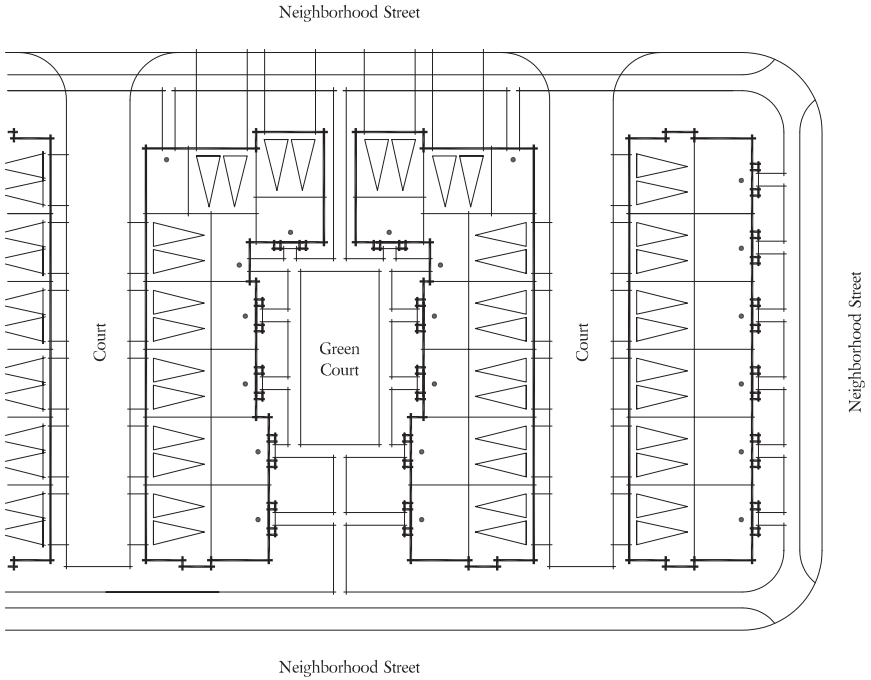
Goals:

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



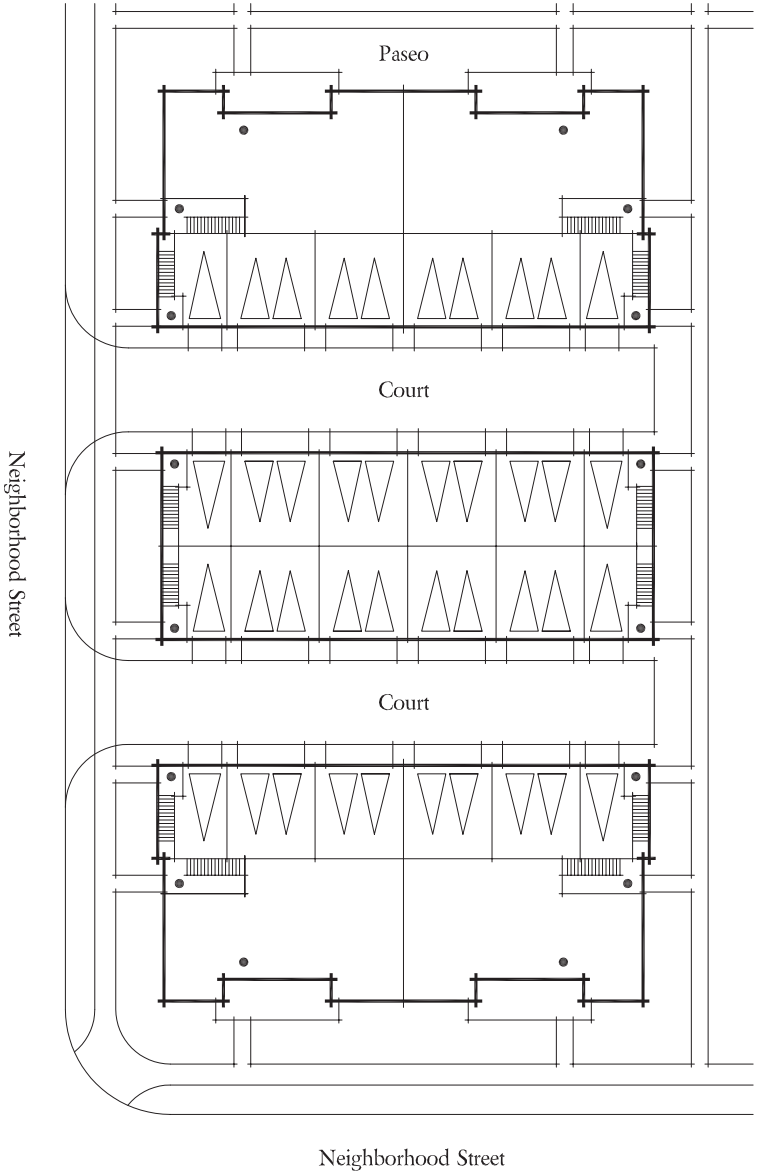
REAR LOADED GREEN COURT: ALTERNATIVE B



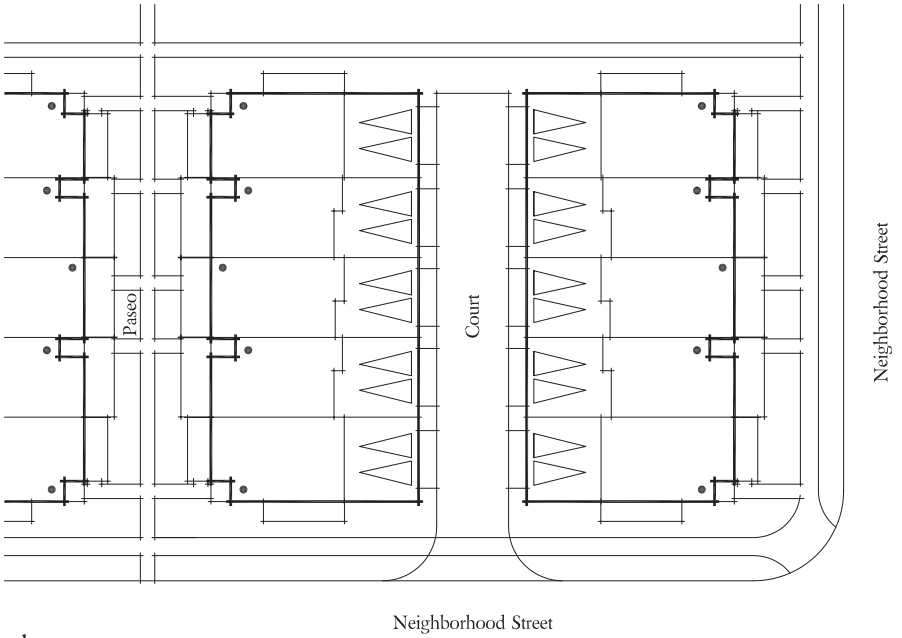
Goals:

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.

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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.

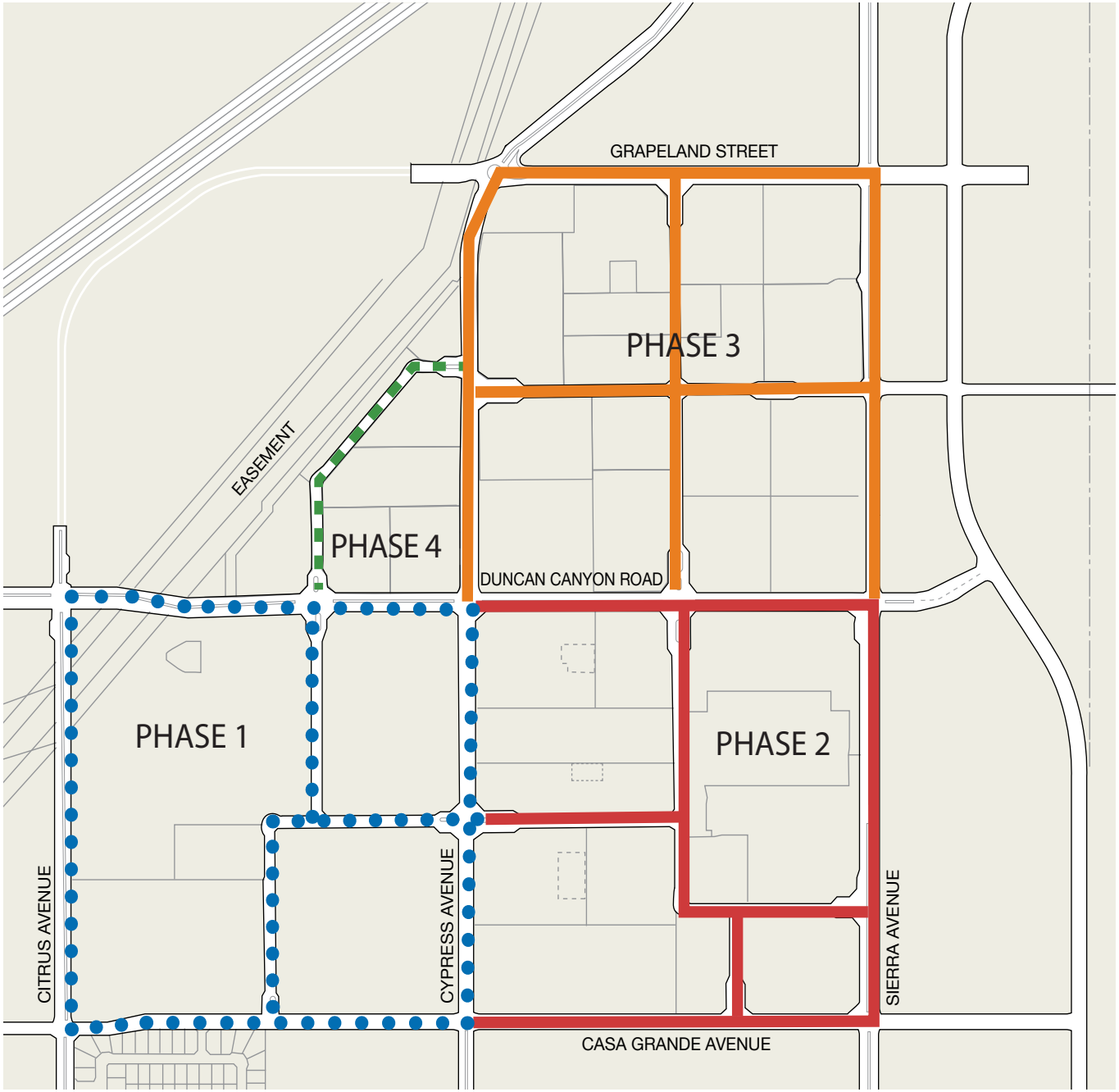
Phase 1 will include all collector streets in the Meadows Village as well as Citrus Avenue between Duncan Canyon Road and Casa Grande Avenue, Casa Grande Avenue from Citrus Avenue to Cypress Avenue, Cypress Avenue from Casa Grande Avenue to Duncan Canyon Road, and Duncan Canyon Road from Citrus Avenue 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

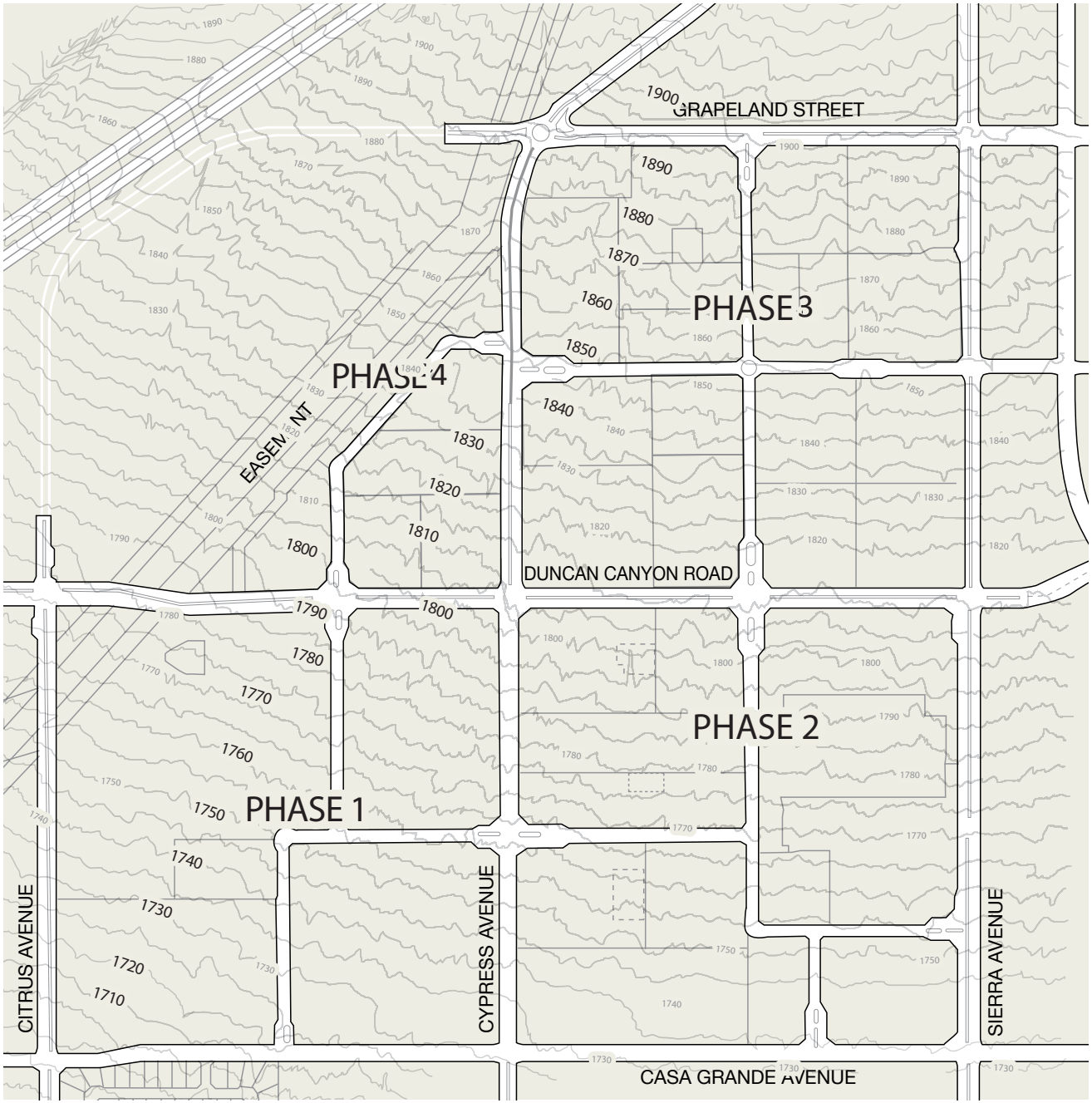
*When required by Section 9.5.6 Public and Private Parks.

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

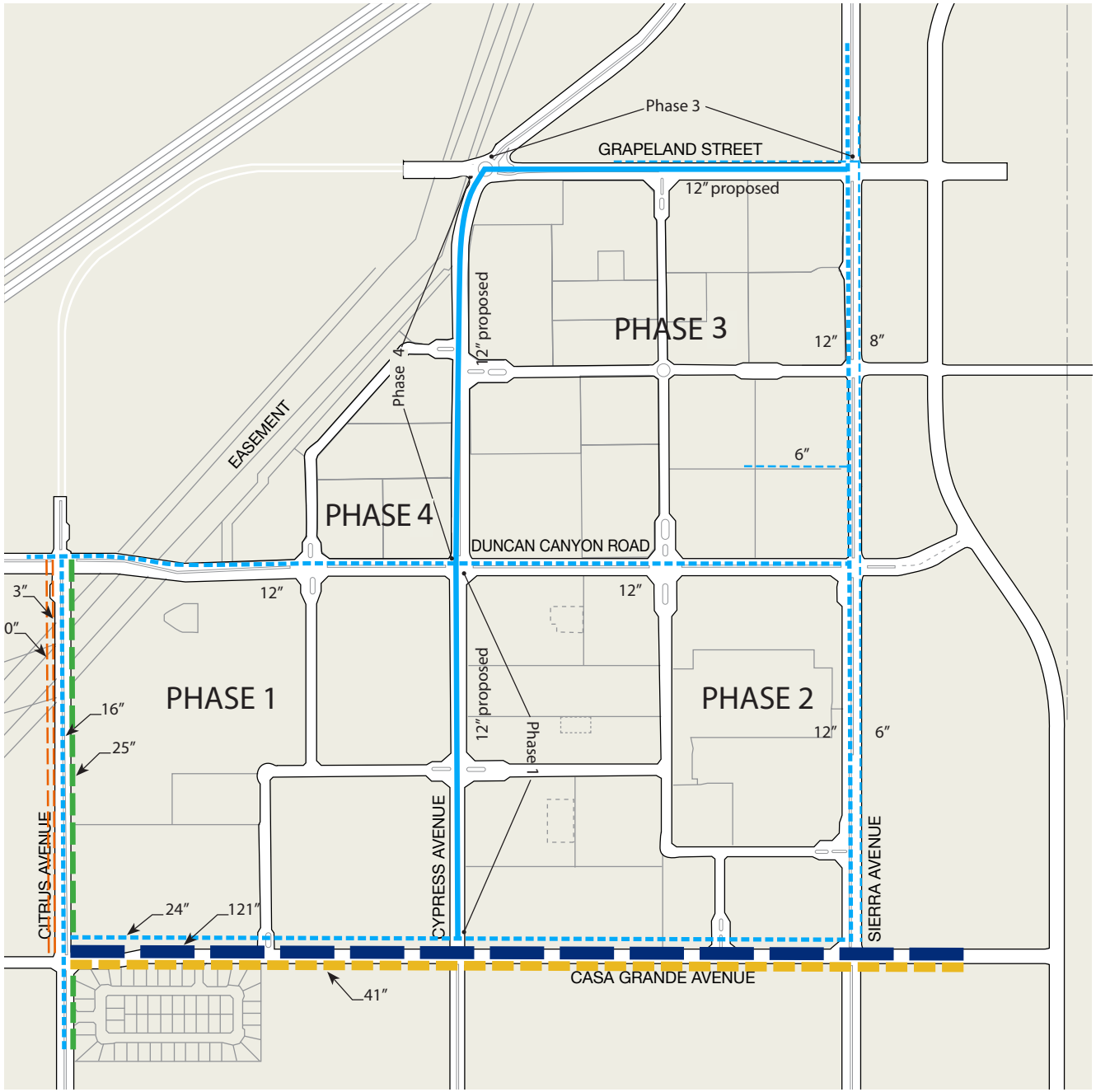
9.4.1 Water Distribution

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.



FIGUR

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.

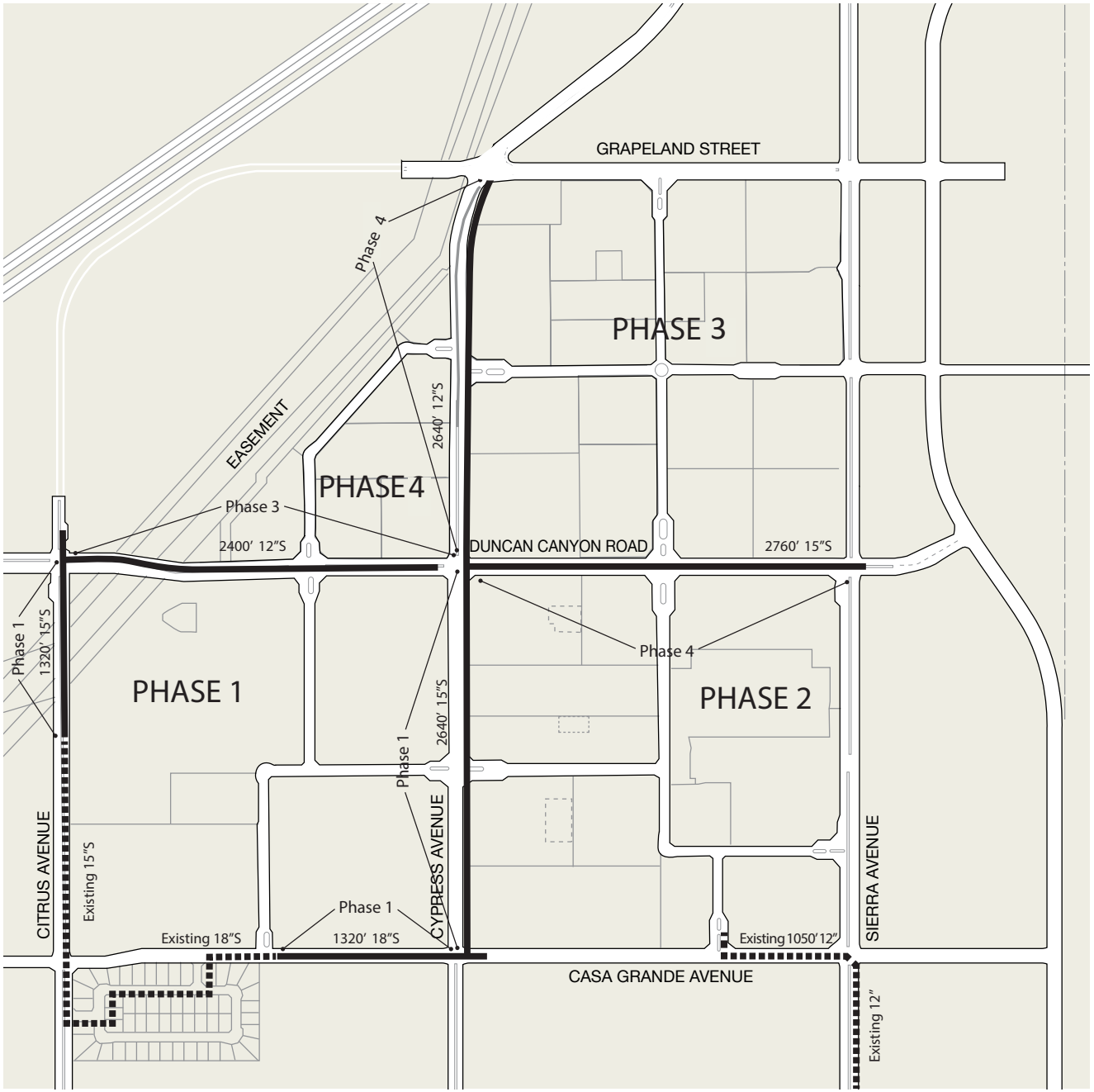
The proposed sewer plan consists of an extension of these existing lines, as shown in Figure 9.5, Master Plan of Sewer. The Master Plan phasing for the sewer will occur as follows:

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.

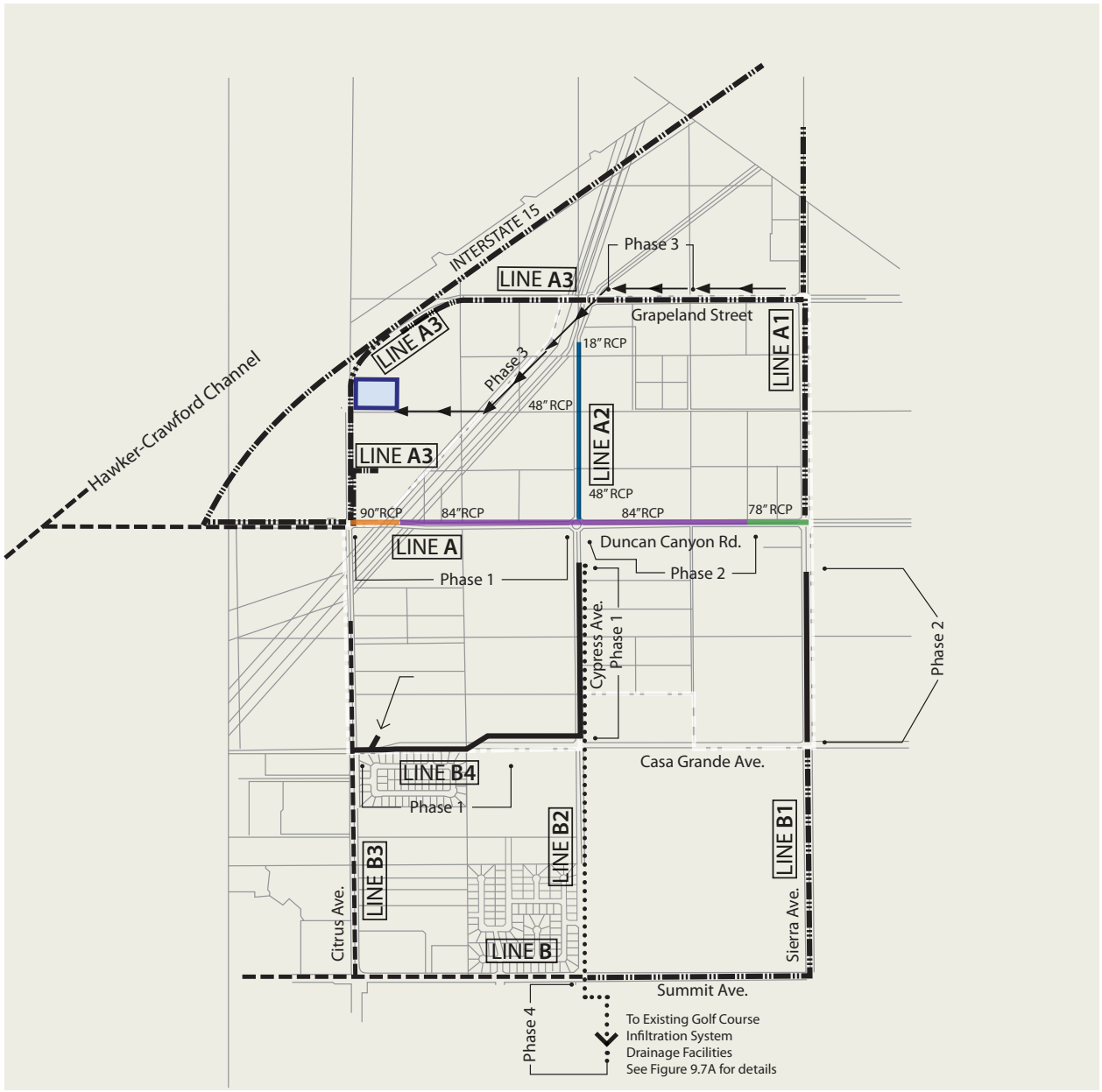
For project areas south of Duncan Canyon Road, the downstream connection will be made to an existing system in Citrus Avenue at Casa Grande Avenue and an off-site storm drain will be constructed in Cypress Avenue from Casa Grande Avenue to Summit Avenue. Development of The Arboretum could proceed prior 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.



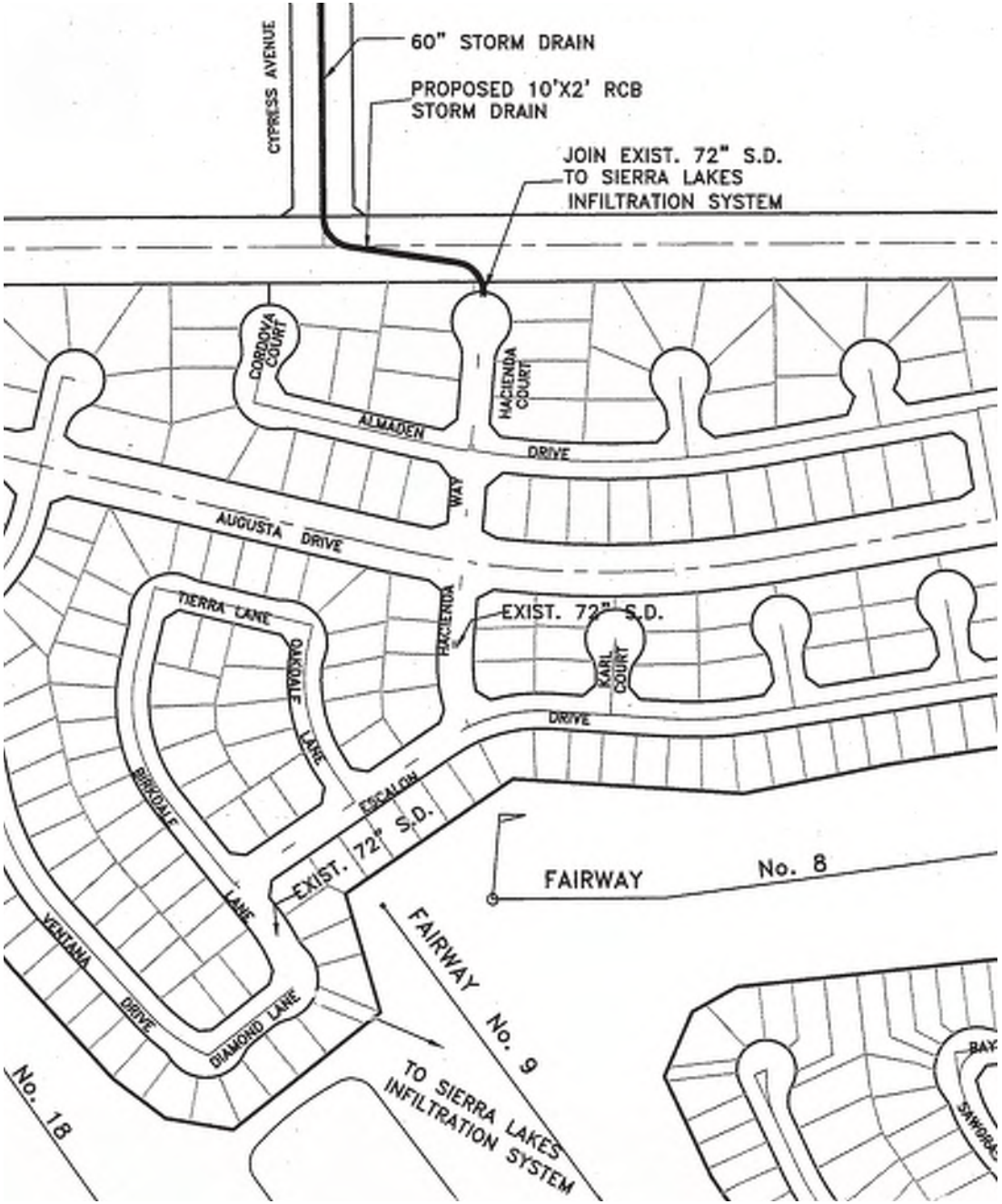
DRAINAGE PLAN AND PHASING

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."



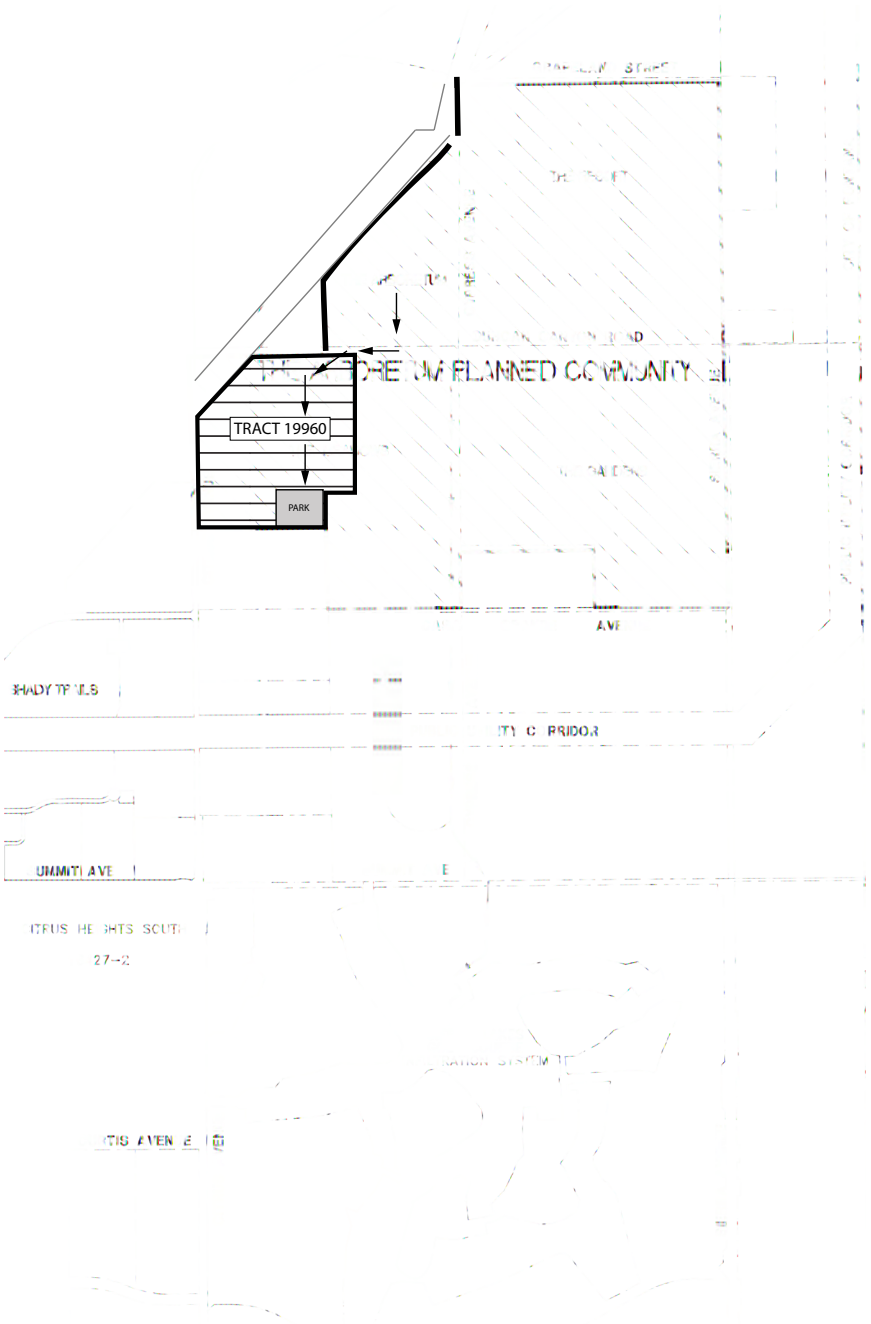
STORM DRAIN CONNECTION TO SIERRA LAKES INFILTRATION SYSTEM

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.

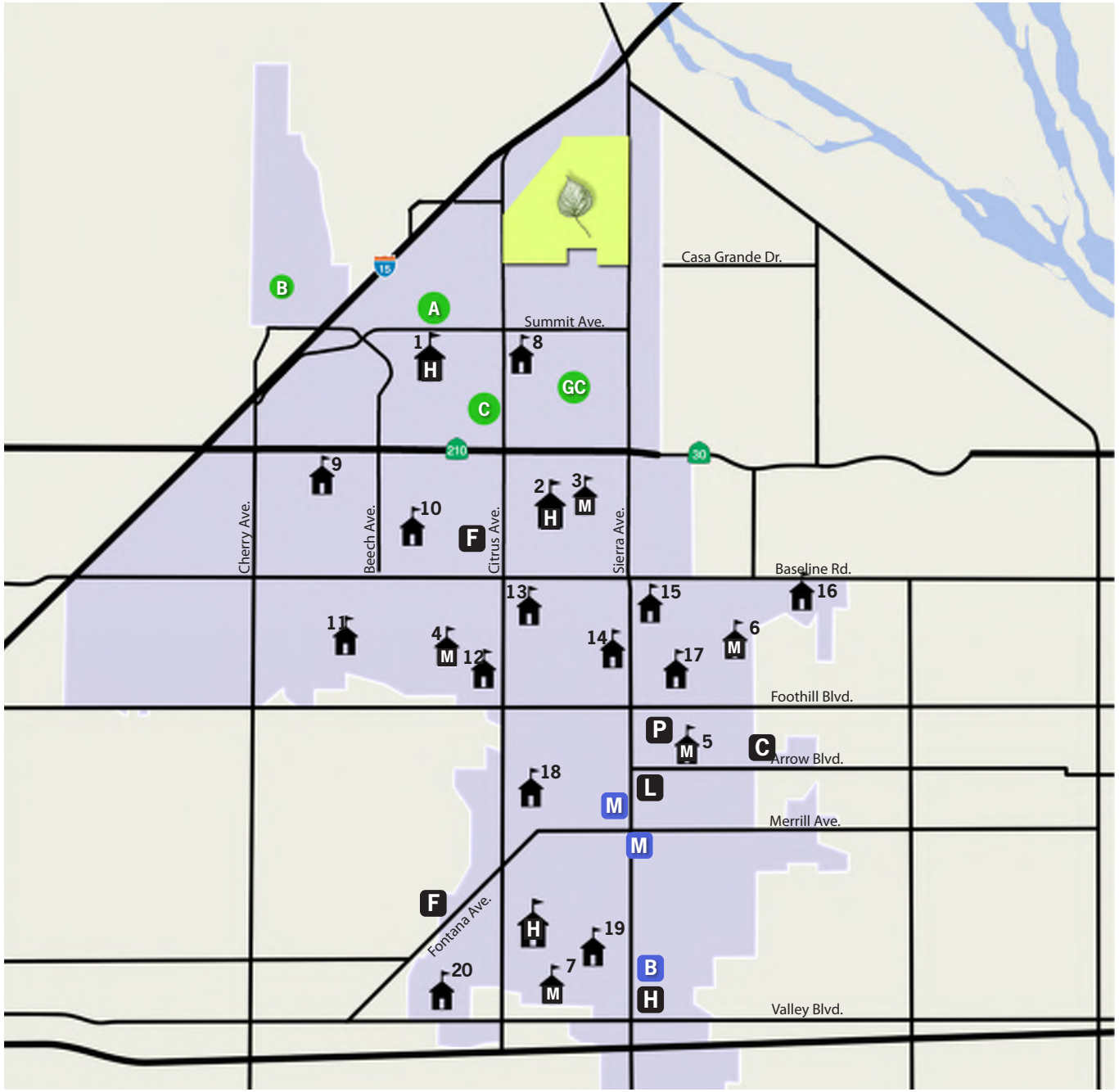
TABLE 9.2 TIMING FOR PRIVATE AND PUBLIC PARKS

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

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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.

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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.

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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

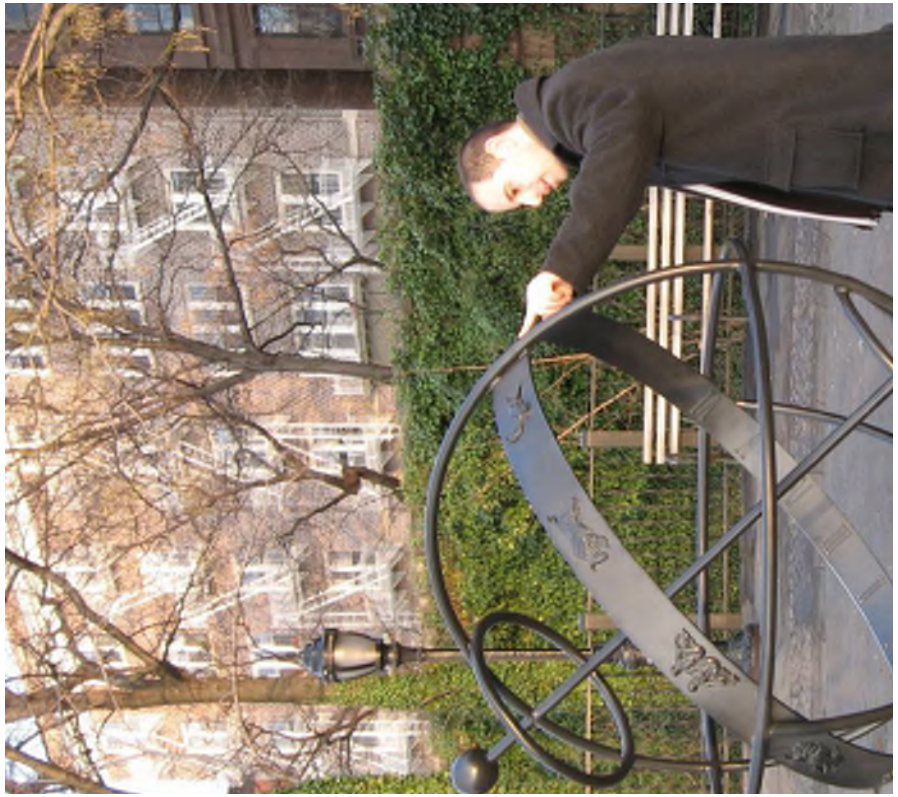
- Astrological maps
- Limited lighting areas to watch the stars
- Signage

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

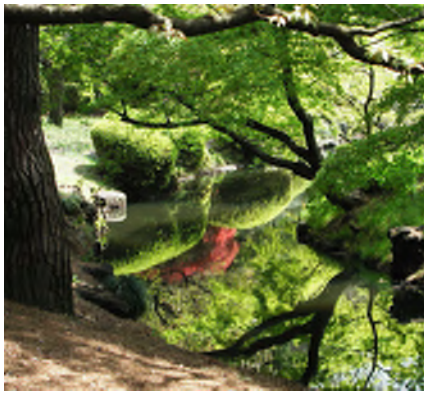
- Lighting
- Mirrors
- Reflective structural pieces (silver or copper garden charms)
- Seating
- Water elements

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

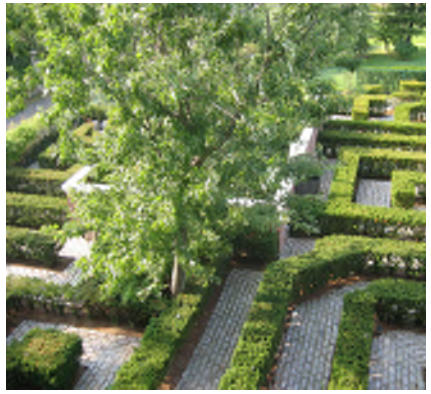
- Maintenance care
- Sunlight
- Variety of plant sizes

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

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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

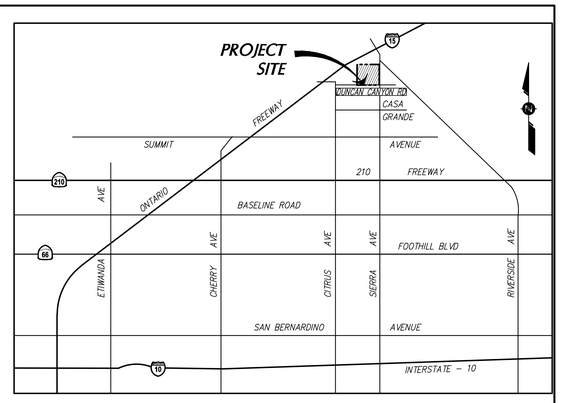
TENTATIVE TRACT MAP NO. 20646

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

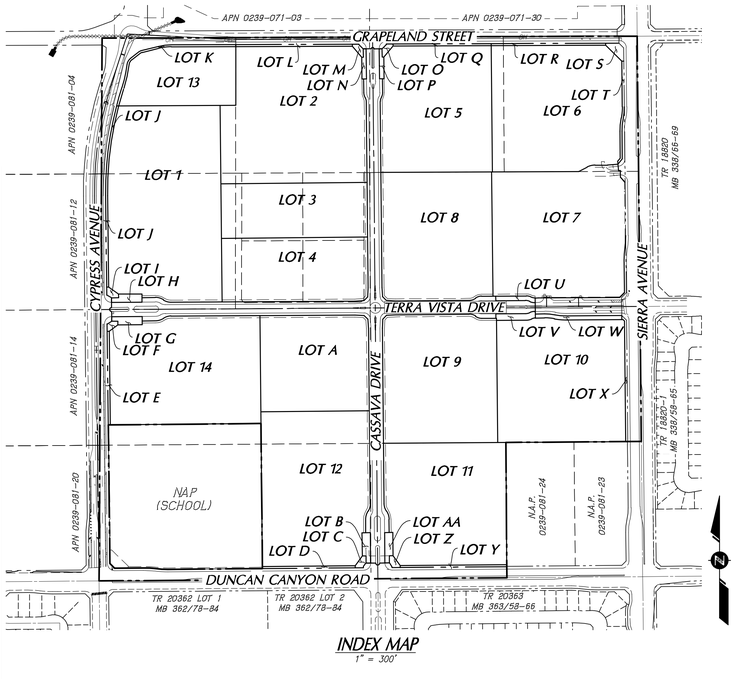
LOT NO	AREA (SF)	TYPE	MAINTENANCE RESPONSIBILITY
CASSAVA DRIVE	181,951	PRIVATE STREET	HOA
CYPRESS DRIVE	122,350	PUBLIC STREET	CITY OF FONTANA
DUNCAN CANYON ROAD	108,002	PUBLIC STREET	CITY OF FONTANA
GRAPELAND STREET	99,633	PUBLIC STREET	CITY OF FONTANA
SIERRA AVENUE	7,771	PUBLIC STREET	CITY OF FONTANA
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 OF SAID LAND APPROVED BY THE UNITED STATES SURVEYOR GENERAL, DATED OCTOBER 14, 1875.

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 BERNARDIDO, 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

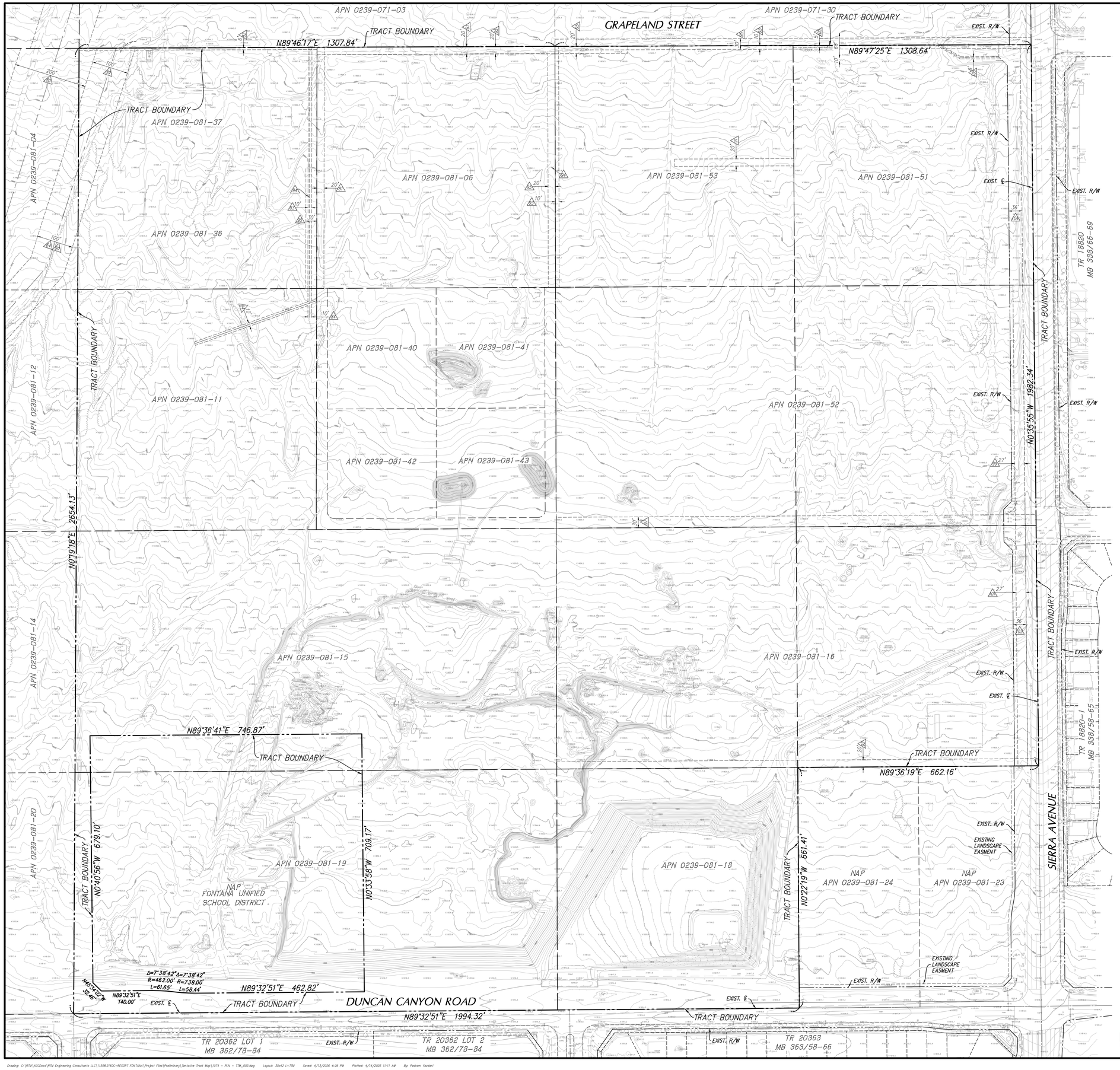
PREPARED BY:

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

Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.2160C-RESORT FONTANA\Project Files\Preliminary\Tentative Tract Map\1074 – PLN – TTM_001.dwg Layout: 30x42 L-TTM Saved: 4/14/2026 11:00 AM Plotted: 4/14/2026 11:11 AM By: Pedram Yazdani



EXISTING EASEMENTS

6.2 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: IN BOOK 2804 PAGE 68, OF OFFICIAL RECORDS.
FOR: ROAD AND PUBLIC UTILITIES PURPOSES AND INCIDENTAL PURPOSES.
AFFECTS: PARCEL 16 AND 18

8.2 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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

8.6 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 2 AND 3

9.3 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: JULY 20, 1970, IN BOOK 7484 PAGE 617, OF OFFICIAL RECORDS.
FOR: WATER PIPELINES AND INCIDENTAL PURPOSES.
IN FAVOR OF: WEST SAN BERNARDINO COUNTY WATER DISTRICT
AFFECTS: PARCELS 5 AND 6

9.4 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: IN BOOK 9014 PAGE 999, OF OFFICIAL RECORDS.
FOR: ROAD PURPOSES AND FOR THE PLACEMENT OF UTILITIES AND INCIDENTAL PURPOSES.
AFFECTS: PARCELS 16 AND 17

9.5 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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 AN EASEMENT FOR PURPOSES HEREIN STATED, AND RIGHTS INCIDENTAL THERETO AS PROVIDED IN AN INSTRUMENT
RECORDED: 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

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.
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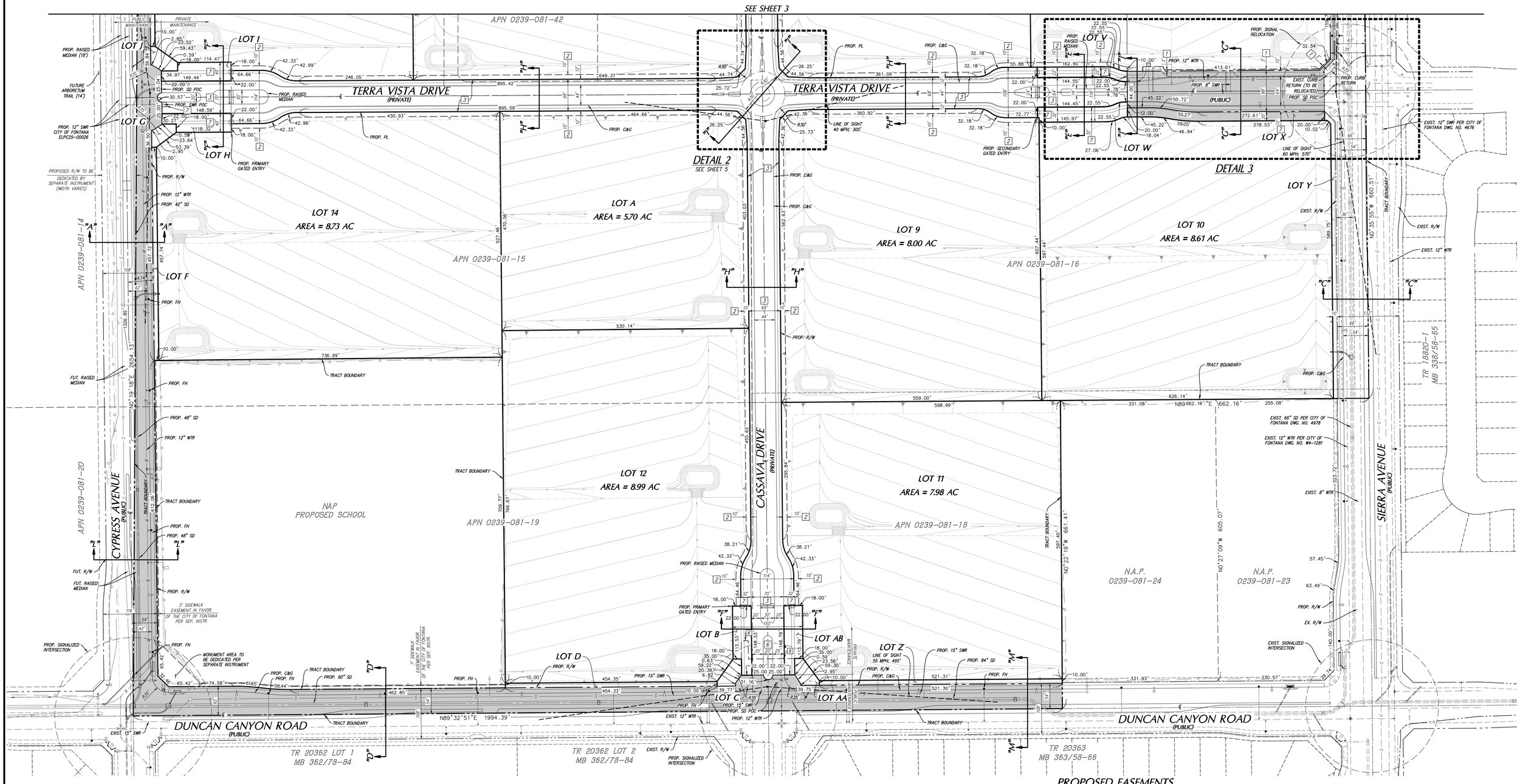
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

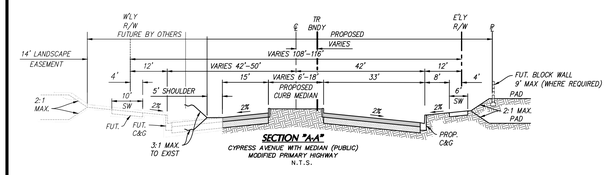
MCN23-044

SHEET 3 OF 6

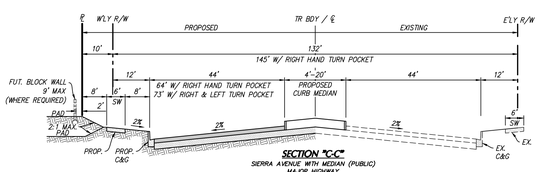
Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.2160C-RESORT FONTANA\Project Files\Preliminary\Tentative Tract Map\1074 - PLN - TTM_003.dwg Layout: 30x42 L-TTM Saved: 4/14/2026 11:07 AM Plotted: 4/14/2026 11:11 AM By: Pedram Yazdani

SEE SHEET 3

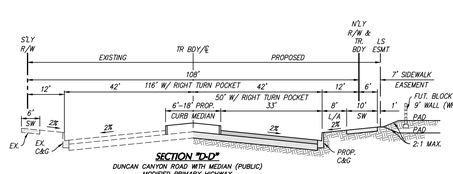




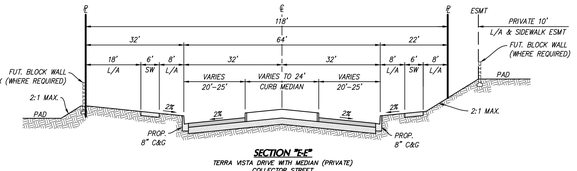
SECTION "A-A"
CYPRESS AVENUE WITH MEDIAN (PUBLIC)
MODIFIED PRIMARY HIGHWAY
N.T.S.



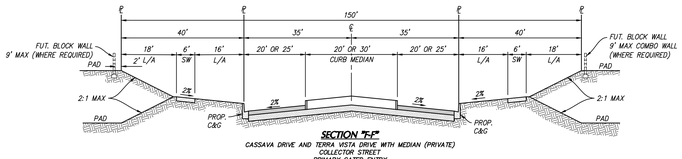
SECTION "C-C"
SIERRA AVENUE WITH MEDIAN (PUBLIC)
MAJOR HIGHWAY
N.T.S.



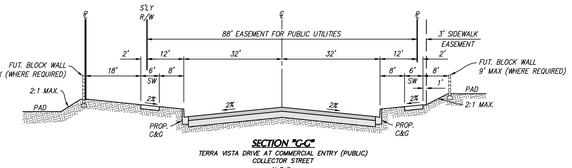
SECTION "D-D"
DUNCAN CANYON ROAD WITH MEDIAN (PUBLIC)
MODIFIED PRIMARY HIGHWAY
N.T.S.



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.

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

SCALE: 1"=80'
0 80 160 240 320

TENTATIVE TRACT MAP NO. 20646 CITY OF FONTANA

FOR CONDOMINIUM PURPOSES

PREPARED BY:
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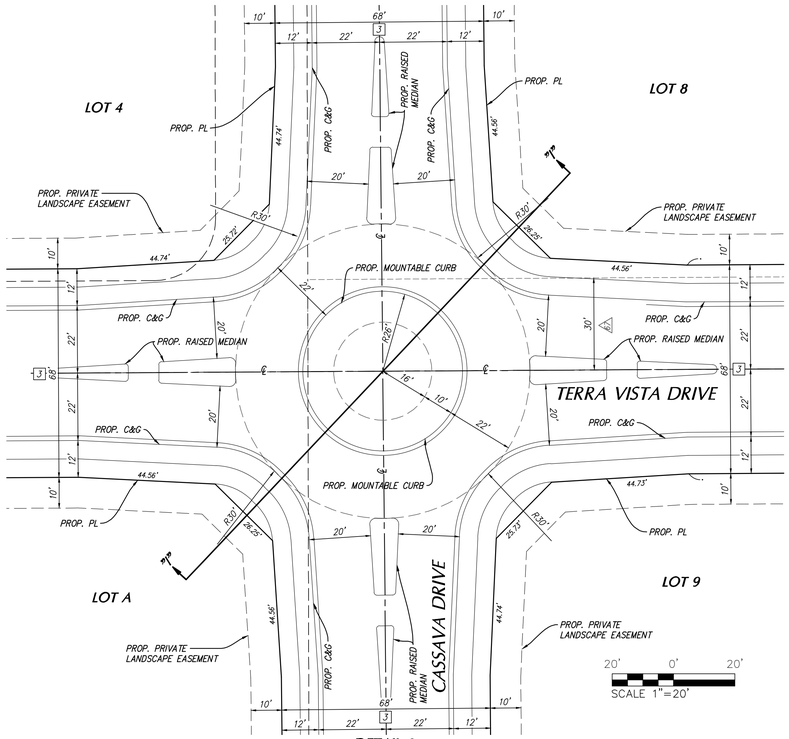
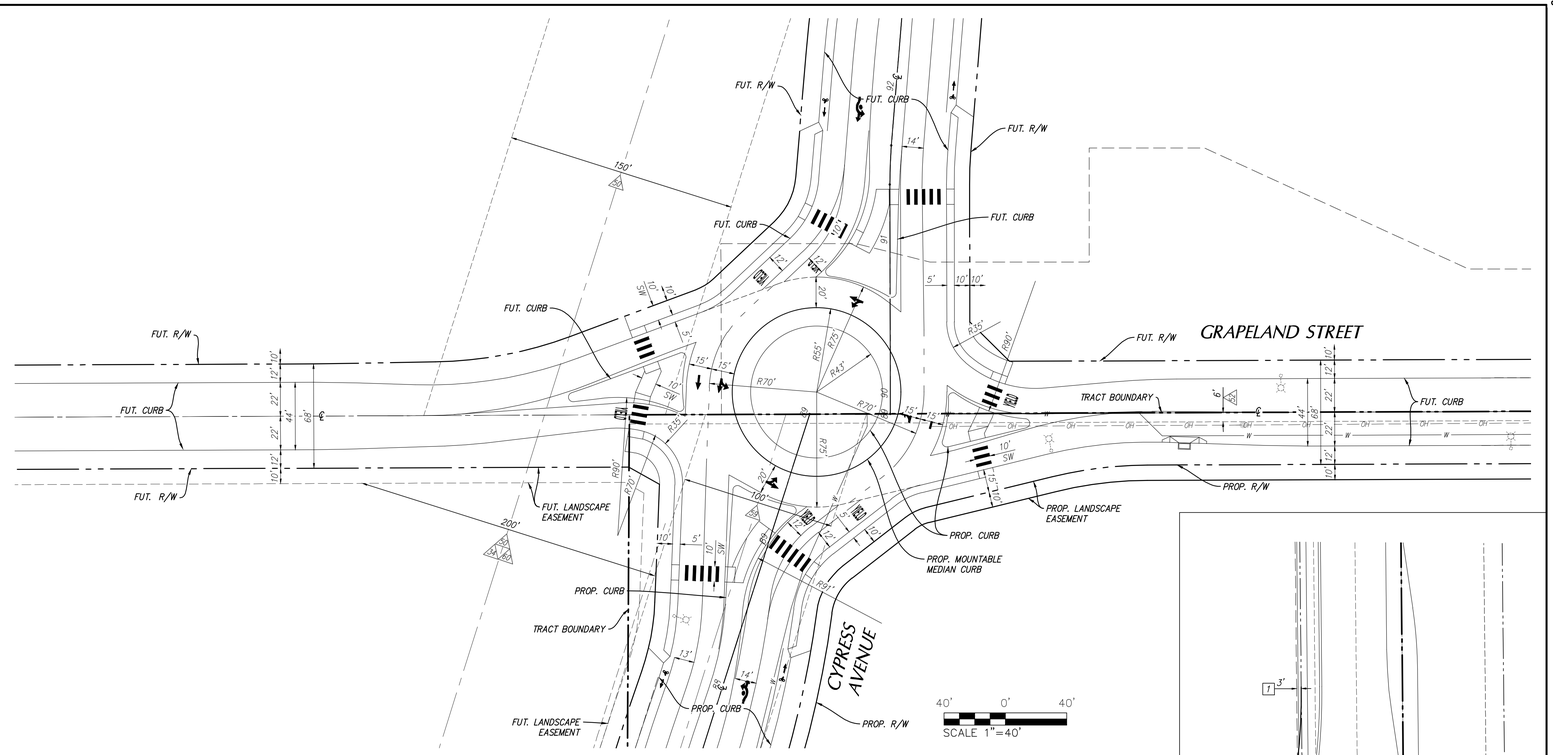
MCN23-044

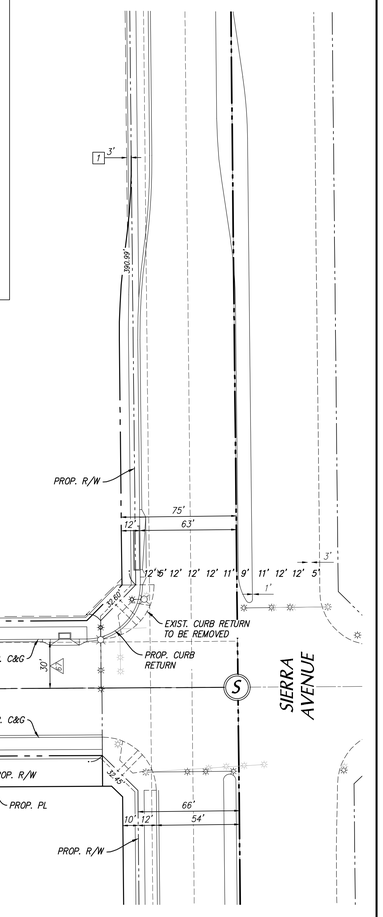
Drawing: C:\RTM\ACCDocs\RTM Engineering Consultants LLC\11558.2160C-RESORT FONTANA\Project Files\Preliminary\Tentative Tract Map\1074 - PLN - TTM_004.dwg Layout: 30x42 L-TTM Saved: 4/14/2026 11:08 AM Plotted: 5/7/2026 1:10 PM By: Lindsey Simpson

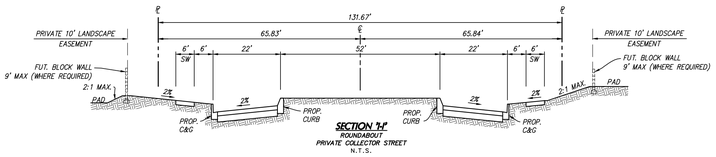


DETAIL 2
SEE SHEET 3, 4

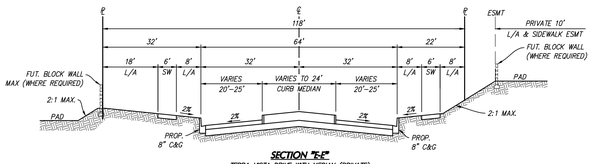


DETAIL 1
FUTURE ROUNDABOUT DESIGN
PER ELPC 25-_____

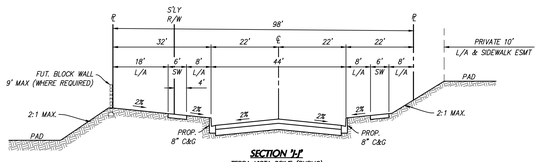




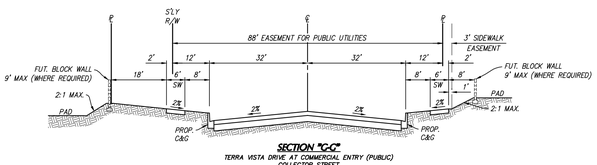
SECTION "H"
ROUNDABOUT
PRIVATE COLLECTOR STREET
N.T.S.



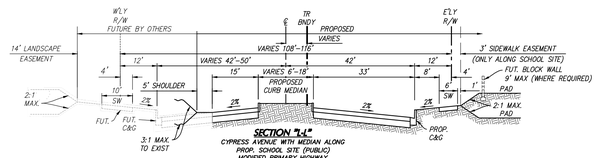
SECTION "E-E"
TERRA VISTA DRIVE WITH MEDIAN (PRIVATE)
COLLECTOR STREET
SECONDARY GATED ENTRY
N.T.S.



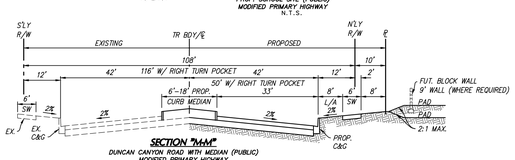
SECTION "I-I"
TERRA VISTA DRIVE (PUBLIC)
COLLECTOR STREET
SECONDARY GATED ENTRY
N.T.S.



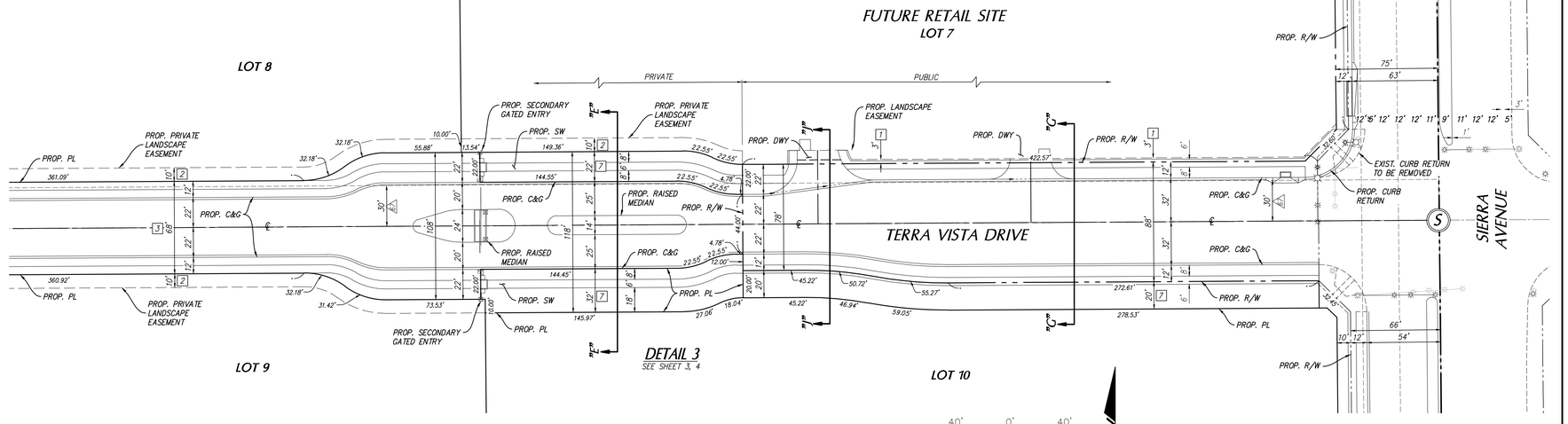
SECTION "G-G"
TERRA VISTA DRIVE AT COMMERCIAL ENTRY (PUBLIC)
COLLECTOR STREET
N.T.S.



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:
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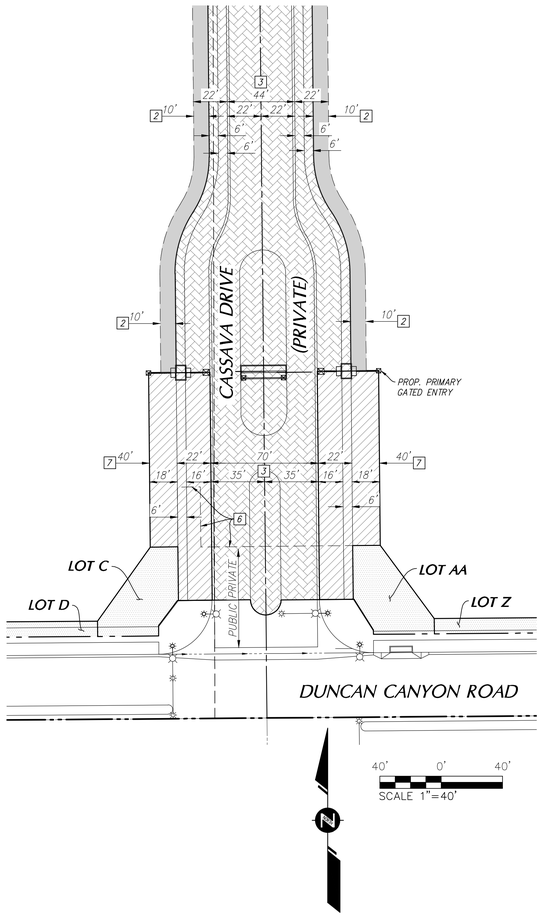
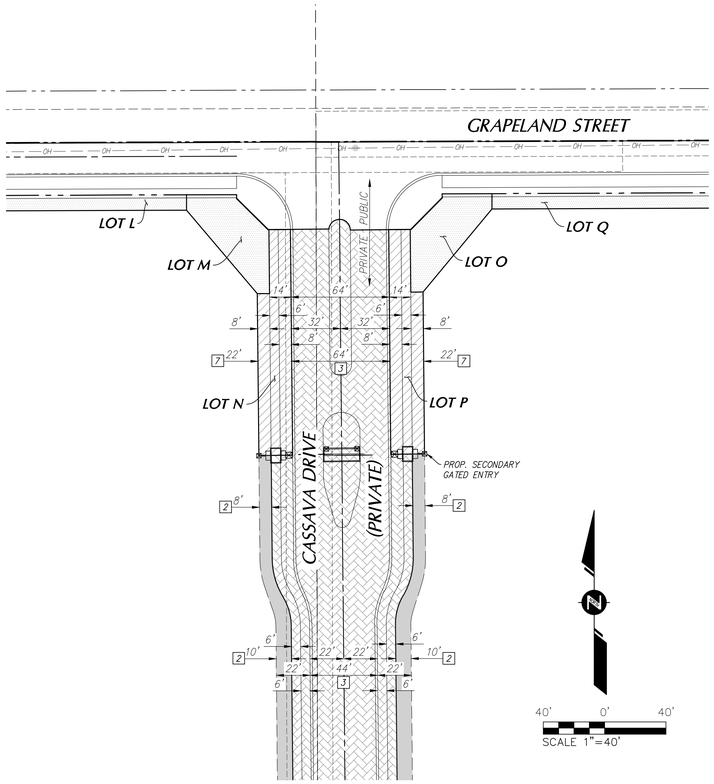
Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

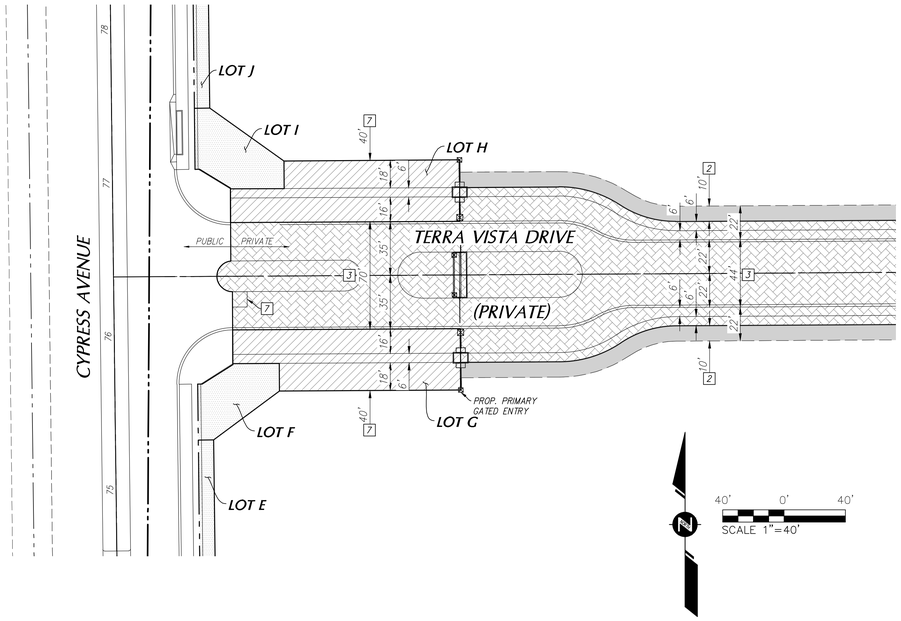
MCN23-044

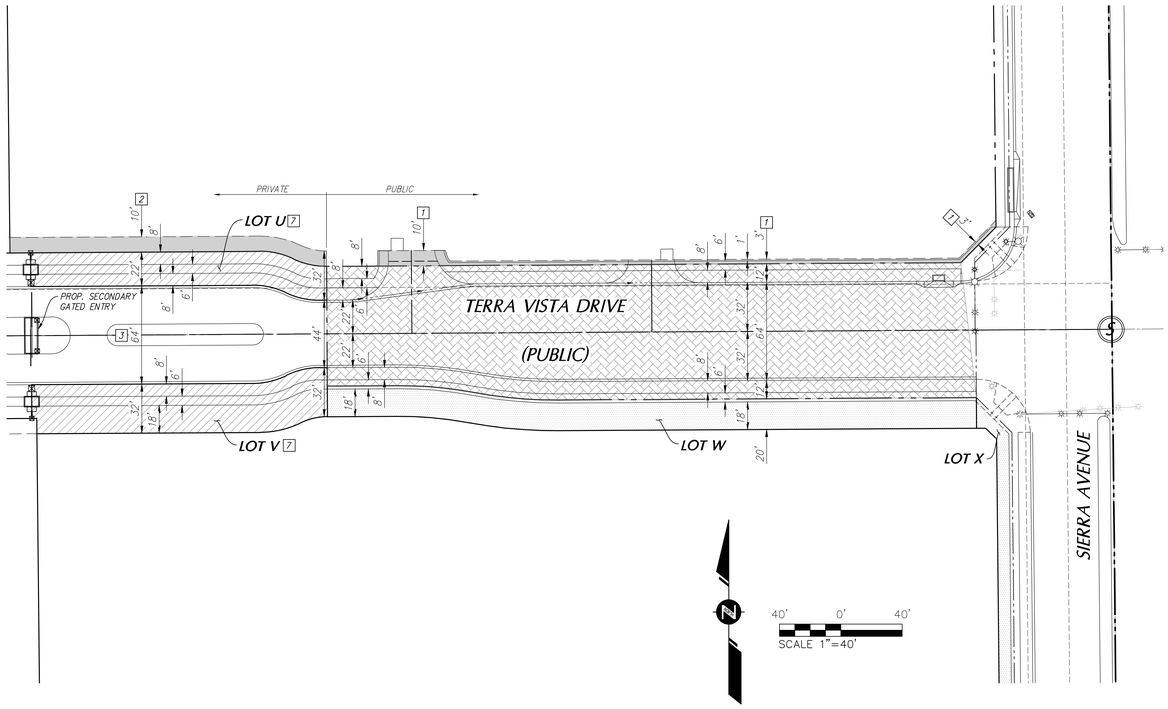
SHEET 5 OF 6

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.

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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

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Corona, CA 92878
Phone: 951.279.1800
Fax: 951.279.4380

MCN23-044

SHEET 6 OF 6

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ATTACHMENT NO. 6

338

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

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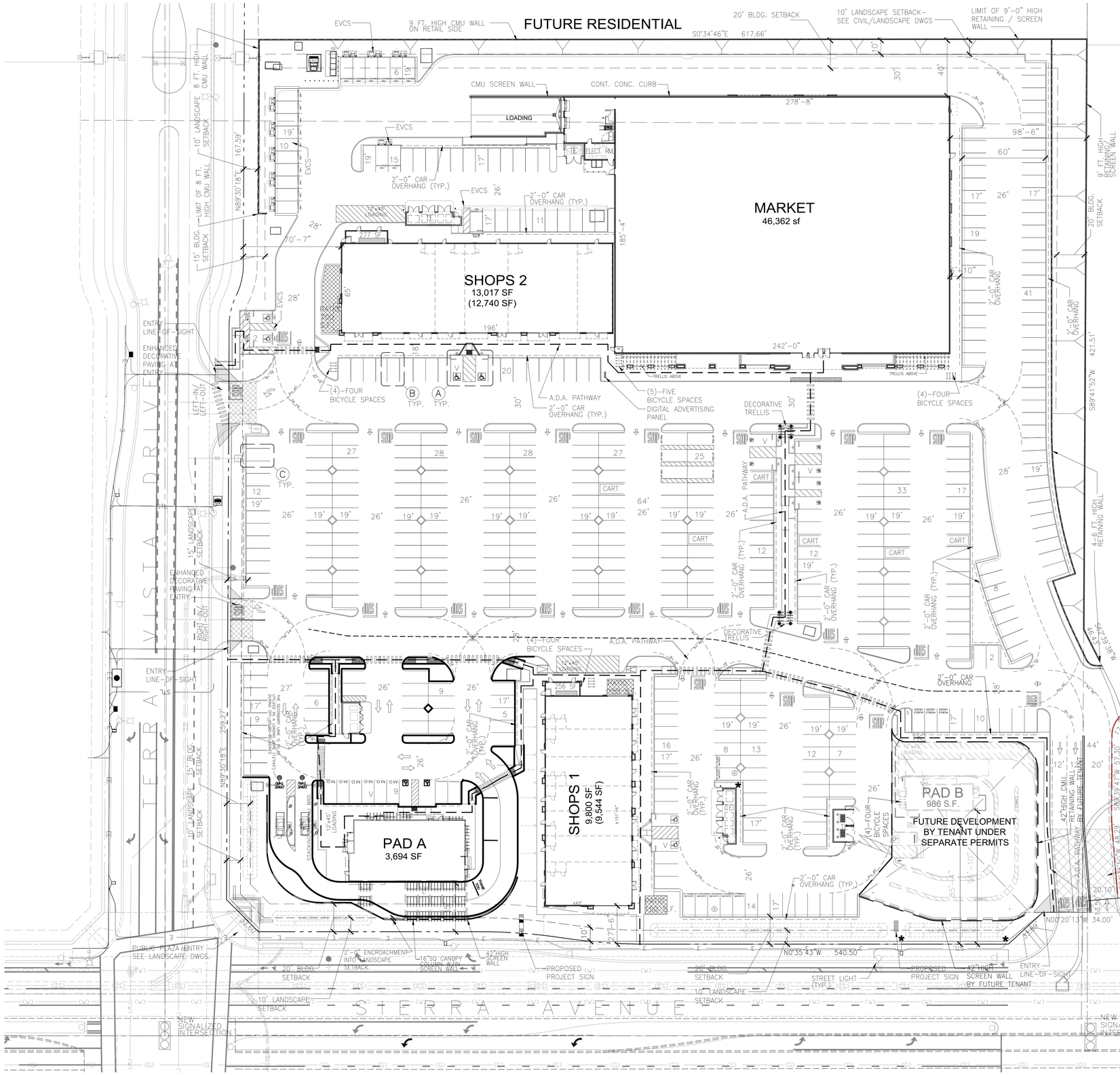
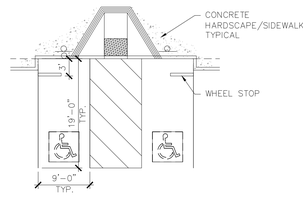
NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect.

LEWIS
RETAIL CENTERS

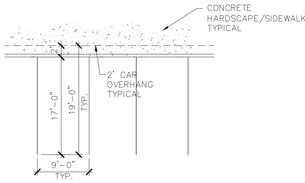
CLEVELAND
DENVER
GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

mg SM

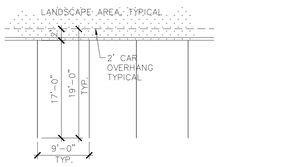




A ACCESSIBLE STALL AT SIDEWALK



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

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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

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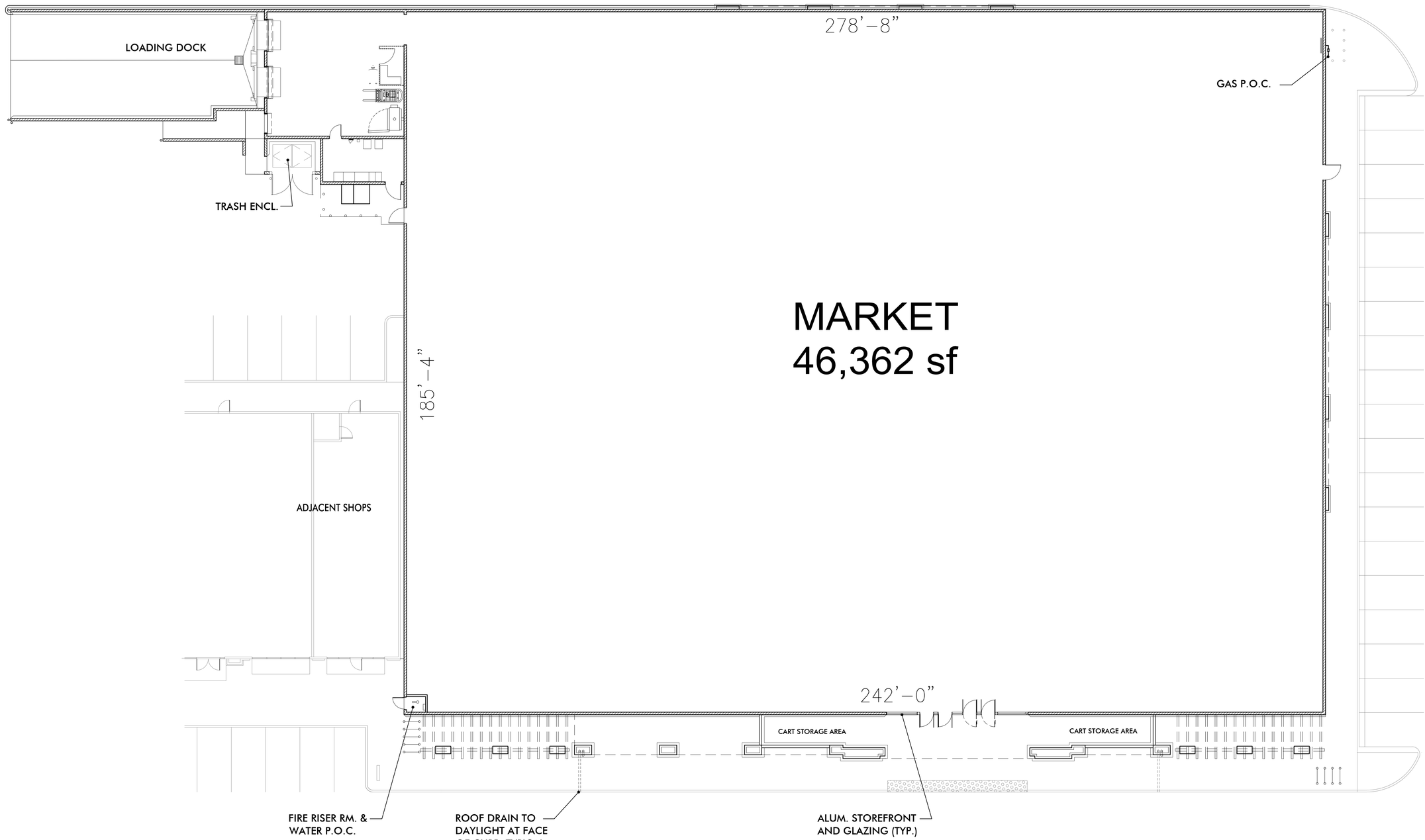

MAJOR 'A' (46,362 S.F.) FLOOR PLAN

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

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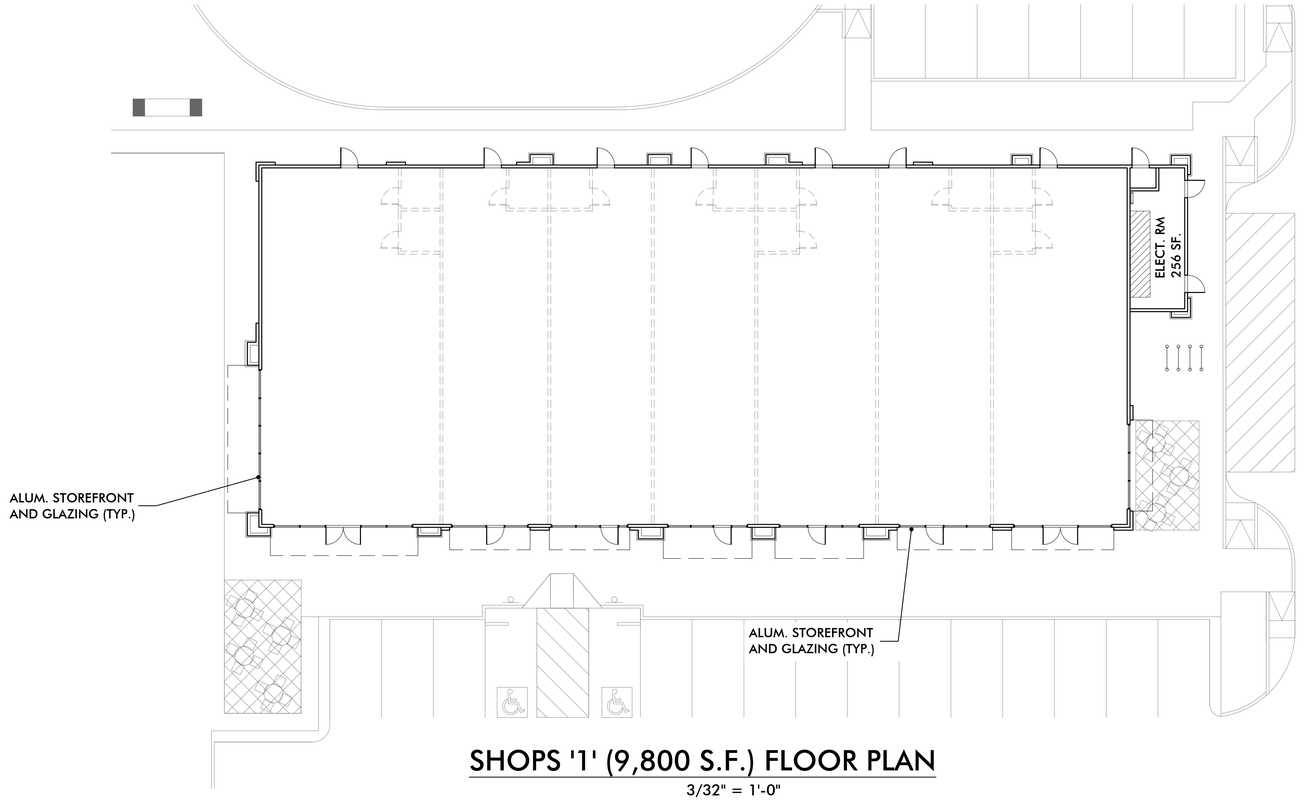
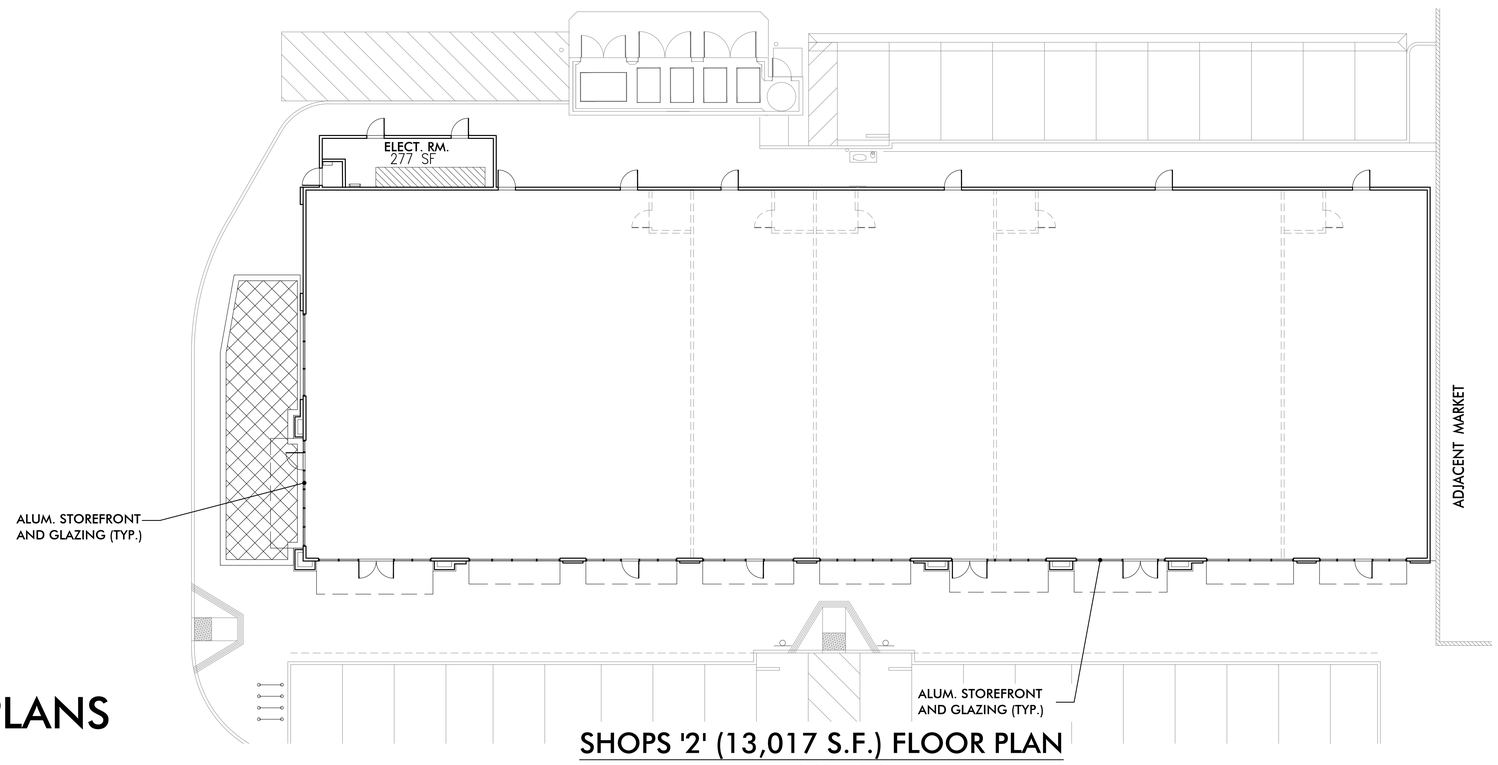


SHOPS '1' (9,800 S.F.) FLOOR PLAN

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

DATE	REVISIONS
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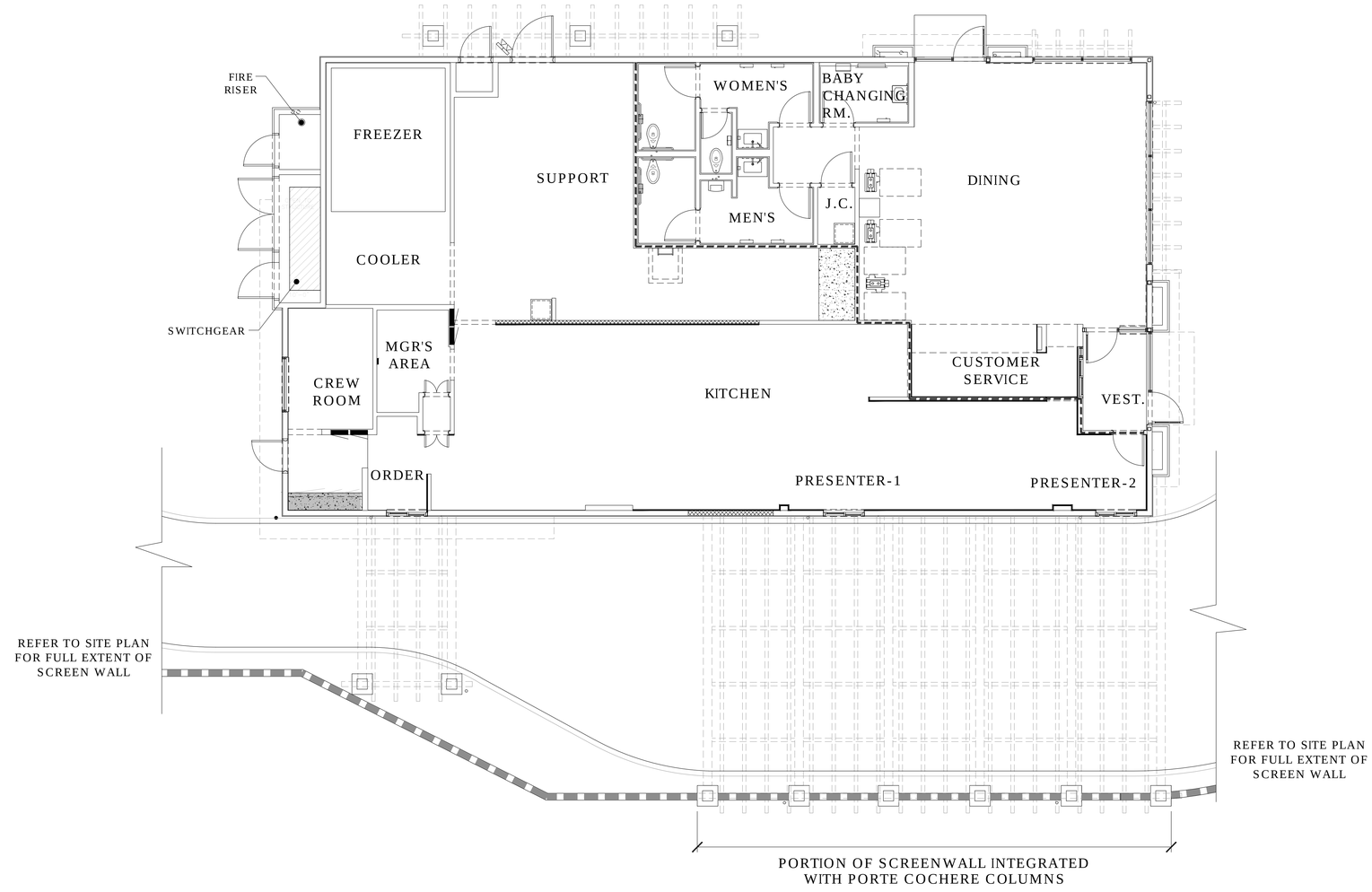

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NWC SIERRA AVENUE & TERRA VISTA DRIVE
FONTANA, CALIFORNIA

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

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The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

DATE: 03.10.2026
MCG JOB #: 25.162.01

DATE	REVISIONS
03.10.2026	6th SUBMITTAL

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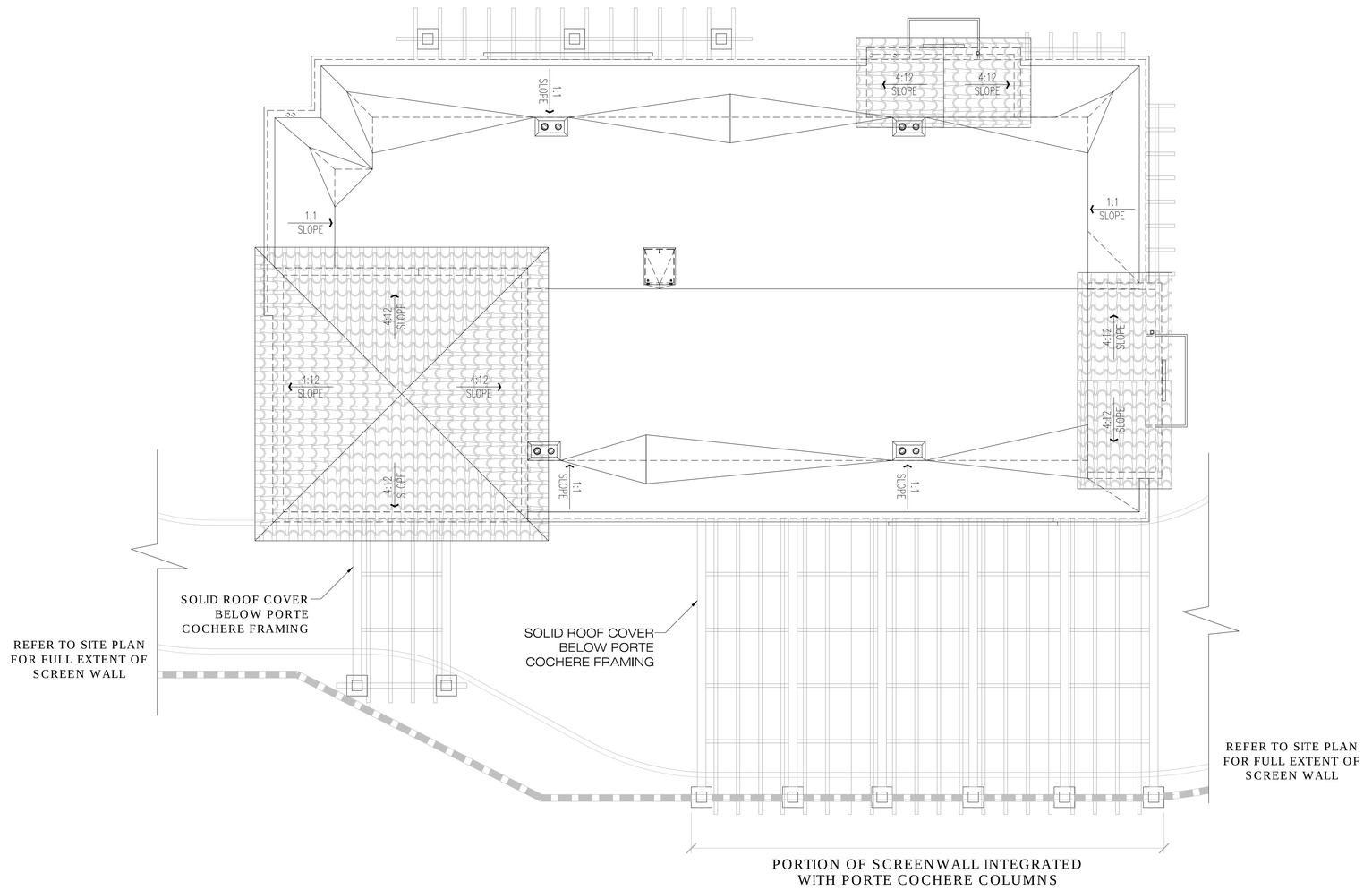

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TRUE NORTH NORTH

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

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The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

DATE: 03.10.2026
MCG JOB #: 25.162.01

DATE	REVISIONS
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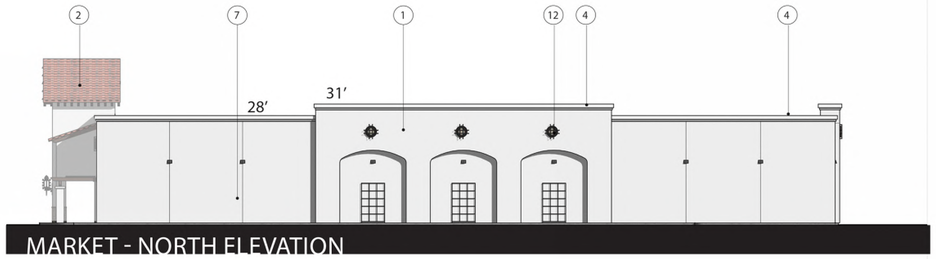
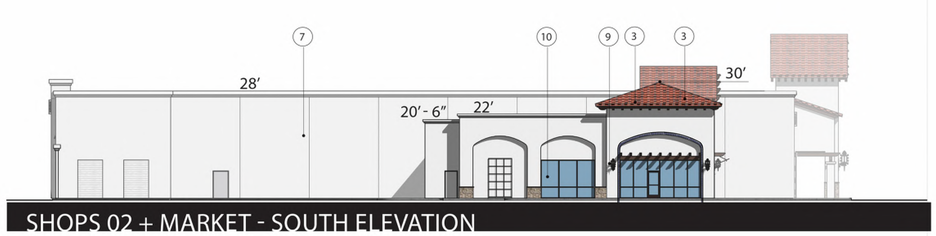
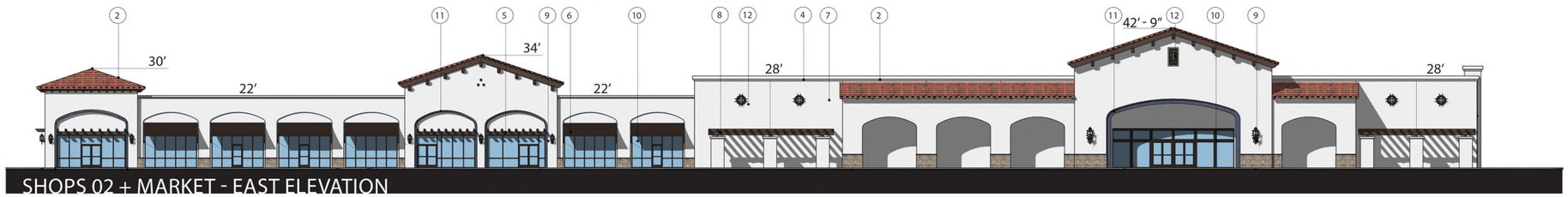


MARKET - NORTH ELEVATION

MARKET + SHOPS 02 - WEST ELEVATION



SHOPS 02 + MARKET - SOUTH ELEVATION

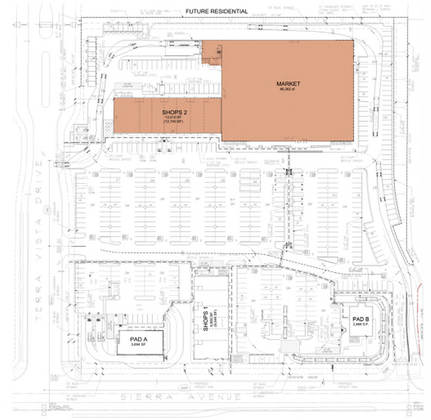


SHOPS 02 + MARKET - EAST ELEVATION

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 (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

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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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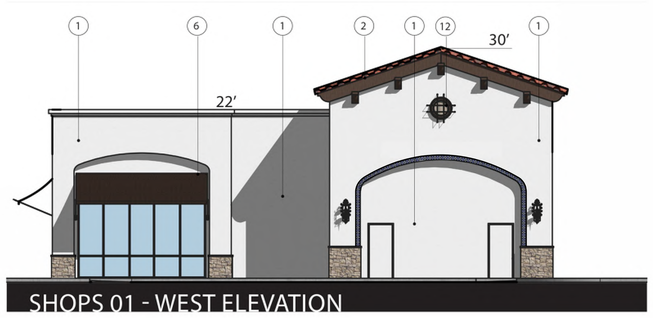
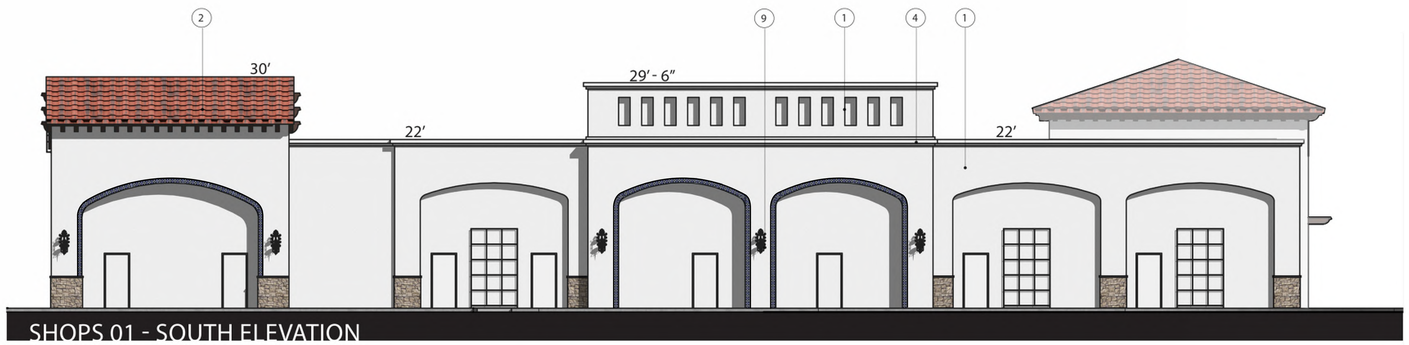
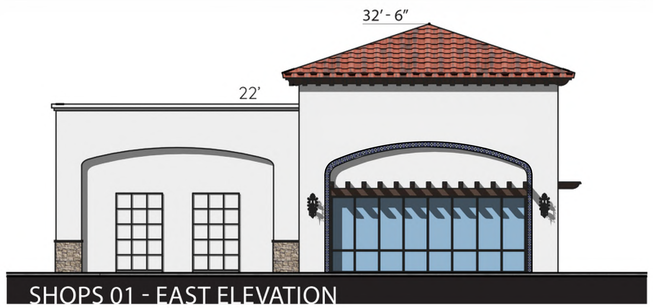
SHOPS 01 - NORTH ELEVATION



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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11. ACCENT TILE 70 % TRADITIONAL MEXICAN TILE - AZUL COBALT, 30% BLEND MIX OF CUERDA, SOL DE RAYOS, HORTENCIA, CUPULA, & FLOR ARABE (MEXICANTILEDESIGNS)
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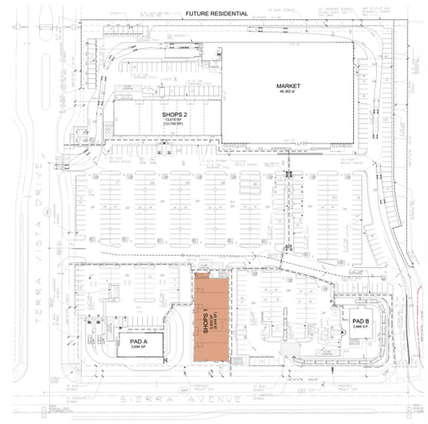
SPECIFIC PLAN ARCHITECTURAL STYLE:
SANTA BARBARA STYLE



DATE: 03.10.2026
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The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

PROPOSED ELEVATIONS
SHOPS 1

Scale : 1/8" = 1'-0"
0 4' 8' 16'

E-2

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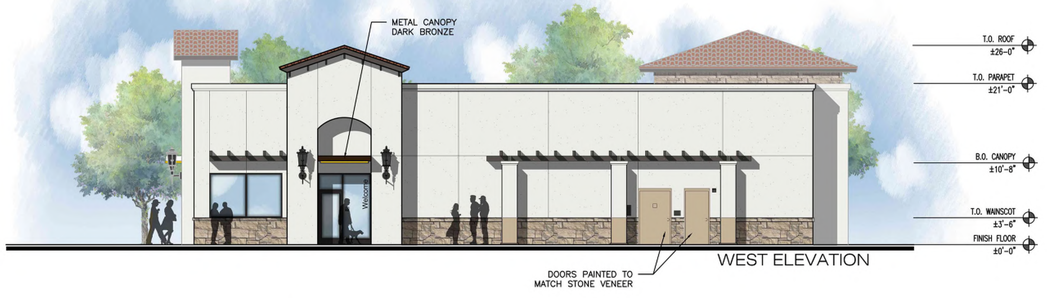
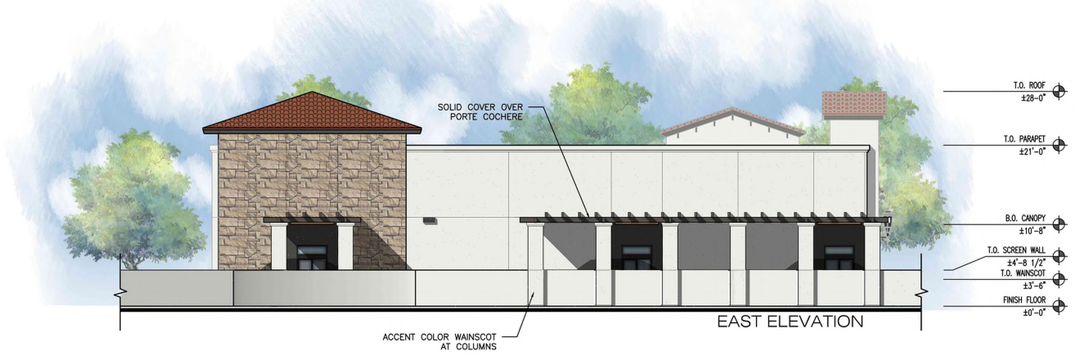
NORTH ELEVATION



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
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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

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The RESORT VILLAGE @ ARBORETUM

FONTANA, CALIFORNIA

LEWIS
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CLEVELAND
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GLENDORA
IRVINE
ORLANDO
PHOENIX
SAN FRANCISCO

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

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The RESORT VILLAGE @ ARBORETUM
FONTANA, CALIFORNIA

CB-1

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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

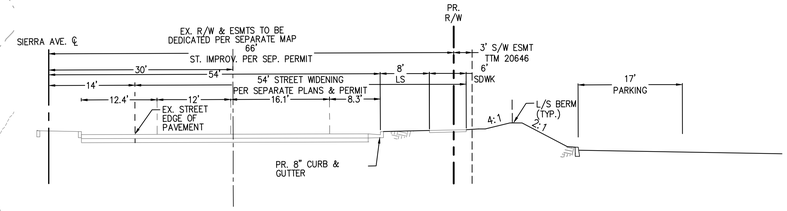
SITE DISTANCE

(S1) 10'X10' INTERSECTION PVT. DRIVEWAY & STREET REGULAR LOT

(S2) 17'X17' INTERSECTION PVT. DRIVEWAY & STREET IRREGULAR LOT

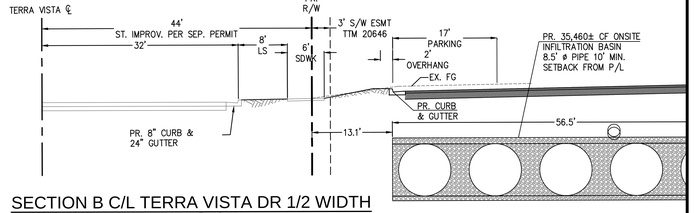
LEGAL DESCRIPTION

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



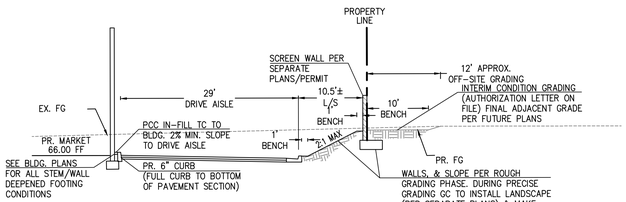
SECTION A C/L SIERRA AVE 1/2 WIDTH

SCALE: 1"=10'



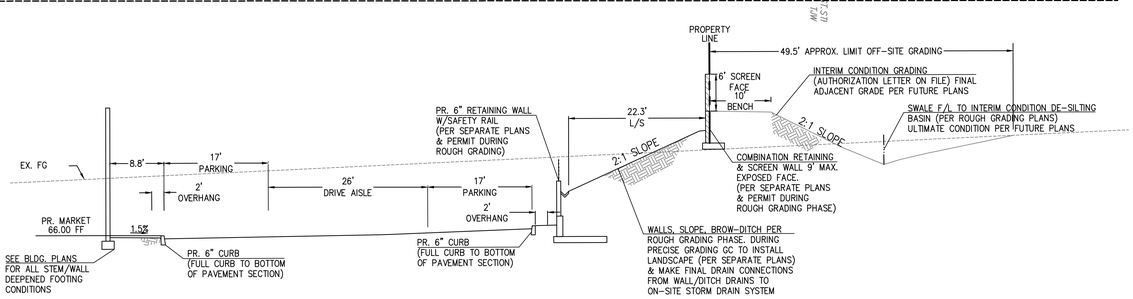
SECTION B C/L TERRA VISTA DR 1/2 WIDTH

SCALE: 1"=10'



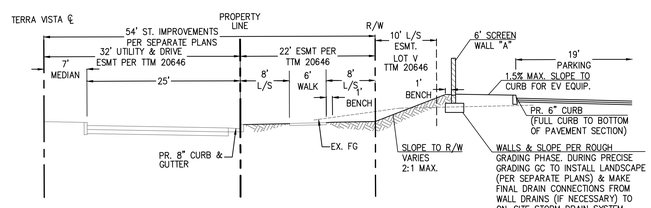
SECTION C

SCALE: 1"=10'



SECTION D

SCALE: 1"=10'



SECTION E C/L TERRA VISTA DR 1/2 WIDTH

SCALE: 1"=10'

DRC Engineering, Inc.
Civil Engineering/Land Surveying/Land Planning
160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

DATE:

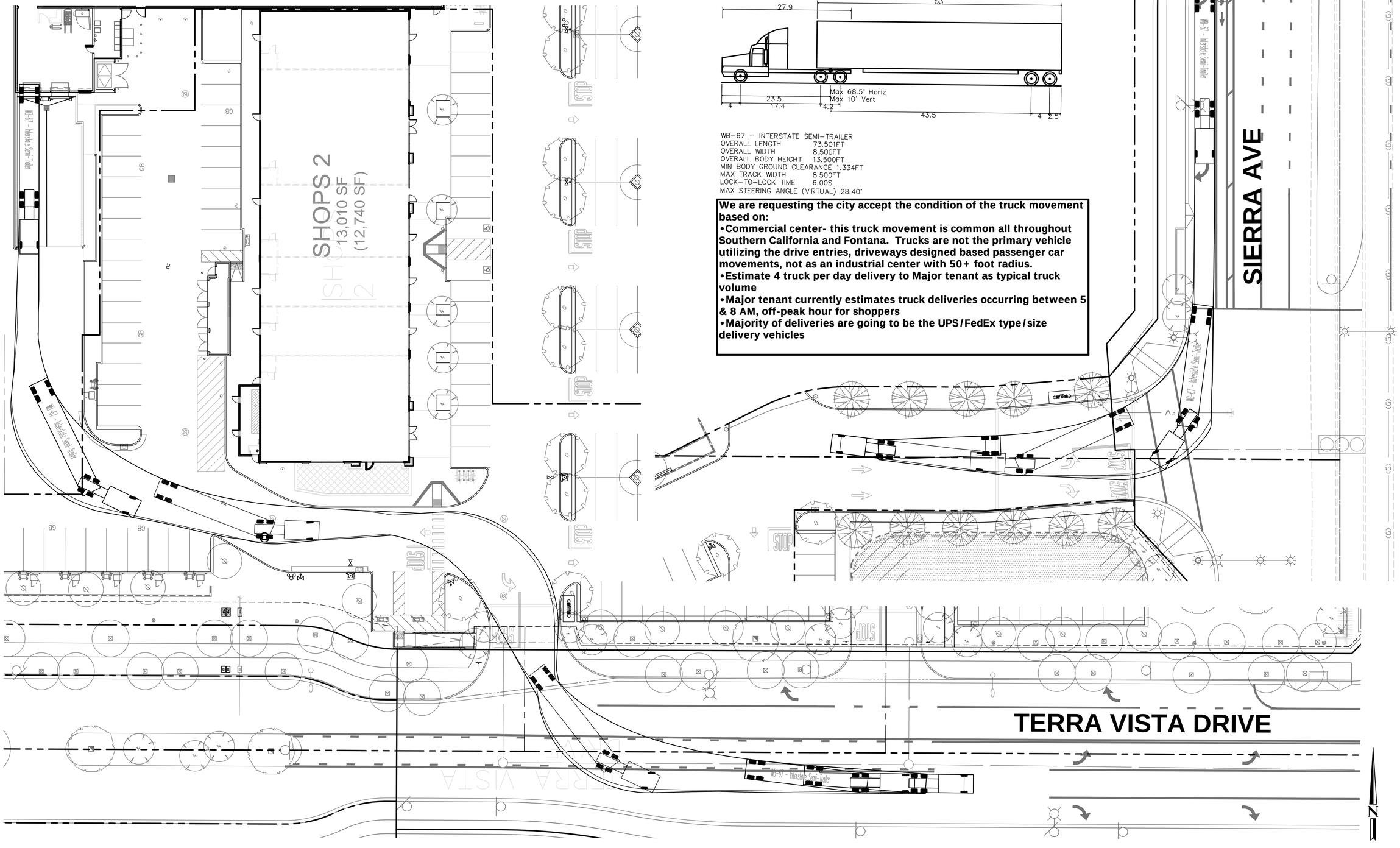
NO.: REVISION:

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**

160 S. Old Springs Road
Suite 210
Anaheim Hills, CA 92808
714-685-6860

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

NOT FOR CONSTRUCTION

PROJECT: **ARBORETUM RETAIL CENTER**
SIERRA AVE & TERRA VISTA DR
FONTANA, CA 92337

DRAWING NAME: **WB-67 TRUCK TURNS**

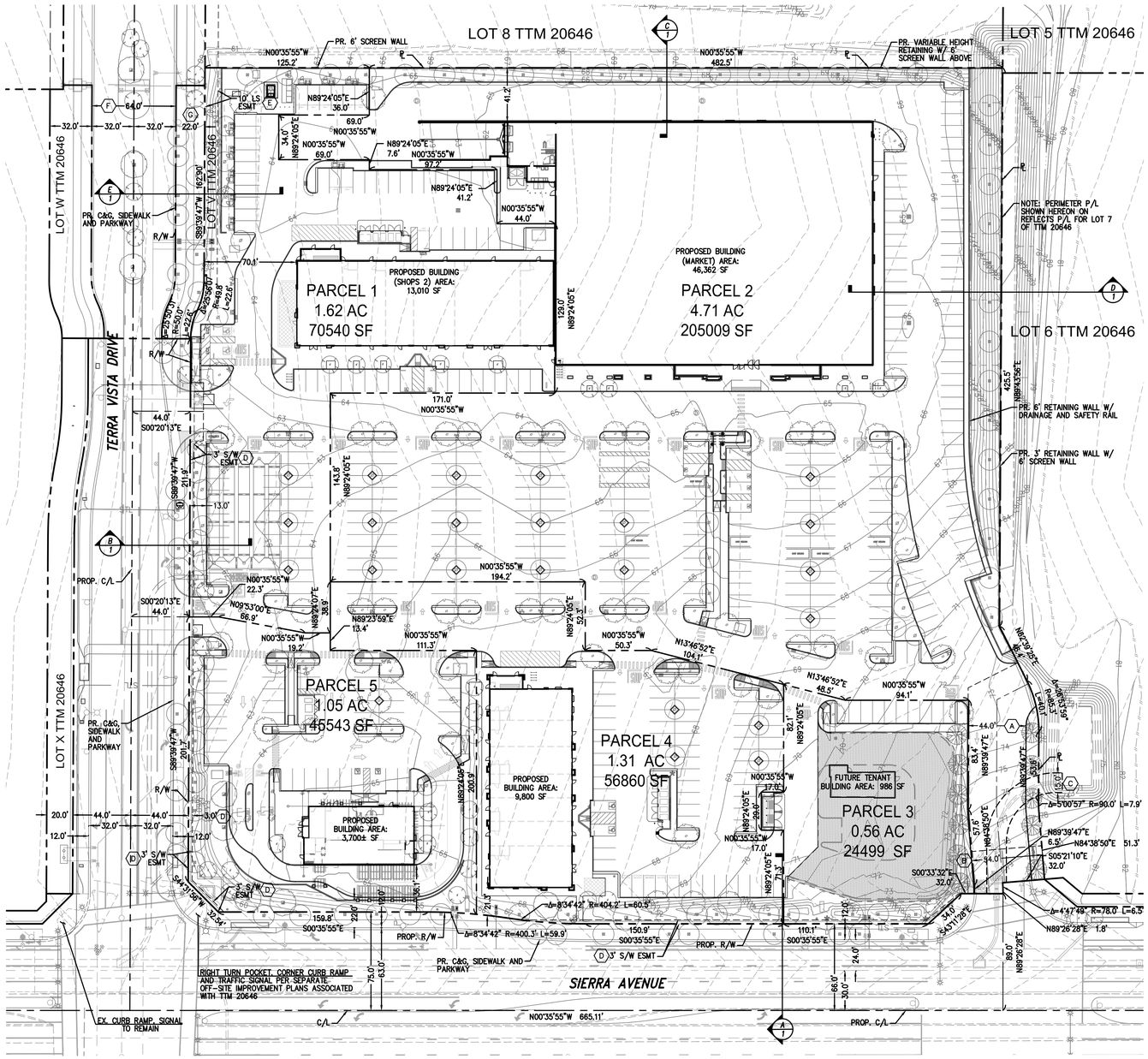
ISSUE:	EXH
DATE:	2024-10-15
CHECKED: JB	DRAWN: JB
DRAWING FILE:	EXH-100
PROJECT NO.:	23-654
SHEET NUMBER:	1
OF 1	SHEETS
SCALE:	AS NOTED

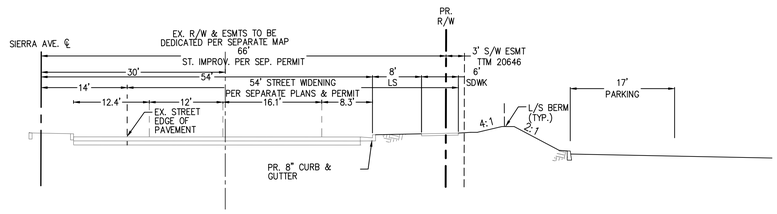
NAME: M:\2023\23-654 Lewis Arboretum Fontana\EXHIBIT\Sh 100 Truck Turn\23-654 Fontana Arboretum Truck Turn WB-67.dwg, LAST SAVED ON: Oct 22 2025 12:20pm PLOTTED BY: JAY, ON: Apr 21 2026 2:09pm, CFC

TENTATIVE PARCEL MAP NO. 20851

IN THE CITY OF FONTANA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

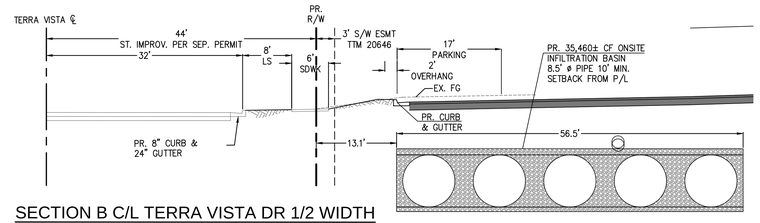
BEING A SUBDIVISION OF A LOT 7 OF TENTATIVE TRACT MAP NO. 20646, APPROVED BY CITY OF FONTANA xxxx XX, 2026, LYING WITHIN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 5 WEST, SAN BERNARDINO MERIDIAN





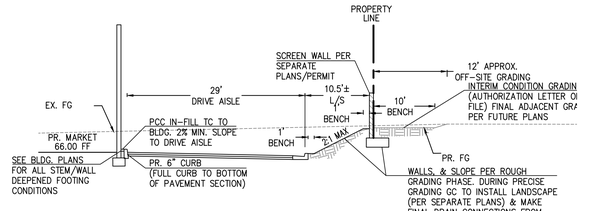
SECTION A C/L SIERRA AVE 1/2 WIDTH

SCALE: 1"=10'



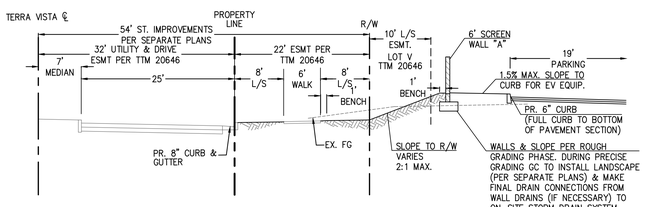
SECTION B C/L TERRA VISTA DR 1/2 WIDTH

SCALE: 1"=10'



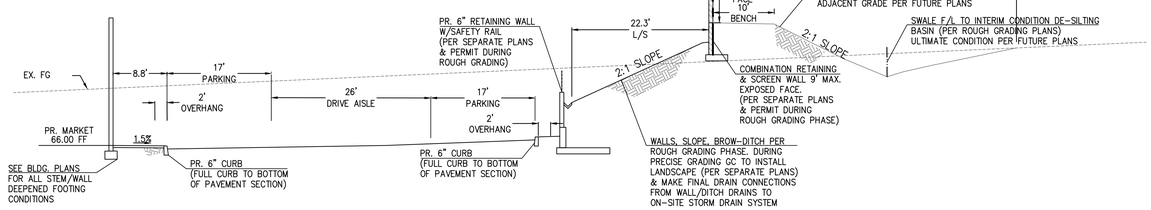
SECTION C

SCALE: 1"=10'



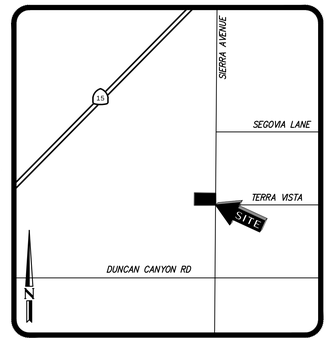
SECTION E C/L TERRA VISTA DR 1/2 WIDTH

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

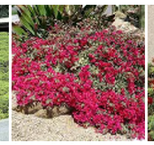
Agave desmettiana 'Variegata'
Variegated Smooth Agave

Agave 'Blue Glow'
Blue Glow Agave

Aloe 'Blue Elf'
Blue Elf Aloe

Anigozanthos flavidus
Kangaroo Paw

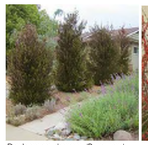
Baccharis p. 'Twin Peaks'
Twin Peaks Coyote Bush



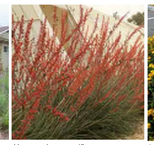
Bougainvillea 'Raspberry Ice'
Raspberry Ice Bougainvillea

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

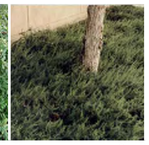
Myoporum parvifolium 'Pink'
Dwarf Pink Myoporum

Myrtus communis 'Compacta'
Dwarf Myrtle

Phormium tenax 'Variegata'
Variegated New Zealand Flax

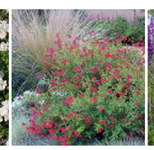
Prunus caroliniana 'Bright N Tight'
Compact Cherry Laurel

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.

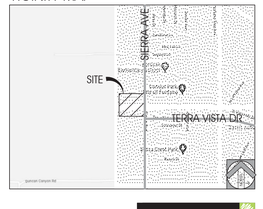
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.

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 and Resort\CAD\22038 - 3000 dwg, Eric\Peterson

BLUE BOTTLE
HENRY
Moscot
CHANEL
ARCTERYX
Aesop
STATER BROS
FULL SERVICE
FRESH
LOCAL
CARRYA
McDonald's

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)

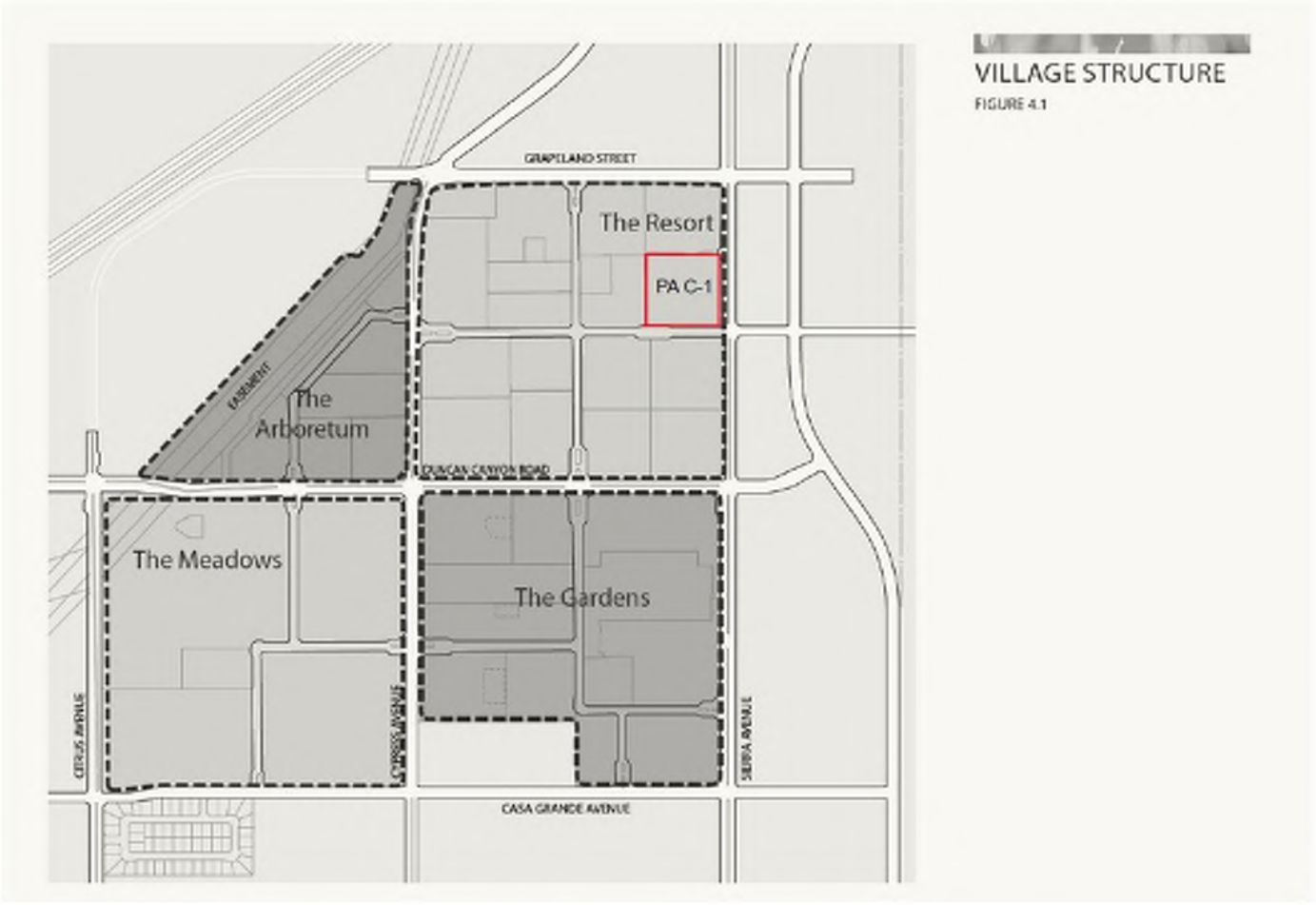


EXHIBIT "E"
TO ARBORETUM DEVELOPMENT AGREEMENT

[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. 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	$ (29,522.89)	$ (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	$ 855,900.00	
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				$ 10,119,915.00	
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]

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

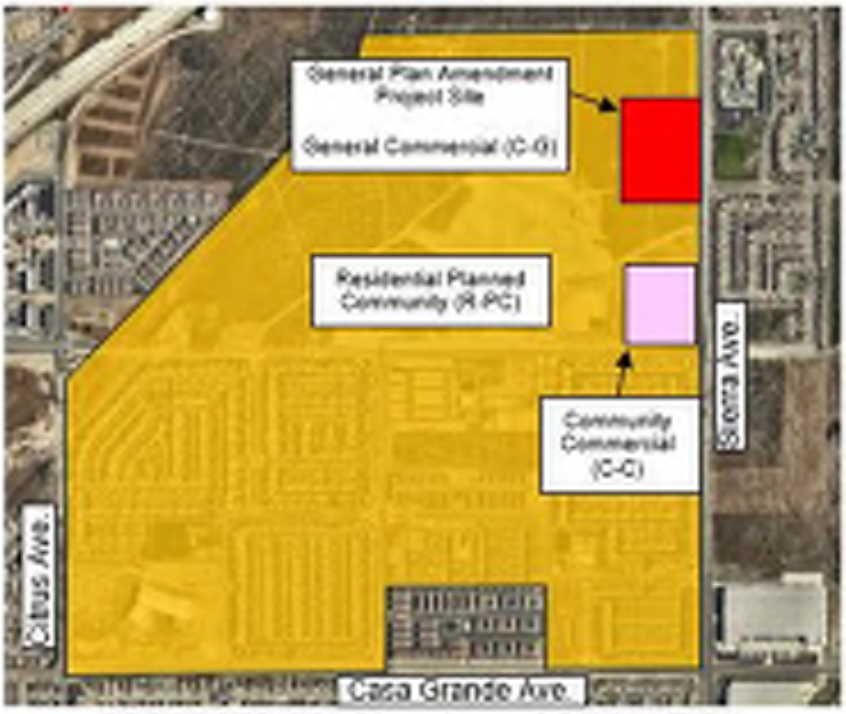
2026, by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Torrie Lozano, Secretary

EXHIBIT "A"
GENERAL PLAN AMENDMENT EXHIBIT

EXISTING GENERAL PLAN DESIGNATION
RESIDENITAL PLANNED COMMUNITY (R-PC)



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

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)

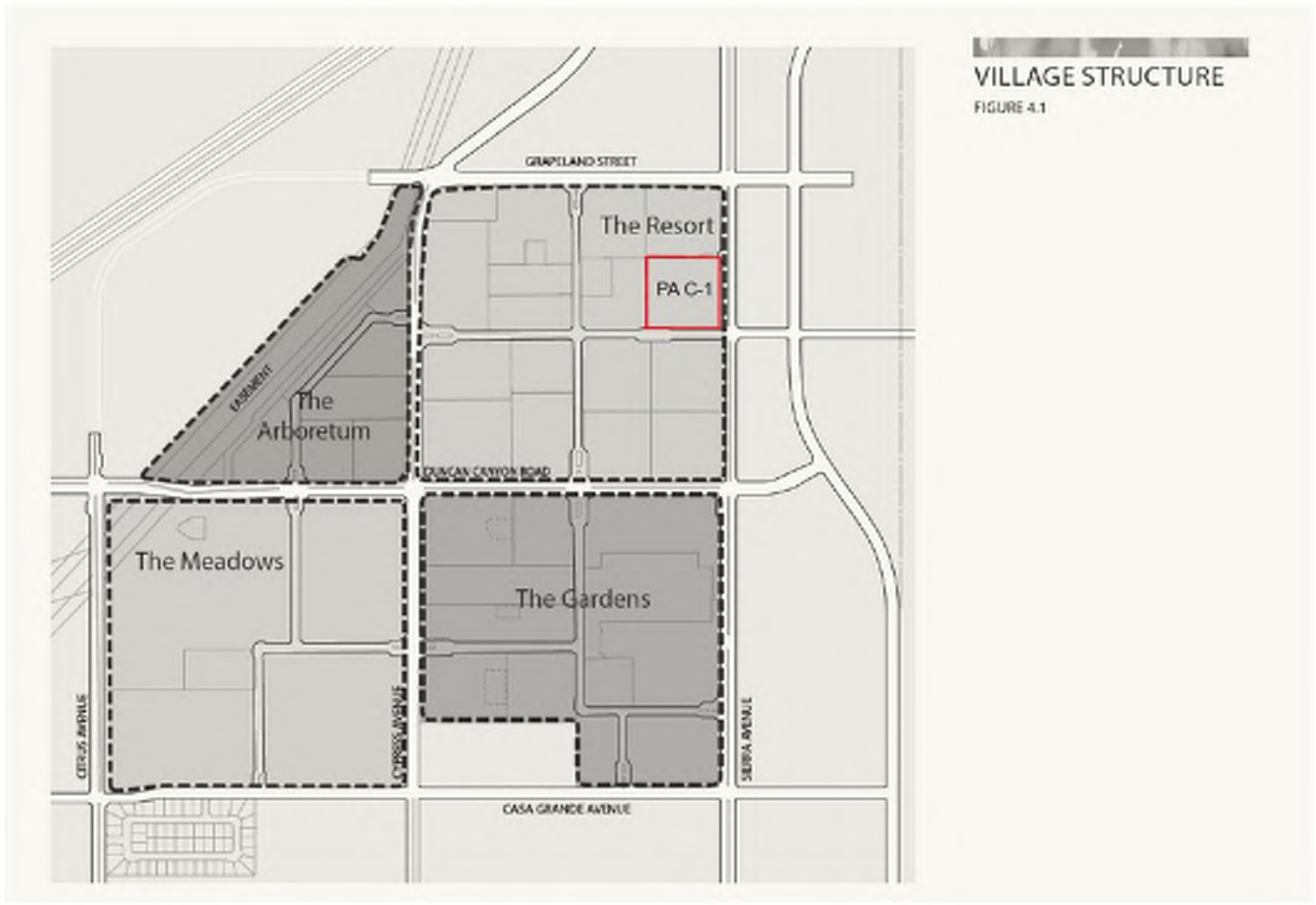


EXHIBIT "E"
TO ARBORETUM DEVELOPMENT AGREEMENT

[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%				$ 551,268.10	
*Duncan Canyon (Citrus to Sierra); Citrus (between Tr. 16874-1 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	$ (29,521.89)	$ (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	$ 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				$ 10,119,913.00	
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]

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

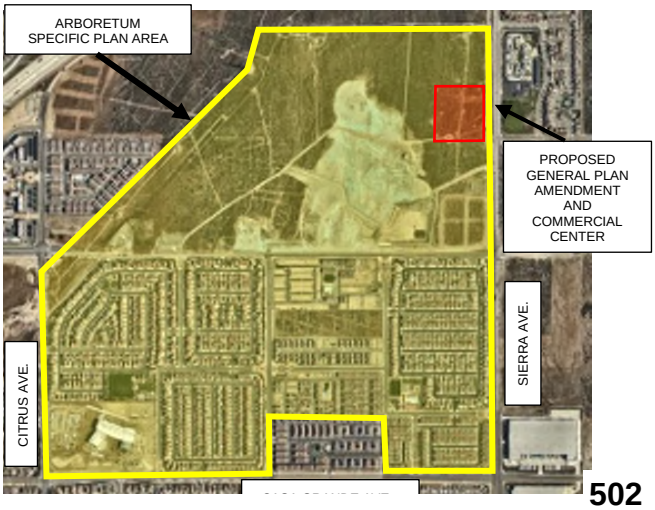
A request to amend the General Plan land use designation for an approximately 9.3-acre site located at the northwest corner of Sierra Avenue and Terra Vista Drive (APN: 0239-081-52) from Residential Planned Community (R-PC) to General Commercial (C-G), to amend the Arboretum Specific Plan to modify allowed 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
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